

FOR SALE OR LEASE

PRIME  
DOWNTOWN  
OFFICE SPACE  
WITH PARKING

189 S. COVERSE STREET  
SPARTANBURG, SC 29306



GREG NORRIS  
864.494.7061

All information deemed reliable, but not guaranteed.

KDS   
**CAINE**  
COMMERCIAL REAL ESTATE



### AVAILABLE SPACE

<b>Address:</b>	189 S. Converse Street Spartanburg, SC 29306
<b>Sales Price:</b>	\$695,000
<b>Lease Rate:</b>	\$2,200/Month Gross Lease
<b>Available SF:</b>	±5,858 SF For Sale   ±2,179 SF Main Floor For Lease Including 1,500 SF Basement for Storage
<b>Parking:</b>	15 Spaces
<b>Tax Map Number:</b>	7-12-11-187.01

### PROPERTY HIGHLIGHTS

- Three-Level Professional Building with Flexible Layout Options
- ±5,858 Total SF (±2,179 SF Main Floor | ±2,179 SF Second Floor | ±1,500 SF Basement)
- Private Exterior Entrances to both Main Floor and Second Floor
- Ideal for Owner-Occupant, Multi-Tenant, or Live/Work Configuration
- Basement Space Perfect for Storage, Additional Offices, or Flex Use
- Professional Setting Suitable for Office, Counseling, Nonprofit, or Specialty Services
- Opportunity for Income-Producing Investment with Separate Level Leasing
- Established Area with Strong Surrounding Professional Presence
- Included with the Office is Private On Site Parking (15 Spaces), Breakroom, Bathrooms, and Basement for Storage
- Minimum 3-Year Lease Desired (Main Floor and Basement)



# PROPERTY PHOTOS

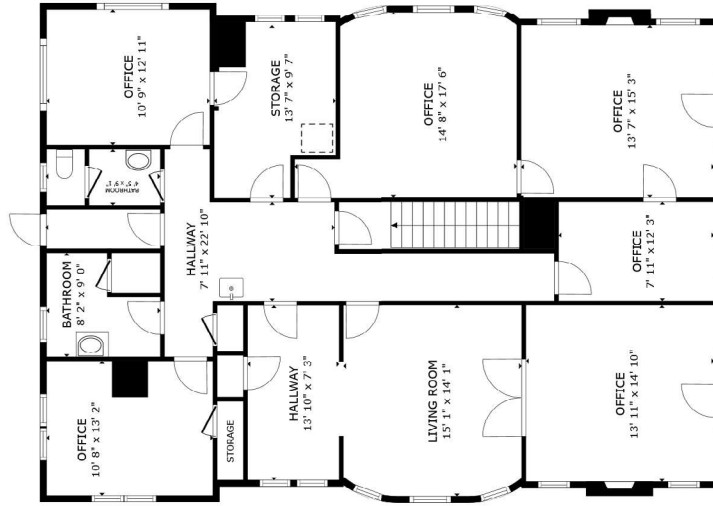


189 S. CONVERSE STREET  
SPARTANBURG, SC 29306

All information deemed reliable, but not guaranteed.

GREG NORRIS 864.494.7061  
GNORRIS@KDSCAINE.COM

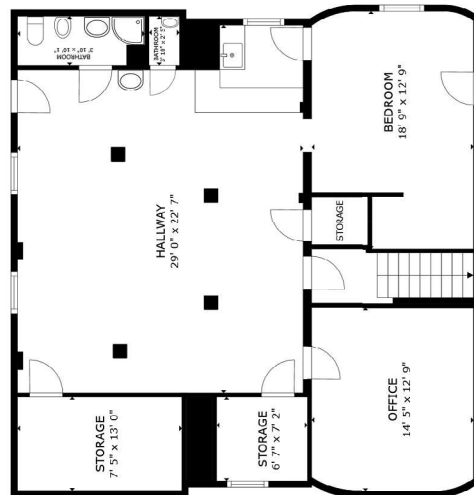
# FLOOR PLANS



FLOOR 3



FLOOR 2



FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 1,332 sq.ft. FLOOR 2 1,991 sq.ft. FLOOR 3 1,956 sq.ft.  
 TOTAL : 5,280 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

