



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.

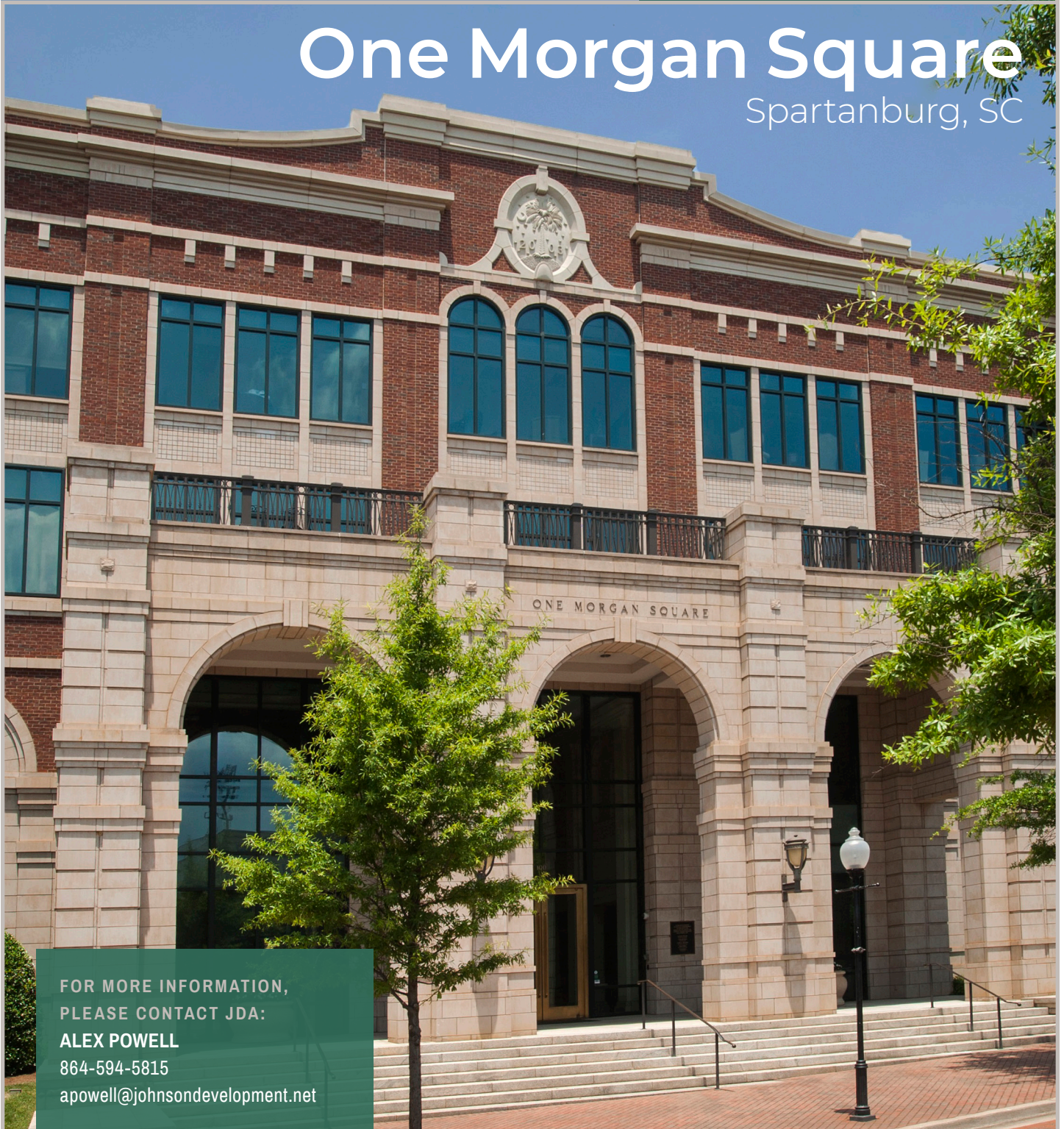
REAL ESTATE DEVELOPERS

[JohnsonDevelopment.net](http://JohnsonDevelopment.net)

