



LEASE RATE:
\$16 Sq. Ft. Net, Net, Net

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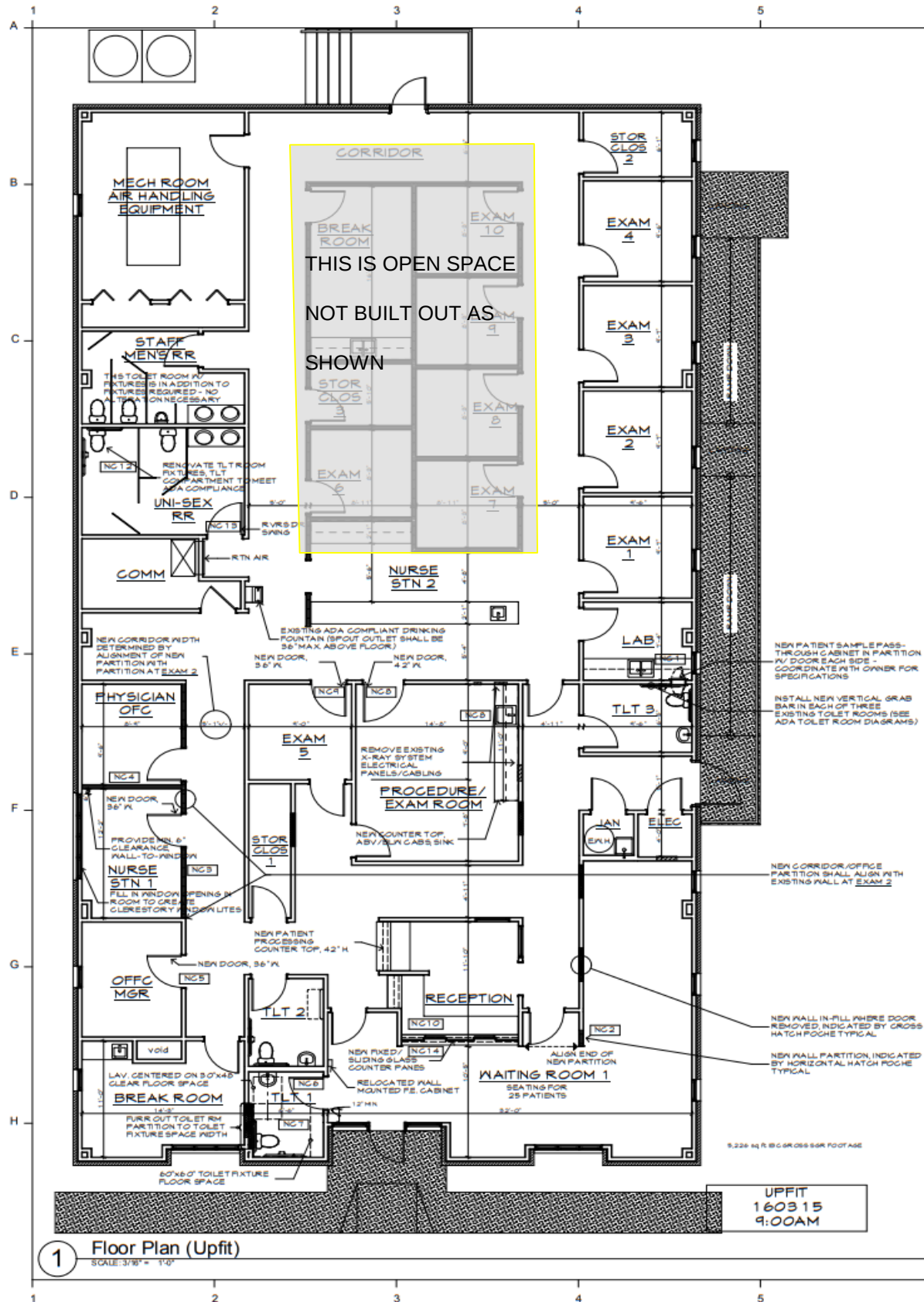


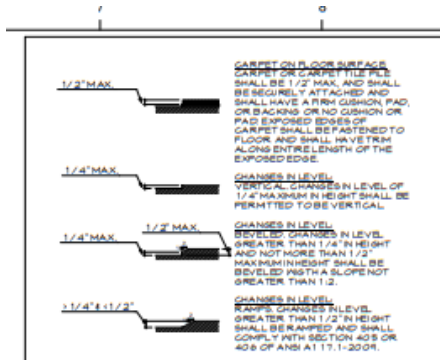
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COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
215 N. Pine Street, 1st floor, Spartanburg, SC - 864.583.1001