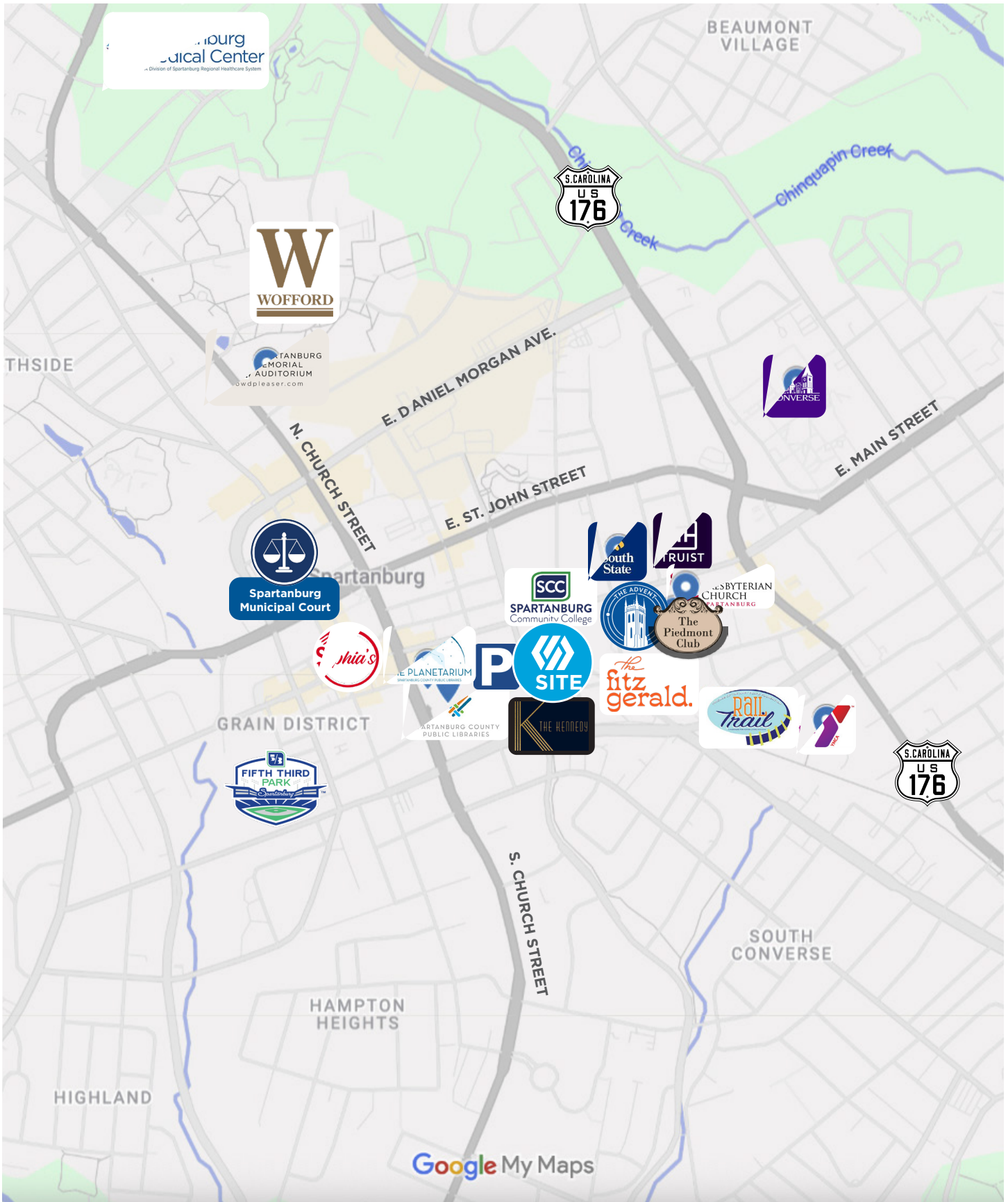


189 S. CONVERSE STREET  
 SPARTANBURG, SC 29306

GREG NORRIS 864.494.7061  
 GNORRIS@KDSCAINE.COM

All information deemed reliable, but not guaranteed.

# LOCATION



189 S. CONVERSE STREET  
SPARTANBURG, SC 29306

GREG NORRIS 864.494.7061  
GNORRIS@KDSCAINE.COM

All information deemed reliable, but not guaranteed.



## WHY SPARTANBURG?

### AN IDEAL LOCATION

Spartanburg County, the 5th-largest in South Carolina, is home to nearly 328,000 residents across 13 distinct municipalities.

There's truly something for everyone here. A bustling downtown filled with new shops, restaurants, and public art at every turn. Career opportunities abound, from international corporations to thriving small businesses, alongside civic and professional organizations. Outdoor enthusiasts will love the miles of trails, blueways, and exceptional recreation options. Spartanburg also takes a community-first approach to education and public health.

Families, young professionals, retirees, and entrepreneurs alike find their place in Spartanburg, growing and thriving in this dynamic community.

### A DECADE OF SUCCESS

Since 2021, Spartanburg County has attracted 80 economic development projects, totaling \$5.1 billion in capital investment and creating 5,787 new jobs.

Spartanburg has consistently led South Carolina in economic investment and job creation for years, earning recognition as the U.S. Small Metro with the Most Economic Growth, and named to Site Selection Magazine's "Best to Invest Rankings" three times.



## LOCATION, LOCATION, LOCATION

**1.6 Million People**  
10 Upstate SC Counties

**More Than 575**  
International Companies

**#3 GDP Worldwide**  
At \$6.0T, the Southeast United State GDP  
Ranks #3 in the World.1

**160 New Locations**  
More than 160 companies have announced new  
locations in the Upstate over the last 5 years.



## A CRITICAL MANUFACTURING HUB



## SOUTH CAROLINA IS OPEN FOR BUSINESS

# #1

State for Manufacturing in 2022  
*Site Selection Group*

# #2

State for Doing Business  
*Area Development*

# #1

Fastest Growing State  
in the U.S.



**REAL RELATIONSHIPS, NOT JUST REAL ESTATE**

**VERDAE OFFICE**

340 Rocky Slope Road  
Suite 302  
Greenville, SC 29607

**DOWNTOWN OFFICE**

117 Williams Street  
Greenville, SC 29601

GREG NORRIS  
864.494.7061  
CNORRIS@KDSCAINE.COM

Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.  
All property information is subject to change or withdrawal without notice.