



AVAILABLE

*Downtown Office Space With Onsite Parking*

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**MILLROCK**  
REAL ESTATE ADVISORS

## OVERVIEW

Property Type:	Office Space
Available:	Up to 1,788 RSF (two units)
Availability:	November 1, 2024
Parking:	20 Private On-Site Parking Spots

## Features

- Prime office location offers exceptional visibility, situated across from the beautiful First Presbyterian Church and nestled between Truist and TD Bank.
- Tenants will enjoy private on-site parking and convenient access to Pine Street, St. John Street, and E. Henry Street. With a variety of dining and entertainment options just a short walk away, the property is ideally located in the heart of downtown Spartanburg
- Unit 2: 972 USF (1,151 RSF Available)  
Open floor plan with 3 potential office spaces  
\$2,500/Month (Tenants pay utilities)
- Unit 3: 816 USF (995 RSF Available)  
Open floor plan  
\$2,000/Month (Tenants pay utilities)
- Combined: 1,788 USF (2,146 RSF)  
\$4,500/Month (Tenants pay utilities)
- Common Area includes kitchenette, breakroom and bathrooms in rear of both units.



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