CLASS A DOWNTOWN OFFICE SPACE

# One Morgan Square

Spartanburg, SC



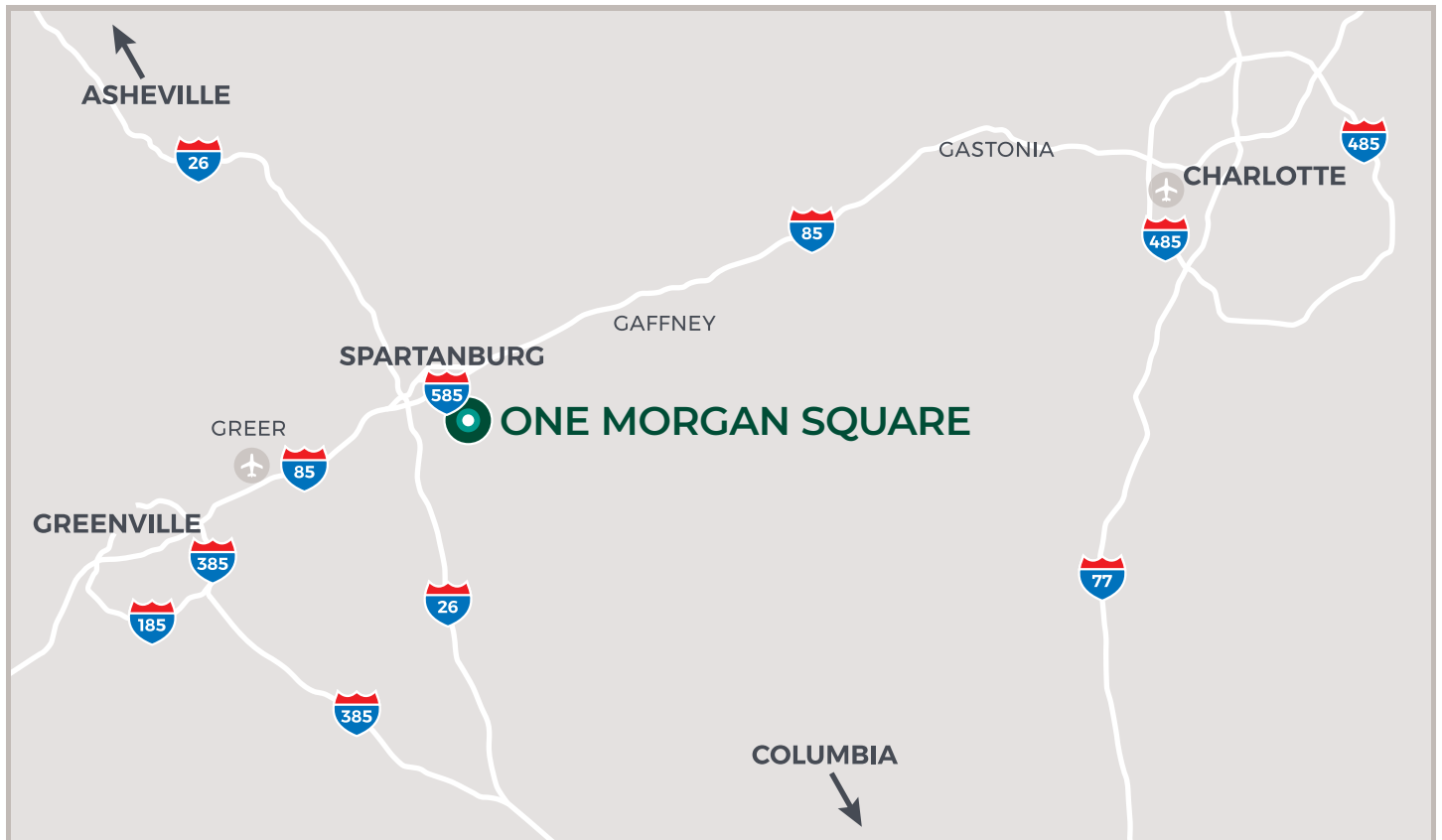
FOR MORE INFORMATION,  
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# PROPERTY OVERVIEW

Located directly in Spartanburg's central business district, One Morgan Square is nearly 115,000 square feet of Class A office space.

