



## PREMIER DOWNTOWN RETAIL SPACE

THE MONTGOMERY BUILDING  
DOWNTOWN SPARTANBURG

Colliers

**Greyson Furnas, CCIM**

Senior Brokerage Associate  
+1 864 527 5454  
[greyson.furnas@colliers.com](mailto:greyson.furnas@colliers.com)

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Leasing Now



For Lease  
**\$20/SF NNN**



THE  
MONTGOMERY  
BUILDING

## PREMIER DOWNTOWN RETAIL SPACE

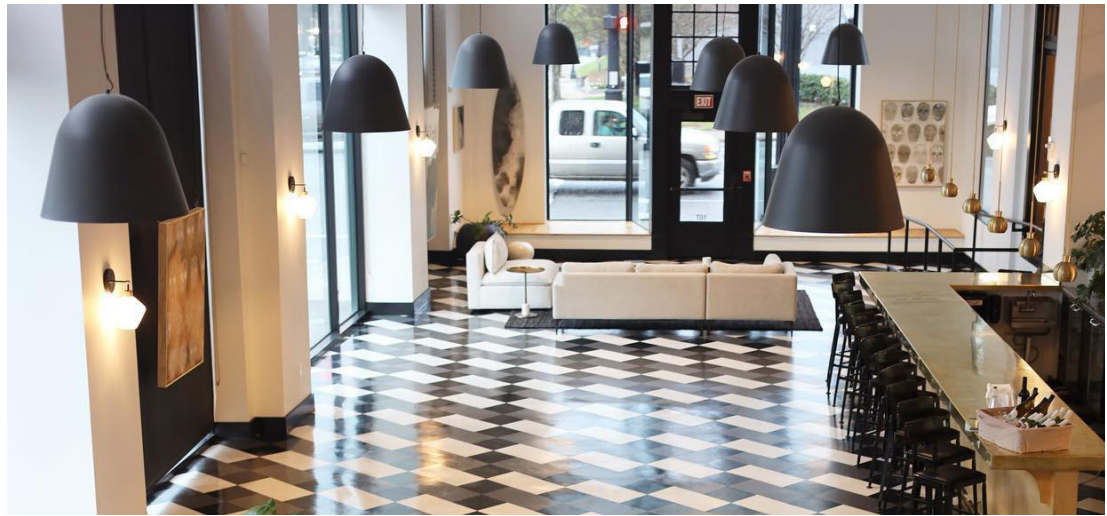
ELEVATE THE RETAIL OR DINING EXPERIENCE  
OF YOUR CLIENTELE AT THE MONTGOMERY BUILDING

Contact:

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**RETAIL/RESTAURANT SPACE AVAILABLE NOW  
AT ICONIC DOWNTOWN SPARTANBURG DESTINATION**

The Montgomery Building is now leasing ±3,900 SF of premier retail/restaurant space located at the intersection of two of downtown Spartanburg’s most prominent corridors. The historic landmark was built in 1924 and fully restored in 2018 to accommodate modern tenant requirements while maintaining its historical integrity and unique architectural style.

The Montgomery Building offers incoming tenants the opportunity to capitalize on existing familiarity within the community and draw from a large consumer base in the immediate area which includes: residents of the building’s 63 apartments, patrons of neighboring retail tenants Pharmacy Coffee, Green Papaya Salon, Oxford Barber, Modern Real Estate Consultants and James & James Collection, second floor office tenant Agape Health Care (704 employees) and third floor executive offices, and visitors to the adjacent USC Upstate School of Business campus, Chapman Cultural Center, Spartanburg Marriott and future Fairfield Suites.

**ELEVATE**  
THE CUSTOMER EXPERIENCE



Vaulted ceilings, classic tile flooring, decorative lighting, floor-to-ceiling storefront windows



Modern layout and specifications in a historic, architecturally unique setting



Prominent corner location with visibility to more than 36,500 VPD and 76,507 daytime population



