



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

101 N Pine Street

Spartanburg, SC

CONTACT

Wilson Fortune | 336-314-3191
wfortune@johnsondevelopment.net

74,000 TOTAL SQUARE FEET

Available spaces range from 173-3,091 SF



Property Overview

One of Spartanburg's most visible buildings, 101 N Pine offers flexible Office space ideal for businesses of all sizes.

This prime downtown location provides tenants with proximity to downtown Spartanburg restaurants and shopping. Immediately adjacent to the dynamic OneSpartanburg, the area's award-winning chamber of commerce in charge of local business, economic, and tourism development.

- Over 74,000 total square feet
- Available spaces range from 173 – 2,638 square feet
- Executive office and flex space opportunities available
- Convenient parking available on-site
- Upgraded and remodeled interior spaces
- Open and closed floor plans to accommodate high density or focused workspaces

70+

RESTAURANTS & BARS
within a 1.5 mile radius

25

MINUTE DRIVE
to GSP In'tl Airport

9

MINUTE DRIVE
to I-26 and I-85



Location

We are within 10 minutes of I-26 and I-85. 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 as one of the fastest growing metro areas in the U.S.



Downtown Spartanburg



Amenities

- Reservable conference spaces
- Kitchen and dining area
- On-site security service
- Free parking
- Cleaning services

