



FOR SALE OR LEASE

Medical/Office Space **Available** Near Downtown Spartanburg

1770 Skylyn Drive
Spartanburg, SC



Daytime Population
Within 15 Miles (2024)

±308,953



VPD
(2024)

±15,500 VPD



Hospital
Proximity

±0.3 Miles



Greyson Furnas, CCIM
Senior Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

Colliers
145 W. Main Street, Suite 300
Spartanburg, SC 29306
+1 864 297 4950

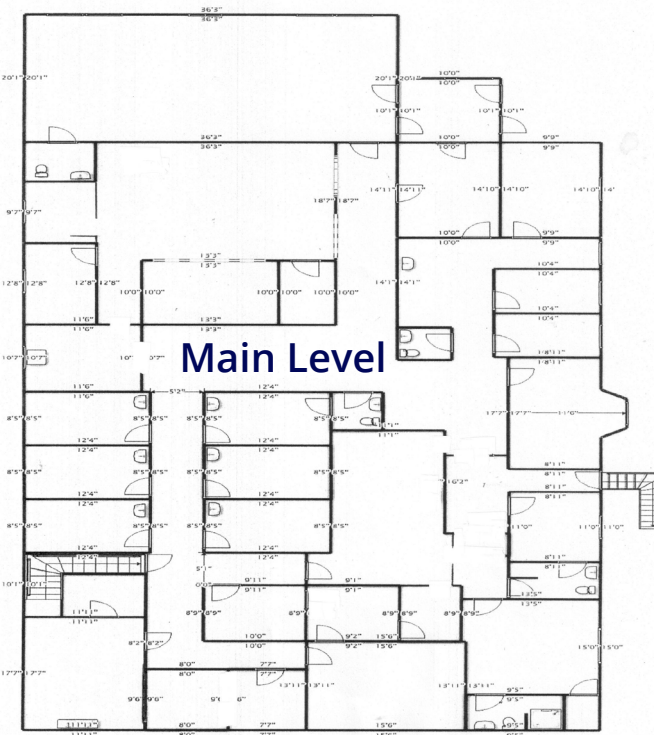
Lease Rate: \$15-17/SF NNN
Sale Price: \$825,000



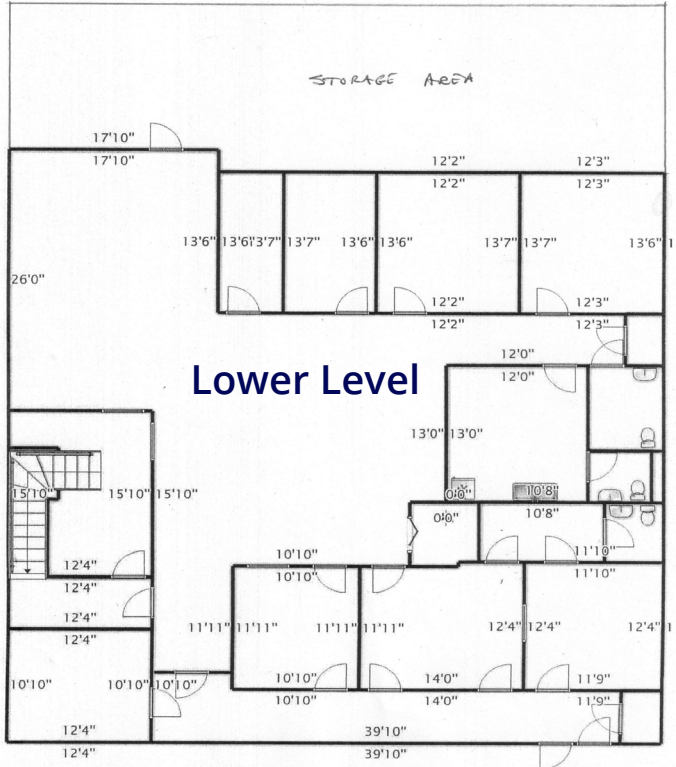
Property Overview

Located right outside Downtown Spartanburg, this ±9,594-SF medical/office building offers a prime opportunity in a highly sought-after area. The property is conveniently situated minutes from local schools and other medical offices, providing excellent visibility and accessibility for your business.

This versatile two-story building offers flexible leasing and purchasing options. The main level encompasses ±6,440 SF with a lease rate of \$15/SF NNN, while the lower level provides ±3,130 SF at \$17/SF NNN. The property can be subdivided between two tenants or utilized as a single unit. For those interested in purchasing, the entire building is available for \$825,000. Contact us for more information or to schedule a viewing.



Main Level



Lower Level

Key Specifications

Size	±9,594 SF
Subdivisible	Main Level: ±6,440 SF Lower Level: ±3,130 SF
Parking	±70 auto spaces
Accessibility	Full access via Skylyn Dr and Doctors Park Dr
Utilities	Water, sewer, power and natural gas available onsite
HVAC	100% heating and cooling
VPD	±15,500 via Skylyn Dr
Floors	2



1770 Skylyn Dr
Spartanburg, SC

North Grove Medical

Mary Black Campus

Spartanburg Medical Campus

Hillcrest

Spartanburg Regional ER

Downtown
Spartanburg

Medical Group of the Carolinas -
Family Medicine

Prisma Health Gastroenterology
and Liver Center

Mary Black Campus	0.3 miles
Spartanburg Medical Campus	3.4 miles
Spartanburg Regional ER	3.4 miles
MGC - Family Medicine	1.9 miles
Prisma Health Gastroenterology	6.2 miles
North Grove Medical	5.0 miles



Moore

1770 Skylyn Dr | Spartanburg, SC

Contact:

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