



**JOHNSON
DEVELOPMENT
ASSOCIATES, INC.**
REAL ESTATE DEVELOPERS

JohnsonDevelopment.net

CLASS A DOWNTOWN OFFICE SPACE

One Morgan Square

Spartanburg, SC

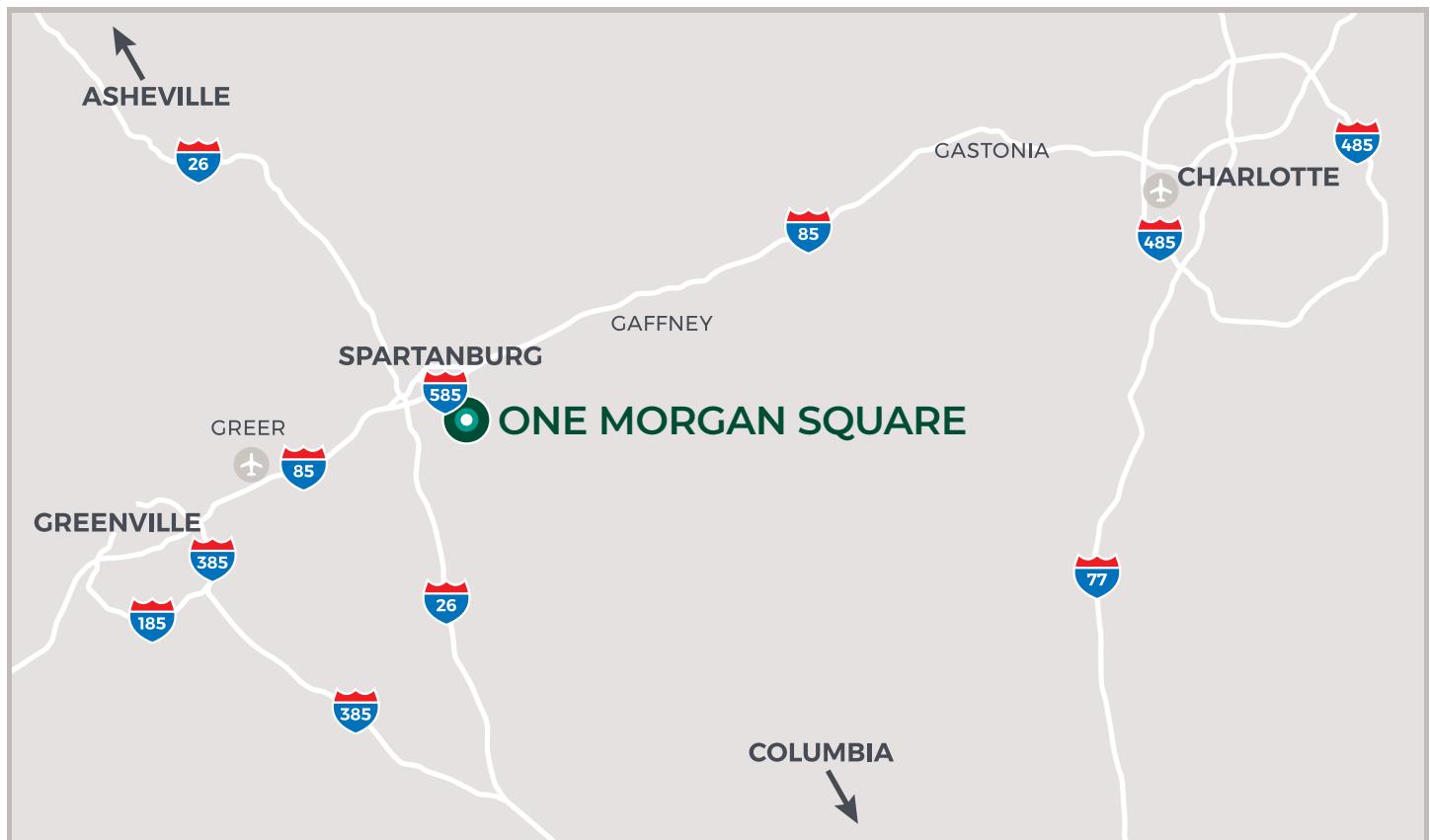


FOR MORE INFORMATION,
PLEASE CONTACT JDA:
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PROPERTY OVERVIEW

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**



VISIT 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

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

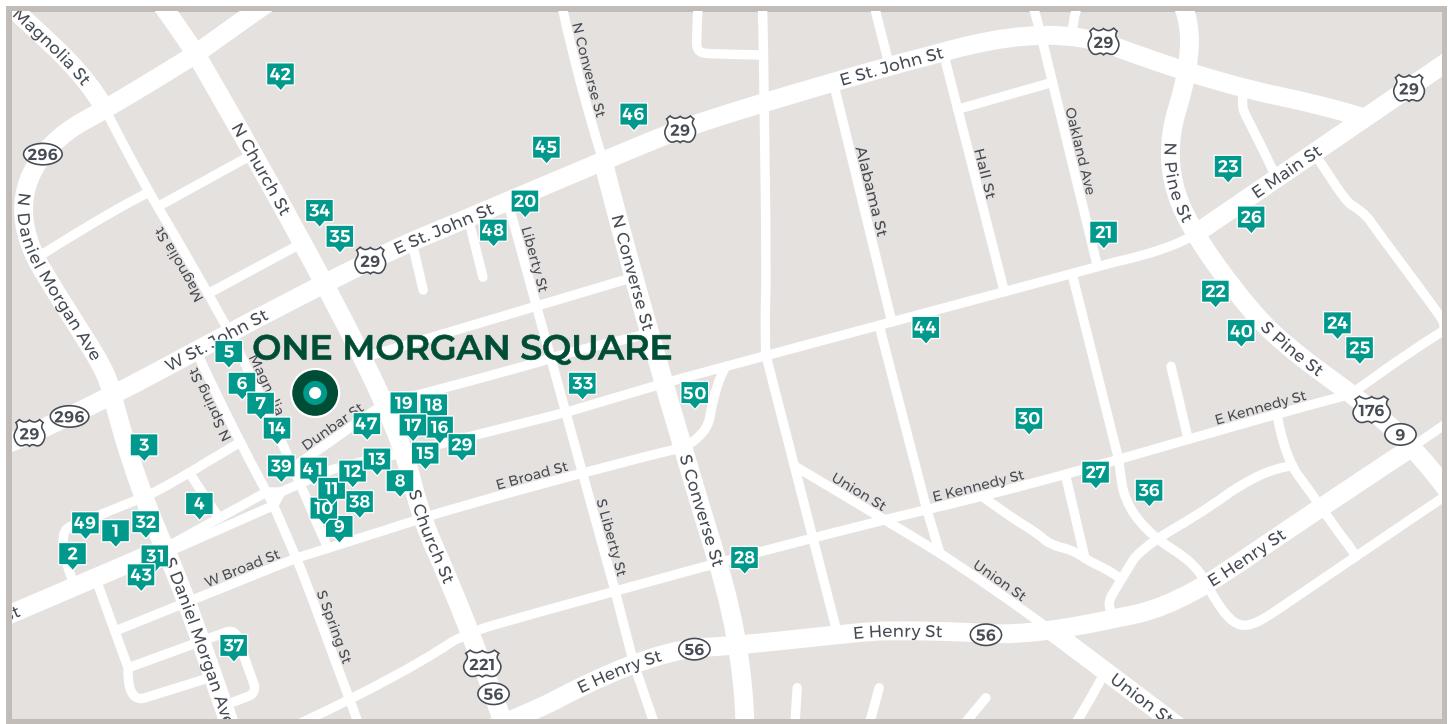
- 25,105 daytime population within 1.5 miles

- 17,000+ college students in the downtown area

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



DOWNTOWN POINTS OF INTEREST



RESTAURANTS

- 1 Cribb's Kitchen
- 2 Main Street Pub
- 3 Brickhouse Pizzeria
- 4 Little River Coffee Bar
- 5 Subway
- 6 Nacho Taco
- 7 Miyako Sushi
- 8 Wild Wing Café
- 9 Monster Subs
- 10 It's Banh Mi Baby
- 11 Monsoon Noodle House
- 12 Renato's
- 13 Delaney's Irish Pub
- 14 Bar 1884
- 15 Lime Leaf
- 16 Groucho's Deli
- 17 Growler Haus
- 18 The Lemongrass Kitchen
- 19 Pokenori
- 20 Papa's Breakfast Nook
- 21 Venus Pie Pizzeria
- 22 The Skillet
- 23 Mellow Mushroom
- 24 Firehouse Subs
- 25 Arby's
- 26 Substation II
- 27 Nu Way
- 28 The Kennedy

- 29 Fr8yard
- 30 Piedmont Club
- 31 Level 10
- 32 The Silo at RJ Rockers
- 33 Spill the Beans
- 34 The Pharmacy Coffee
- 35 Sidewall Pizza
- 36 The Eatery
- 37 The Farmer's Table
- 38 Peddler Steakhouse
- 39 Starbucks
- 40 Wendy's
- 41 Bond Street Wines

HOTELS

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

ATTRACTIIONS

- 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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