This prime downtown location allows tenants to enjoy the walkability of Morgan Square and the many restaurants and retail that surround the area. Currently home to Johnson Development's headquarters, the property houses corporate headquarters for Eggs Up Grill and OTO Development among others.







## PROPERTY HIGHLIGHTS

- **Class A office building** that provides multiple amenities including:
  - lobby reception and security,
  - full gym facilities, and
  - underground executive parking
- **Adjacent Decks** provide ample parking.
- **Spaces that accommodates** multiple tenant types.
- **Located in the heart** of Spartanburg's Central Business District with immediate access to restaurants and shopping.



**69**  
**Food and Beverage**  
within a 1.5-mile radius



**2**  
**Hotels** within 1 mile  
Marriott with 285 rooms and  
AC Marriott with 114 rooms



**10 min**  
**Drive** to I-26 and I-85



# SPARTANBURG HIGHLIGHTS

Spartanburg is unmatched statewide in economic development for new investment and job creation, home to a thriving cultural district and diverse educational institutions, and recognized for its award-winning culture of health.

- **115** attractions in downtown cultural district

- **25,105** daytime population within 1.5 miles

- Downtown **walkability** (71 on a scale of 1-100)

- **25,105** daytime population within 1.5 miles



- Spartanburg is home to the **Carolina Panthers** training camp which has an average annual economic impact of over **\$15.16 million**



- Nearly **275** existing multi-family units, with a **97.1%** occupancy rate, and **180+** units under construction, in the downtown area

- **25,105** daytime population within 1.5 miles

- **17,000+** college students in the downtown area

VISIT [SPARTANBURGDOWNTOWN.COM](http://SPARTANBURGDOWNTOWN.COM)

Among numerous new development projects in Spartanburg, the **Montgomery Building** mixed-use development project has been touted as a benchmark for historic revitalization.

## 142 Social

- 142 Social mixed-use redevelopment to be delivered in 2019 with 18 apartments and four retail units.