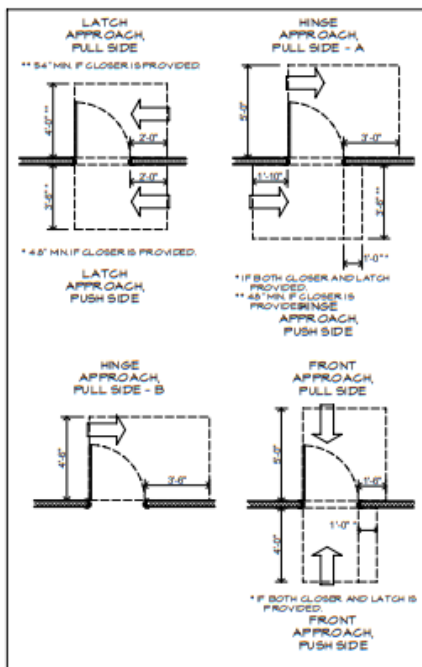
No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- 5461 ± sq. ft. office/medical
- Reception, 2 private offices, 5 exam rooms & breakroom
- 4 restrooms
- Lead lined X-Ray room
- Convenient westside location
- Zoned – Limited Commercial
- ½ mile from I-26
- Additional parking in rear
- Spartanburg County Tax Map # 6-20-12-100.00

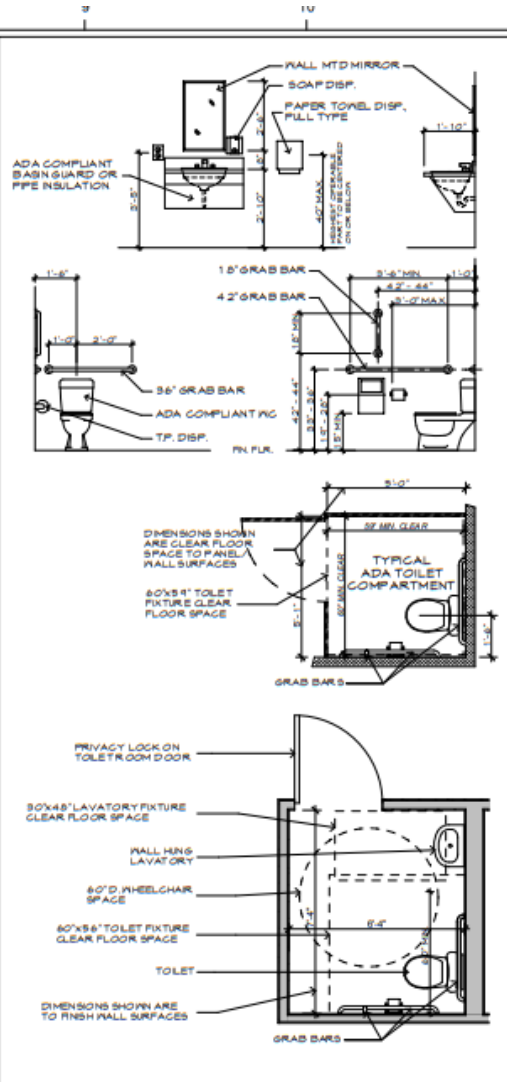




ADA Changes in Level



Accessible Door Clearances



ADA Toilet Room Standards

NEW CONSTRUCTION KEY NOTES:

- NG1. INSTALL A SPECIMEN PASS-THROUGH CABINET/DOORS IN WALL BETWEEN TLT 2 AND LAB. COORDINATE WITH OWNER FOR PASS-THROUGH SPECIFICATIONS.
- NG2. EXTEND PARTITION TO ALIGN WITH RECEPTION PARTITION.
- NG3. INSTALL A NEW WALL PARTITION TO CREATE A CORRIDOR ALONG THE RIGHT SIDE OF THE EXISTING ROOM & ALIGN NEW WALL WITH CORRIDOR WALL OF EXAM 2.
- NG4. INSTALL A NEW WALL PARTITION TO CREATE TWO OFFICE SPACES, OFF. MANAGER AND PHYSICIAN OFF. INSTALL NEW DOORS AND FRAMES.
- NG5. INSTALL A NEW 36" DOOR INTO EXAM 2.
- NG6. INSTALL A NEW 36" DOOR INTO TLT 1 FROM WAITING ROOM.
- NG7. INSTALL TOILET SINK AND ADA HARDWARE IN TOILET ROOM (SALVAGED OR NEW) FUR. OUT PARTITION BEHIND NEW TOILET LOCATION TO 60" TOILET FIXTURE FLOOR SPACE WIDTH.
- NG8. INSTALL NEW UPPER AND LOWER CABINETS (11'-0" LONG) AND A SINGLE SINK IN THE NEW PROCEDURE ROOM WHERE INDICATED.
- NG9. INSTALL NEW 42" W. DOOR IN PARTITION BETWEEN PROCEDURE ROOM AND CORRIDOR AT NURSE STN 2.
- NG10. INSTALL NEW 36" W. DOOR IN PARTITION BETWEEN EXAM 2 AND CORRIDOR AT NURSE STN 2.
- NG11. REPAIR COUNTER TOP LAMINATE ON ALL EXISTING COUNTER TOPS THAT REMAIN.
- NG12. INSTALL NEW PATIENT SERVICE COUNTER (42" H.).
- NG13. INSTALL TOILET PARTITIONS AND ADA HARDWARE.
- NG14. INSTALL RIGHT HAND SWING DOOR, INCLUDE PRIVACY LOCK DOOR HARDWARE.
- NG15. INSTALL NEW FIXED AND SLIDING GLASS COUNTER PANES (TEMPERED GLASS).



