



FOR LEASE

100 E. Main Street

Basement Space | Downtown Spartanburg

Greyson Furnas, CCIM

Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

Colliers

145 W. Main St
Spartanburg, SC 29306
+1 864 297 4950



100 E. Main Street

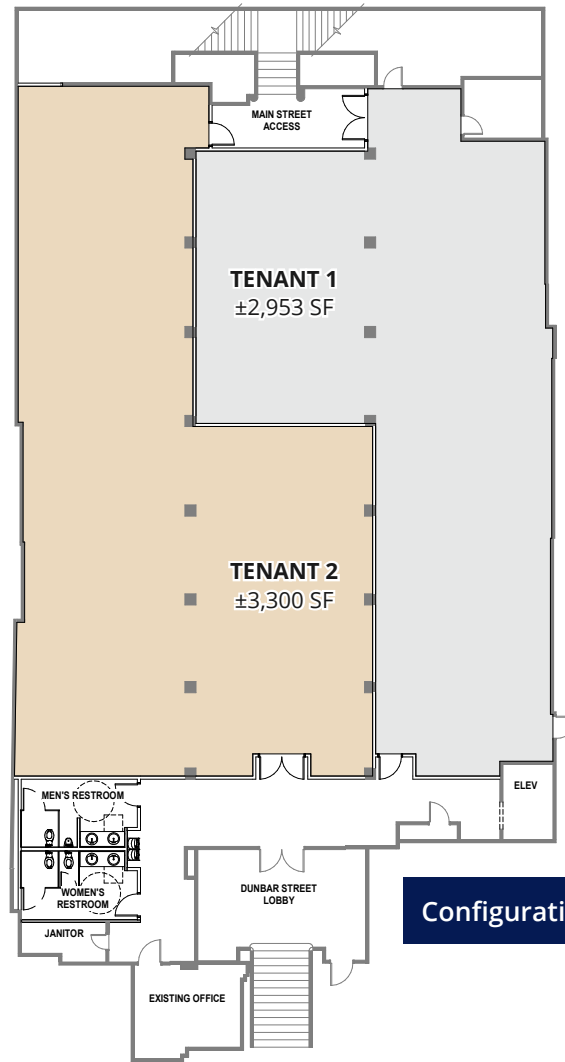
Downtown Spartanburg, SC

Interior and Exterior Photos

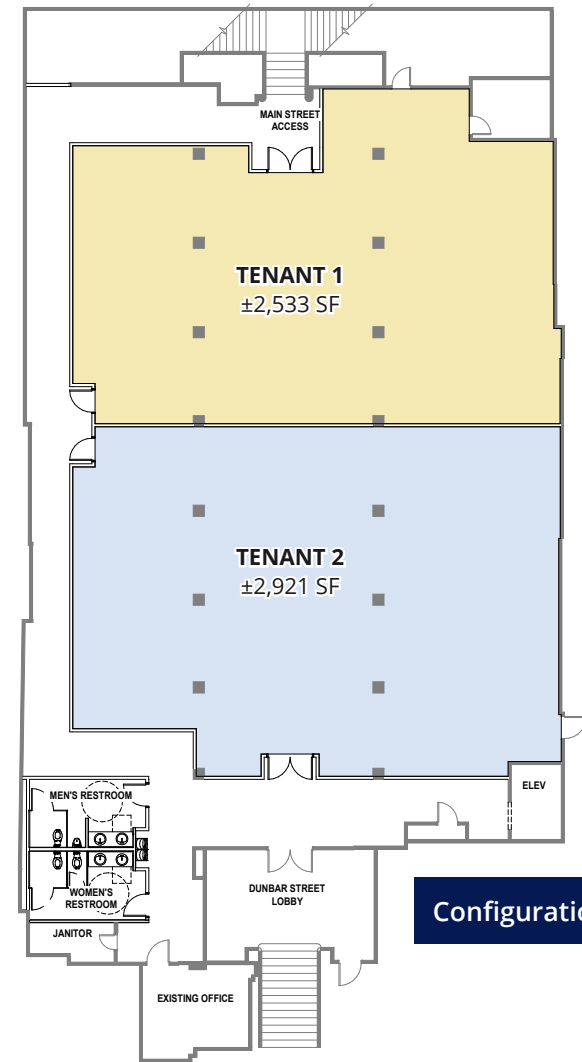


Configuration A and B

Multiple configurations are available to suit a wide range of tenant layouts for maximum flexibility.



