

FOR LEASE

PRIME DOWNTOWN OFFICE SPACE

189 S. COVERSE STREET
SPARTANBURG, SC 29306



GREG NORRIS
864.494.7061

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE

DETAILS



AVAILABLE SPACE

Address:	189 S. Converse Street Spartanburg, SC 29306
Lease Rate:	\$2,750/mo.
Available SF:	±2,179 SF
Parking:	Available On Site

PROPERTY HIGHLIGHTS

- Office space in excellent location in the heart of downtown.
- Easy access to Pine St., I-85, and all of downtown.
- Walkable to many restaurants (The Kennedy is next door), shopping, and the new Fifth Third Ballpark.
- Included with the office is private on site parking, breakroom, and bathrooms.
- Kennedy St. parking garage is just steps away.
- Minimum 3 year lease desired



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PROPERTY PHOTOS



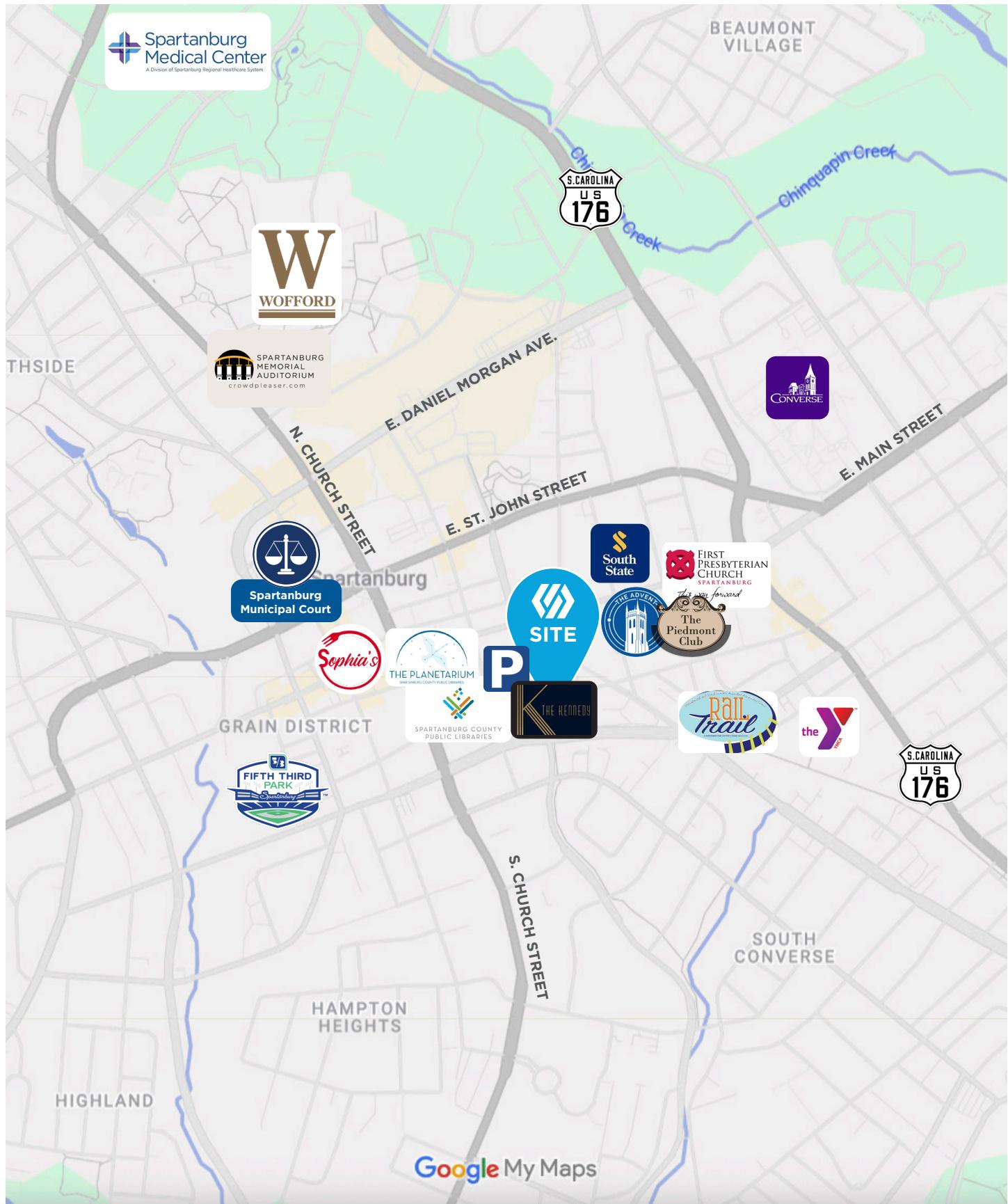
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WHY SPARTANBURG?

AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



THE UPSTATE

LOCATION, LOCATION, LOCATION

1.6 Million People
10 Upstate SC Counties

More Than 575
International Companies

#3 GDP Worldwide
At \$6.0T, the Southeast United States GDP
Ranks #3 in the World.¹

160 New Locations
More than 160 companies have announced new
locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#1

State for Manufacturing in 2022
Site Selection Group

#2

State for Doing Business
Area Development

#1

Fastest Growing State
in the U.S.

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE
340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE
117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.