



JOHNSON
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ASSOCIATES, INC.

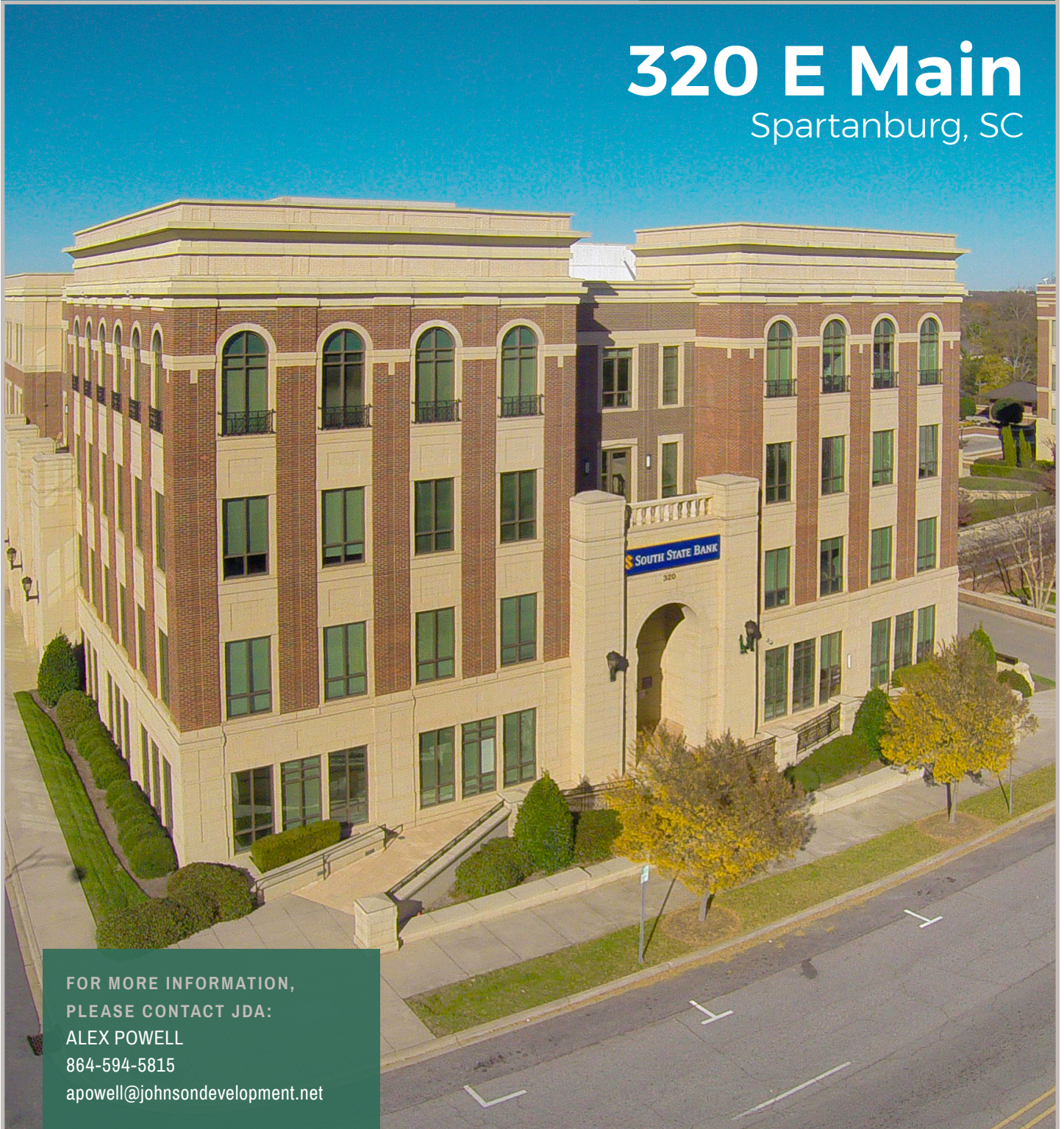
REAL ESTATE DEVELOPERS

JohnsonDevelopment.net

CLASS A DOWNTOWN OFFICE SPACE

320 E Main

Spartanburg, SC

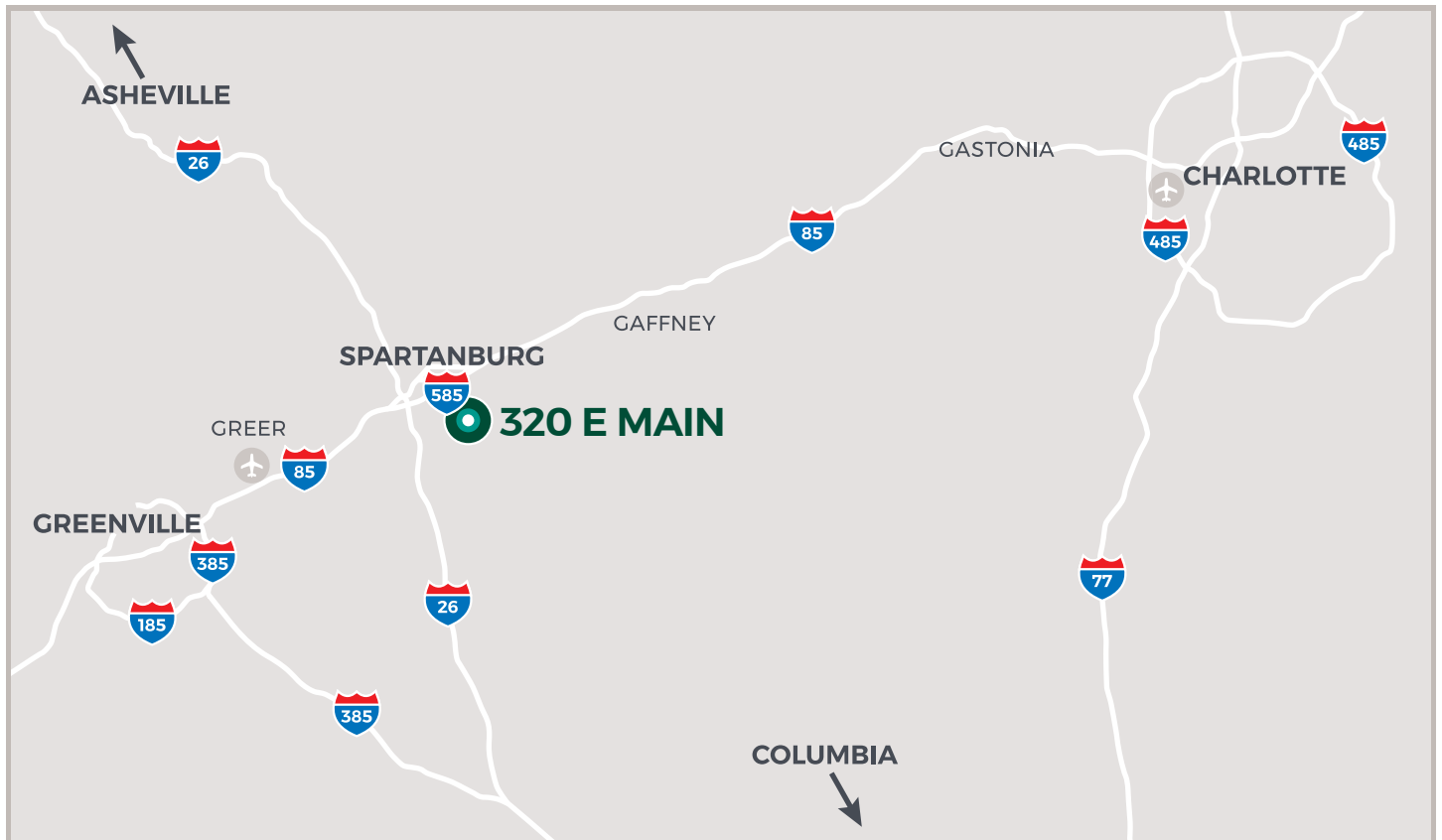


FOR MORE INFORMATION,
PLEASE CONTACT JDA:
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PROPERTY OVERVIEW

With 340 E Main building next door, this is the latest of two master-planned office buildings that boast an unequalled presence on Main Street.

This desired location offers walking access to many of Downtown Spartanburg's restaurants and retail. Nearly 82,000 SF of Class A office space, current tenants include South State Bank, Morgan Stanley, Pricewaterhouse Coopers, Harper Corporation, and American Credit Acceptance.





PROPERTY HIGHLIGHTS

- **Available** space is located on the first floor with E Main frontage and access.
- **Immediate proximity** to downtown Spartanburg restaurants and shopping.
- **Ample on-site surface** and deck parking.
- **Class A office space** that accommodates multiple tenant types.
- **Easily accessible** to I-585.



