



FOR LEASE | $\pm 3,934$ SF OFFICE
Drayton Mills Marketplace | Spartanburg, SC

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Space Overview



A rare opportunity to lease $\pm 3,934$ SF of office space in the historic Drayton Mills Marketplace. This is one of South Carolina's most successful adaptive-reuse mixed-use communities. This flexible office suite sits within a vibrant live-work-play campus anchored by loft apartments, restaurants, retail, fitness, and community events.

The space offers a bright, efficient layout with exposed brick, tall ceilings, and the character you expect in a restored textile mill. Ideal for teams seeking a creative environment with walkable amenities and direct access to the on-site trail system that connects through the property.

**ADDRESS:**

1802 Drayton Road,
Spartanburg, SC

**AVAILABLE SPACE:**

$\pm 3,934$ SF

**RENT:**

\$28/SF MG

**BUILDING SIZE:**

$\pm 53,571$ SF

**BUILDING NAME:**

Drayton Mills Marketplace

**YEAR RENOVATED:**

2019

Office Suite Located in **Dynamic Mixed-Use Development**

Opportunity to operate your business at Drayton Mills, an award-winning, mixed-use, mill redevelopment in Spartanburg, South Carolina.

Currently available:

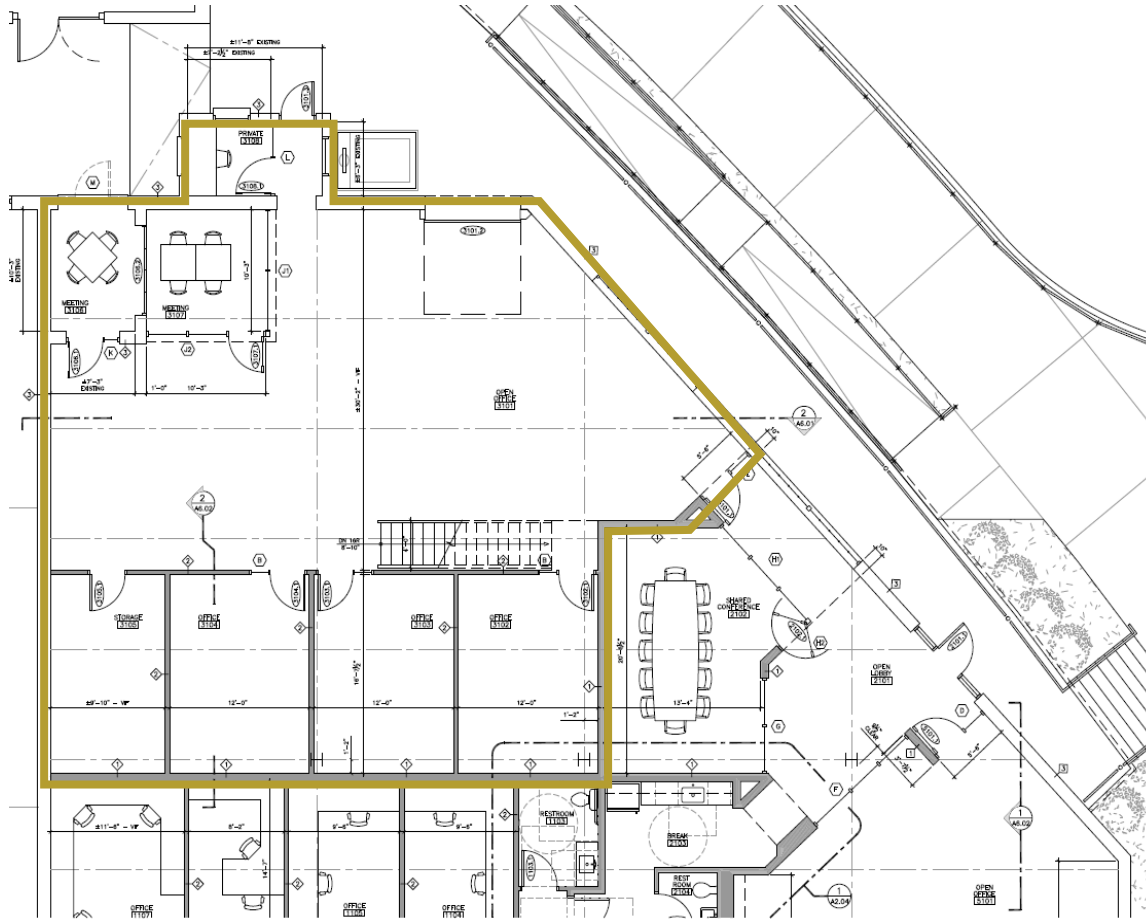
- **Suite 140B:** One-story office with loft, **±3,934 SF - \$28/SF MG**
- **Suite 101:** An awesome, one-story event or restaurant space, **±8,785 SF - \$26/SF MG**

Enjoy immediate access to multiple dining options, meeting spaces, fitness options, entertainment, hair care, chiropractic and luxurious loft living. Employees and guests will also enjoy the 32-mile Drayton Mills Trail that runs through the property.