DESIGNshop, inc.
Architecture + Planning
Jeffrey C. Warren, AIA
111A East Curtis Street
Simpsonville, SC 29681
Tel 864.963.3172

Corporate Seal:

**PRELIMINARY
NOT FOR CONSTRUCTION**

Project Title:

Adaptive Reuse of
Existing Building to a
Medical Office
Building

225 E Blackstock Road
Spartanburg, SC

Condition of Use: This is a preliminary design and the design team are the property of DESIGNshop, inc. and shall not be used for any other project without the written consent of DESIGNshop, inc. It is not to be used for any other project and shall not be used for any other project.

Edition:	
PT	PRELIMINARY 3/15/16

Document Phase:

Construction Drawing

Sheet Information:

Project # 160302
Date March - 1, 2016
Drawn By WN

Sheet Number:

A-2

Sheet Title:

Plan (Upfit)





SPENCER/HINES
P R O P E R T I E S

OFFICE/MEDICAL

225 E. Blackstock Road
Spartanburg, SC



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2025 BY THE NUMBERS



onespartanburginc.com

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

\$745M*

CAPITAL INVESTMENT



37%
NEW

63%
EXPANSION

Equal to **\$2.04 million** every single day

13M SQ FT



SPEC SPACE
planned or under
construction

23* 
PROJECTS

1,220* 
JOB

90 
**REQUESTS FOR
INFORMATION**

What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.

KATHERINE O'NEILL
Chief Economic Development Officer
OneSpartanburg, Inc.

PROJECT BREAKDOWN BY INDUSTRY

49.0% 
Advanced
Manufacturing

13.3% 
Advanced
Materials

5.6% 
Automotive

5.6% 
Distribution &
Logistics

6.7% 
Life Sciences

2.2% 
Commercial

4.4% 
Aerospace

10.0% 
Agribusiness

2.2% 
Multifamily

1.0% 
Unclassified/
Unknown

DOWNTOWN DEVELOPMENT

95.9%
OFFICE
OCCUPANCY RATE

91.3%
RETAIL
OCCUPANCY RATE

84.9%*
MULTIFAMILY
OCCUPANCY RATE

3,700+ 
HOUSING UNITS
in the pipeline or under
construction within 5 miles
of Downtown Spartanburg

39,462 
PEDESTRIANS
on Main Street
every week

*Occupancy rate reflects several new multifamily projects entering market in 2025.



\$611.3 **MILLION IN
DEVELOPMENT**

Underway or in the pipeline
in Downtown Spartanburg,
including Fifth Third Park, home
of the Hub City Spartanburgers,
a Planetarium, and soon, a City-
County Joint Municipal Complex



SPENCER/HINES

PROPERTIES

6

LEGISLATIVE PRIORITIES
progressed during the 2024
Legislative Session

4.7%

UNEMPLOYMENT RATE
across Spartanburg County
through November 2024

57.2%

**LABOR FORCE
PARTICIPATION RATE**

\$32M

DIRECT SPENDING
from sports events
and meetings in 2024

85

**SPORTS EVENTS AND
MEETINGS RECRUITED TO
SPARTANBURG COUNTY**
which included
20 different sports

POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE
GROWTH**
among self-reporting Power
Up participants in 2024

180

JOBS CREATED
among self-reporting
Power Up participants in
2024

12

NEW CONTRACTS
secured by small businesses
through Power Up: Securing
Contracts, valued at a total
of more than \$1 million.

HOSTED
RENDEZVOUS SOUTH

First S.C. Destination to Host
50+ meeting/event planners
50+ southern destination teams

**NCAA DIVISION II MEN'S AND WOMEN'S
CROSS-COUNTRY REGIONALS**

AWARDED

**2025 S.C. GOVERNOR'S CONFERENCE
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S
AND WOMEN'S CROSS-COUNTRY REGIONALS**



VISIONARY INVESTORS