Configuration A



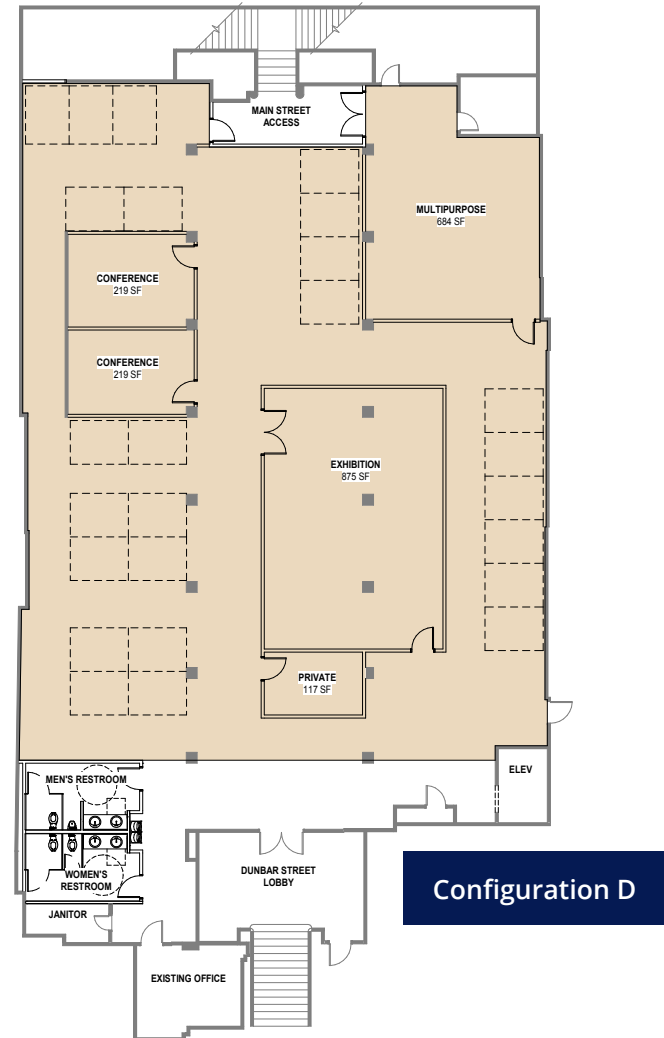
Configuration B

Configuration C and D

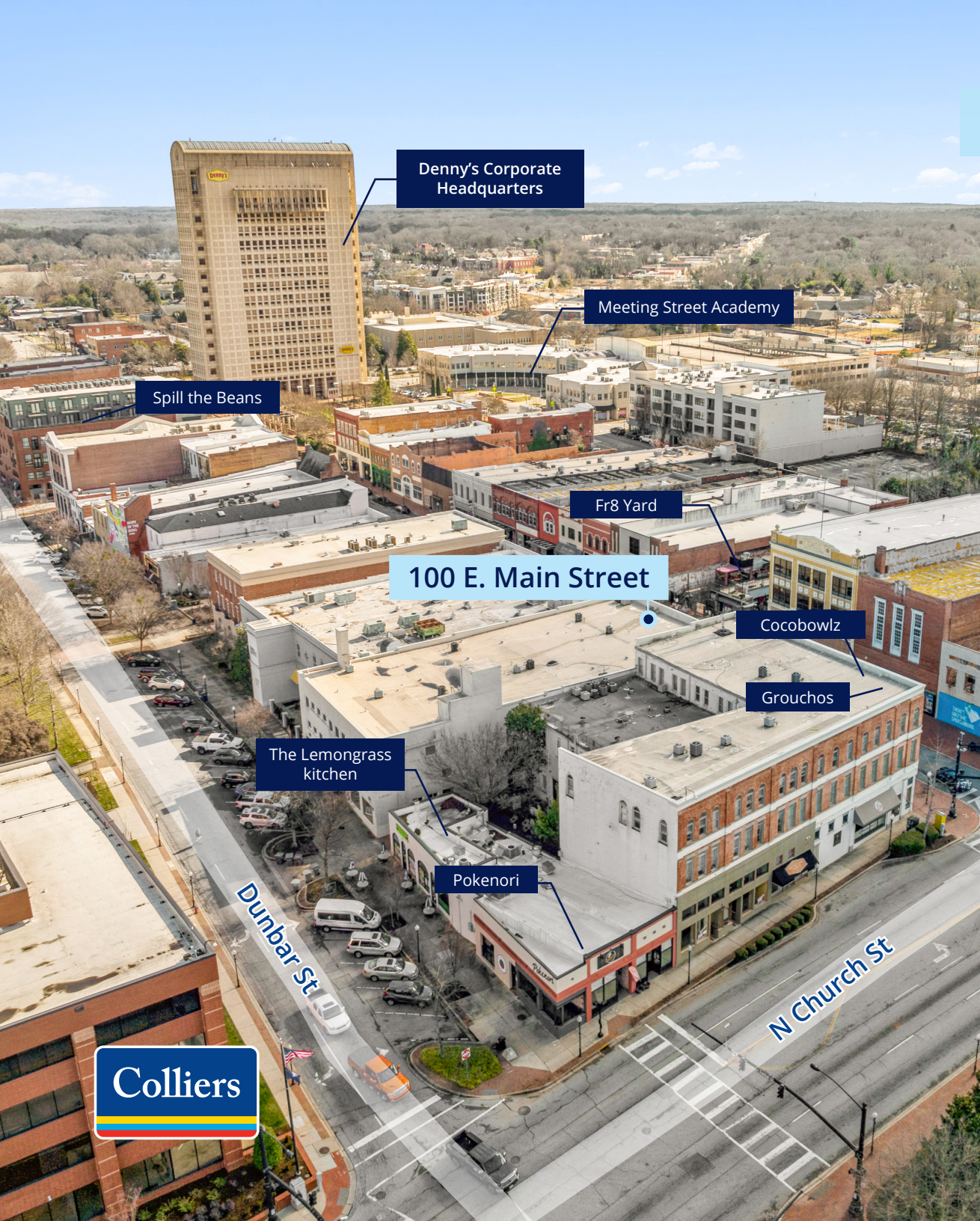
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Configuration C



Configuration D



PROPERTY LOCATION

100 E. Main Street

Downtown Spartanburg, SC

Key Details

Available Suites	±6,253-SF basement suite (subdivisible)
Lease Rates	\$12/SF NNN
Proposed Use	Office or retail (former gym space)
Parking	Street parking + 2 nearby parking garages
Layout	Mostly open floor plan
Entrance	Accessible via E. Main St (down stairs) and Dunbar St
Interior	Recently updated
Exterior	Expanded sidewalks, city maintained landscaping and modern storefront windows
Other:	Elevator access to from Main St entrance
Signage	Exterior signage options available





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LOCATED IN THE HEART OF DOWNTOWN

100 East Main, located at the corner of East Main Street and N Church Street, offers excellent visibility and street-level signage in a vibrant downtown area.

Popular businesses neighbor the space including Cocobowlz and Groucho's Deli. The flexible space is available in various configurations across the basement level, with street and public garage parking just a minute away.

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Downtown shops and restaurants

#15

Top performing city in the U.S. based on job, wage and GDP growth (Milliken Institute)

95%

Office occupancy rate in Spartanburg CBD

#8

Fastest-growing metro area in the nation in 2023 (The Post and Courier)

7

Institutions of higher learning/colleges

2,000+

CBD multifamily housing units under construction or in pipeline

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