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

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

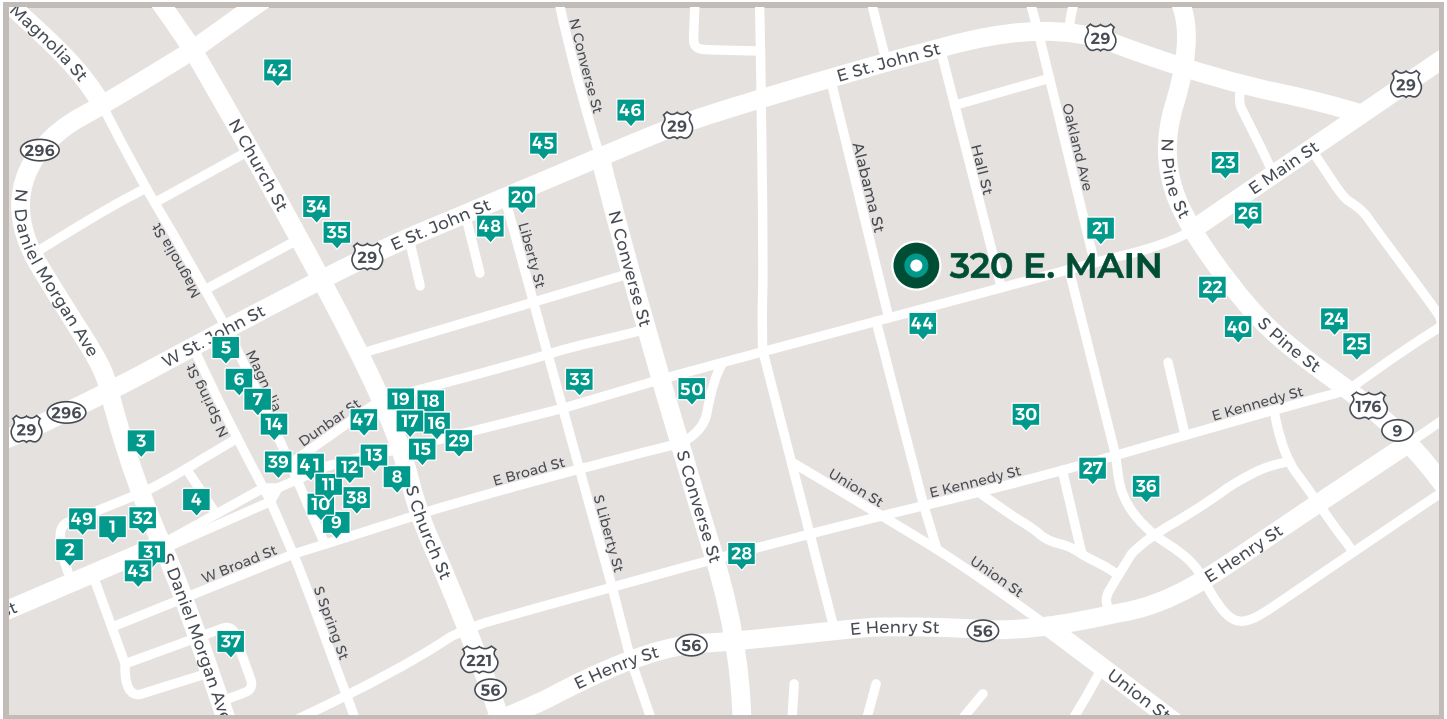
- **40+** restaurants and bars located within walking distance

- **\$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 | |

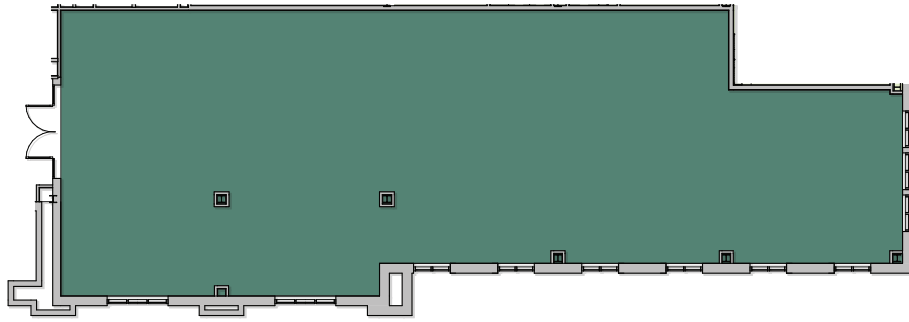
HOTELS

- 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 100 FIRST FLOOR
2,960 SQ FT



Available Space
THIRD FLOOR
4,723 SQ FT

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