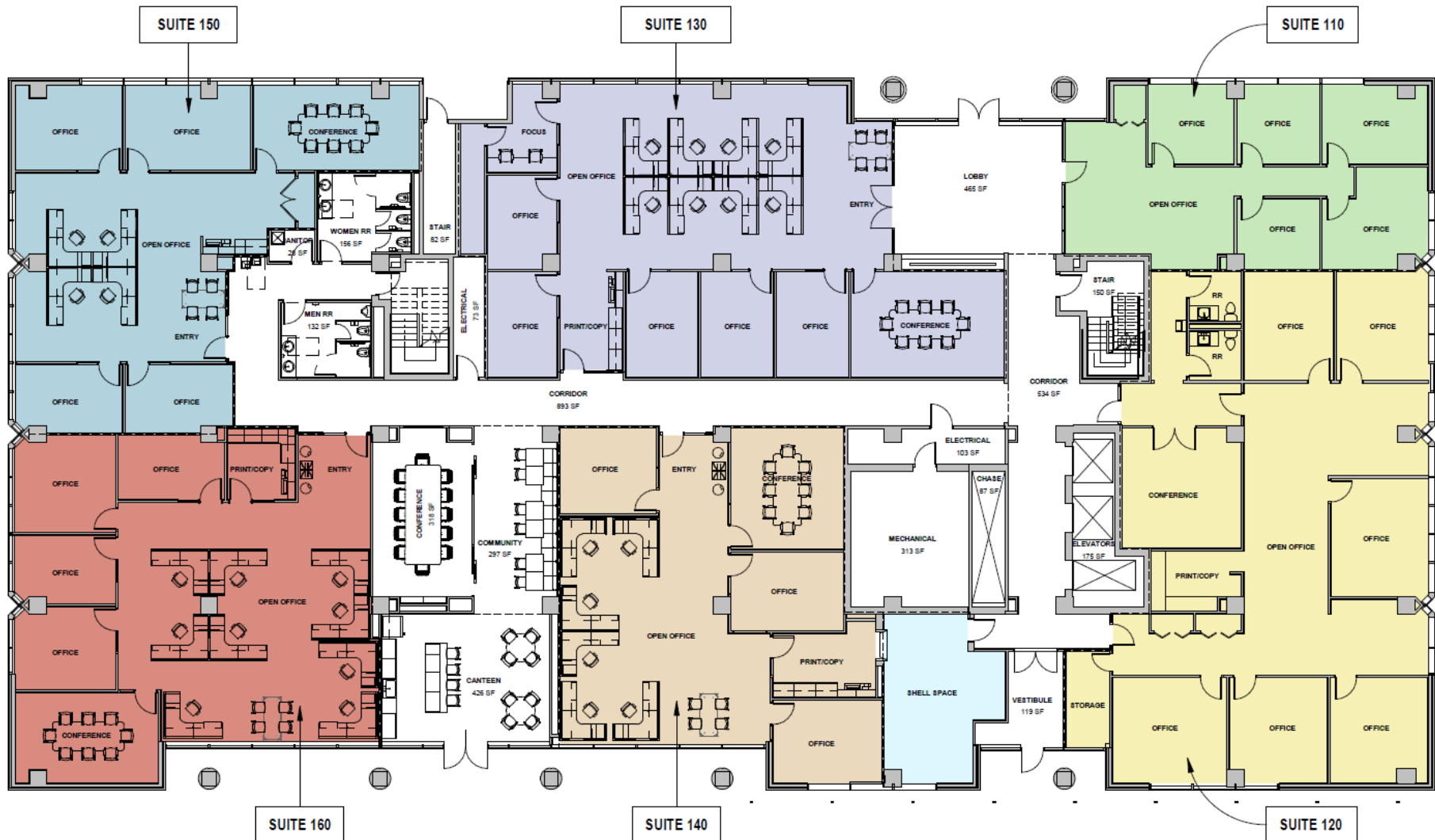


Available Space

LEVEL 1

Office Suites

Suite 120 – 3,174 RSF

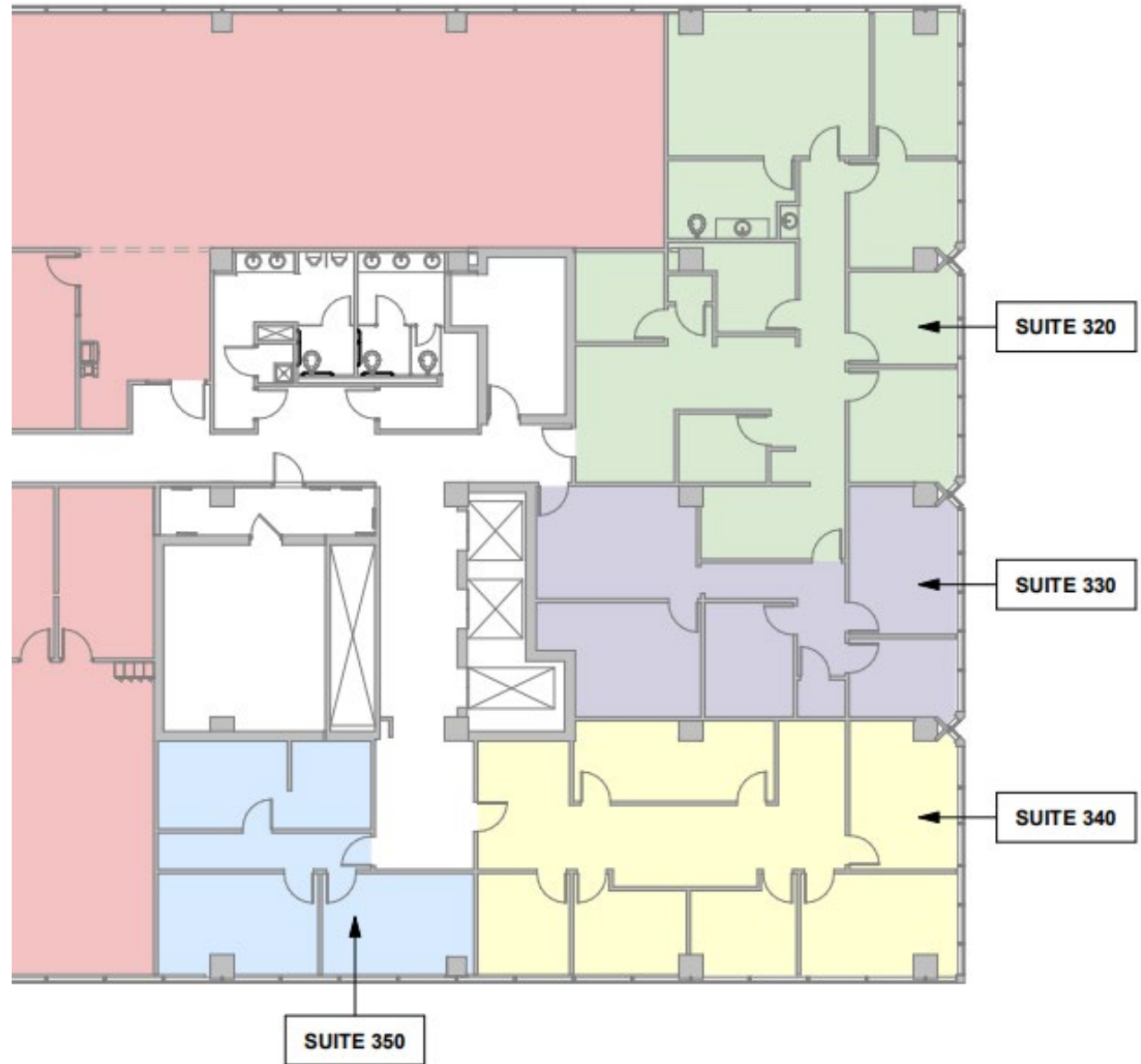


Available Space

LEVEL 3

Office Suites

Suite 320 – 2,113 RSF



Available Space

LEVEL 4 – Suite 430

Executive Offices

- Office F – 196 SF
 - Office J – 308 SF
- *Furnished conference room



Available Space

LEVEL 4 – Suite 440

Executive Offices

- Office C – 176 SF



Spartanburg South Carolina

Home to the fastest growing community economy in Upstate South Carolina, Spartanburg is experiencing a strong revitalization within its downtown core, with new businesses, professionals, and families seeking opportunities to put down roots.