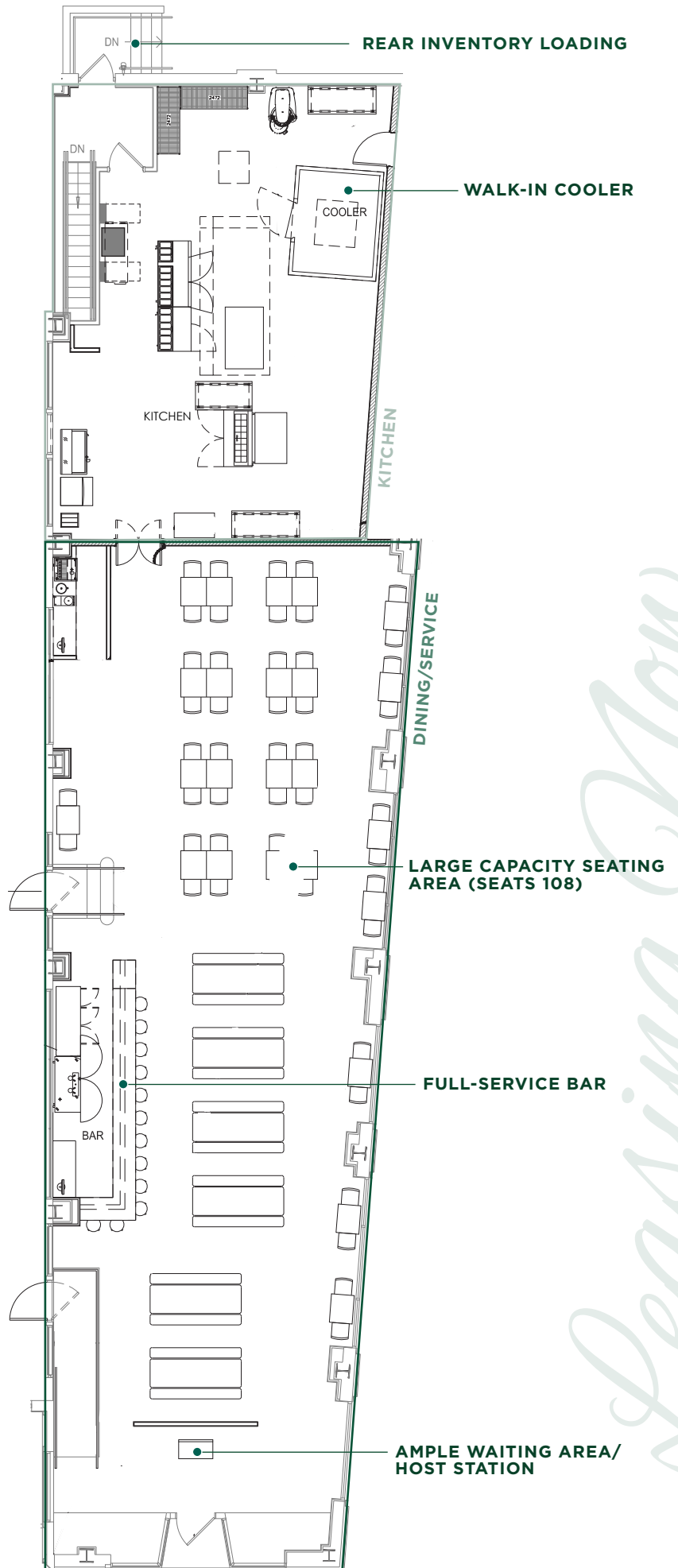
Move-in ready for restaurant tenant: full-service bar and kitchen with hood system/walk-in cooler



# THE MONTGOMERY BUILDING

## LAYOUT AND SPECIFICATIONS

<b>Size</b>	±3,900 SF
<b>Availability</b>	Ready for immediate occupancy
<b>Office/inventory /staff areas</b>	Available on basement level based on tenant need
<b>Kitchen</b>	Full-service layout with equipment
<b>Kitchen setup</b>	Walk-in cooler and hood system included
<b>Kitchen appliances</b>	Potential for purchase based on tenant need
<b>Restrooms</b>	Class A common area restrooms
<b>Accessibility</b>	Fully ADA compliant
<b>Dining area</b>	Seats up to 108
<b>Bar</b>	Modern, full-service on service floor
<b>Inventory loading</b>	Rear loading area
<b>Finishes</b>	Modern pendant lighting, floor-to-ceiling storefront windows, tile flooring



Contact for leasing details:



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Leasing Now



Spacious seating area



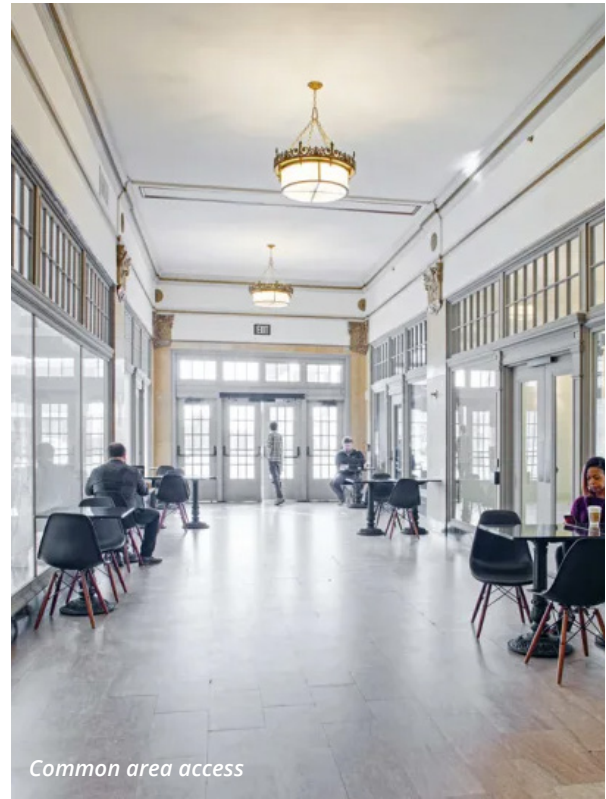
Decorative accents



Branded storefront entry



Elegant bar with seating



Common area access

AVAILABLE SPACE  
PHOTO GALLERY



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## LOCATION

CAROLINA THEATRE, THE MONTGOMERY BUILDING

1,335

ANNUAL EVENTS AND FESTIVALS

26

RETAIL SHOPS/ BOUTIQUES

62

BAR RESTAURANTS

\$42,897

MEDIAN HOUSEHOLD INCOME (3-MILE RADIUS)

15

GREEN SPACES AND PARKS

76,507

DAYTIME POPULATION (3-MILE RADIUS)

19,528

OCCUPIED HOUSING UNITS (3-MILE RADIUS)

644

HOTEL ROOMS (3-MILE RADIUS) INCLUDES FUTURE FAIRFIELD SUITES

5,000

STUDENTS ENROLLED AT USC UPSTATE SCHOOL OF BUSINESS

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**Colliers**



Available Retail/  
Restaurant Space

## CONTACT



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THE MONTGOMERY BUILDING



Future 136-room Fairfield Suites



PREMIER DOWNTOWN SPARTANBURG  
RESTAURANT/RETAIL SPACE

3,900 SF | LEASING NOW