## AC Marriott

- 114 hotel rooms, meeting space, dining

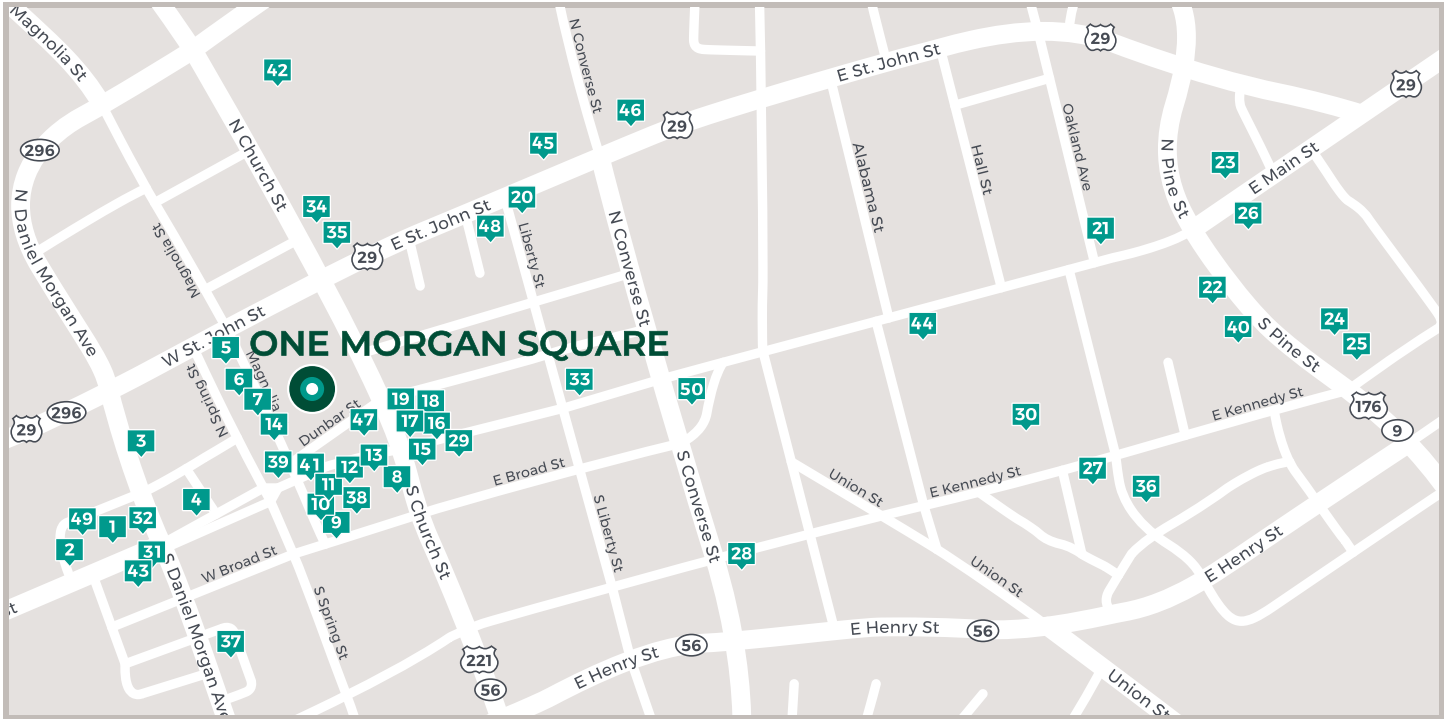
- **40+** restaurants and bars located within walking distance

- **\$229 million** of investment either completed or currently under construction in downtown since 2016

- **BMW's** only manufacturing facility in the USA is located **15 miles** from downtown Spartanburg



# DOWNTOWN POINTS OF INTEREST



## RESTAURANTS

- |                           |                           |                           |
|---------------------------|---------------------------|---------------------------|
| 1 Cribb's Kitchen         | 15 Lime Leaf              | 29 Fr8yard                |
| 2 Main Street Pub         | 16 Groucho's Deli         | 30 Piedmont Club          |
| 3 Brickhouse Pizzeria     | 17 Growler Haus           | 31 Level 10               |
| 4 Little River Coffee Bar | 18 The Lemongrass Kitchen | 32 The Silo at RJ Rockers |
| 5 Subway                  | 19 Pokenori               | 33 Spill the Beans        |
| 6 Nacho Taco              | 20 Papa's Breakfast Nook  | 34 The Pharmacy Coffee    |
| 7 Miyako Sushi            | 21 Venus Pie Pizzeria     | 35 Sidewall Pizza         |
| 8 Wild Wing Café          | 22 The Skillet            | 36 The Eatery             |
| 9 Monster Subs            | 23 Mellow Mushroom        | 37 The Farmer's Table     |
| 10 It's Banh Mi Baby      | 24 Firehouse Subs         | 38 Peddler Steakhouse     |
| 11 Monsoon Noodle House   | 25 Arby's                 | 39 Starbucks              |
| 12 Renato's               | 26 Substation II          | 40 Wendy's                |
| 13 Delaney's Irish Pub    | 27 Nu Way                 | 41 Bond Street Wines      |
| 14 Bar 1884               | 28 The Kennedy            |                           |

## HOTELS

- 42 Marriott
- 43 AC Marriott
- 44 Inn on Main

## ATTRACTIONS

- 45 Chapman Cultural Center
- 46 Barnet Park
- 47 Morgan Square
- 48 Hub City Co Op
- 49 RJ Rockers Brewing Co.
- 50 Richardson Park







Available Space  
**SUITE 202**  
**1,930 SQ FT**

Available Space  
**SUITE 200**  
**5,450 SQ FT**

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