Spartanburg is home to a thriving cultural district and diverse educational institutions, and recognized as one of the fastest growing metro areas in the U.S..

- BMW's only manufacturing facility in the USA is located 15 miles from downtown Spartanburg
- 17,000+ college students in the downtown area
- 115 attractions in downtown cultural district
- 19,000+ jobs within 1.5 miles



SPARTANBURGDOWNTOWN.COM

\$800M

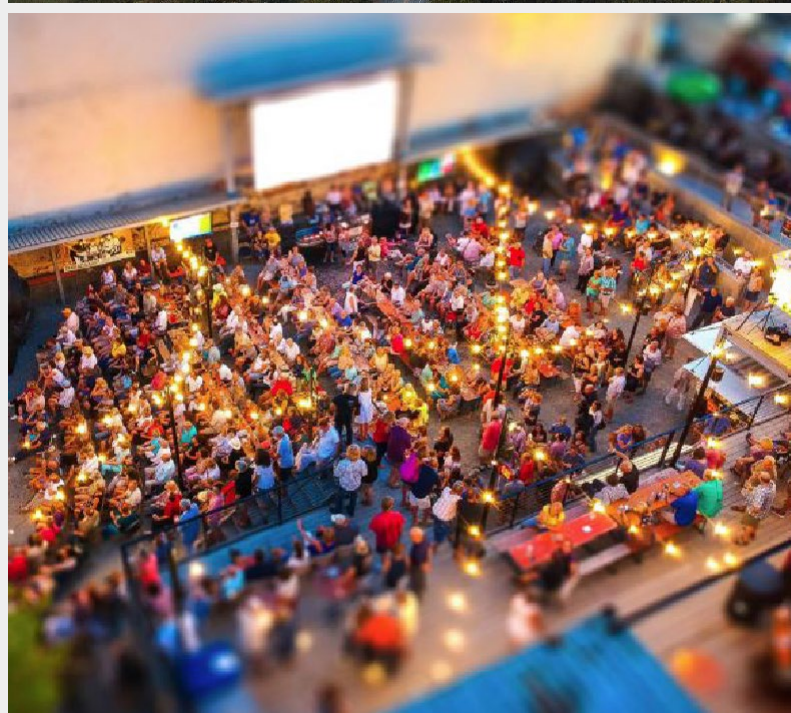
downtown
development
in progress /
announced

43

downtown
retailers

92%

Class A office
occupancy rate





101 N Pine Street

Spartanburg, SC

CONTACT

Wilson Fortune | 336-314-3191

wfortune@johnsondevelopment.net