Highlights

- ±3,934 SF office suite in a fully restored historic mill environment
- Open layout + private office options suited for creative or professional use
- High ceilings, exposed brick, large windows and authentic mill character
- Walkable access to restaurants, coffee, retail, fitness studio, salons, and more
- Connected to Drayton Mills' trail network, offering outdoor paths for walking, biking, and tenant events
- Ample parking with convenient access for staff and visitors
- Located within the broader Drayton Mills live-work campus, home to 500+ residents and steady daily traffic
- Flexible space for office, creative studio, co-working, or boutique professional services

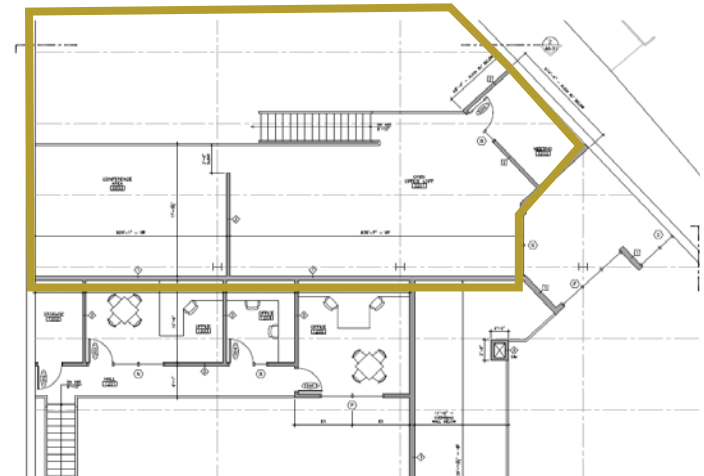
Floor Plan



FIRST FLOOR

Suite 140B

One-story office with loft
±2,837 SF suite for \$28/SF MG



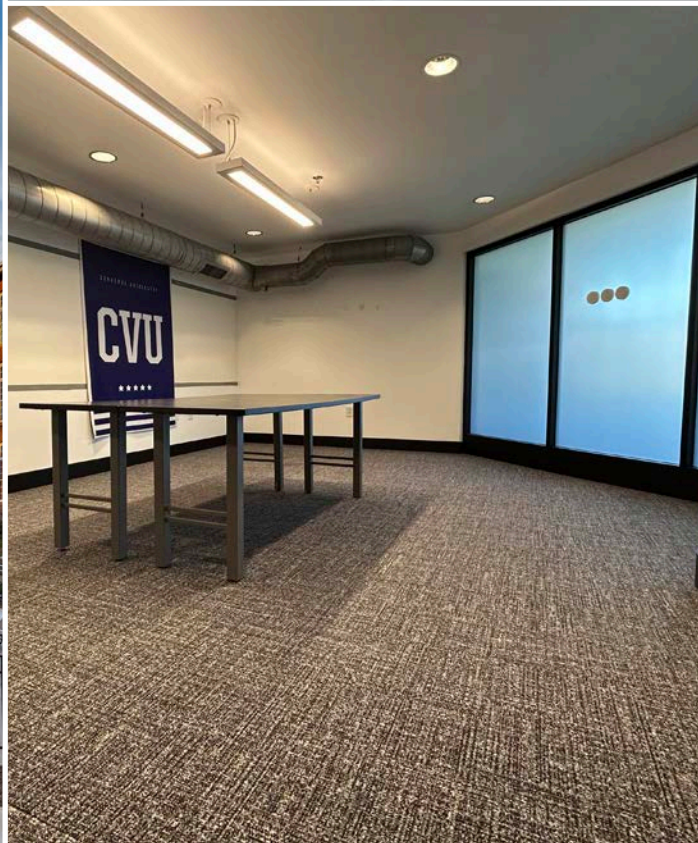
LOFT FLOOR

COMMERCIAL TENANTS

- Aquatics H2O
- Bareknuckle Barbershop
- Burn Boot Camp of Spartanburg
- Dray Bar & Grill
- E-Sports - Converse University
- Edward Jones
- 1800 Drayton Catering & Events
- Flow State Spartanburg
- Habit Beverage Lounge
- H2O Aquatics
- Palmetto Proactive Healthcare
- Pi-Squared Pizza
- Sparkle City Chiropractic
- Tacos & Bla Bla Bla



Your Business Here



DRAYTON MILLS

An aerial photograph of the Drayton Mills development. The image shows several large, multi-story brick buildings with white roofs, which are the former textile mill structures. A prominent water tower stands near the center. In the foreground, there is a large, irregularly shaped pond with several fountains spraying water. To the left of the pond is a large parking lot filled with cars. To the right is another large, mostly empty parking lot. The development is surrounded by lush green trees and a road with traffic is visible on the left side.

AWARD WINNING CLASS “A” MIXED-USE DEVELOPMENT

The 23-acre historic Drayton Mills includes 289 loft apartments and 53,571+ square feet of restaurant and retail space. Originally built in 1902 as a textile mill, the award-winning, adaptive-reuse project was completed between 2017 and 2019.

Drayton Mills is well-located near Downtown Spartanburg, the 12th fastest growing MSA's in the United States.

DRAYTON MILLS TRAIL

An urban trail in any city is a treat and retreat for both locals and visitors. On Spartanburg's east side, Drayton Mills Trail is one of those much sought-after experiences for residents. Partners for Active Living is spearheading an effort to build a connected trails network throughout the Spartanburg urban area. The complete system will total 32 miles of connected trails: 11 miles of existing and 21 miles of new trails.



— Walkway

— Public Road

① Drayton Mills Marketplace

② Drayton Mills Elementary School

③ Spartanburg Regional Medical Center-Mary Black Campus

④ Parking

Adam's Park

To Beaumont

To River Birch
and
Cottonwood







HISTORIC STATUS

Built in 1900, Drayton Mills has a rich history that has spanned well over 100 years. The red brick-spinning mill was beautifully designed by the Boston engineering firm of Lockwood Greene & Co. and features Romanesque Revival and Tudor Revival architecture.

Over the years, additional structures have been added including a cotton warehouse, two water towers, a pond and office buildings. Architectural features with industrial charm are still present to the site including exposed beams, arched window bays, deep red brick and original hardwood floors.

Today the property is listed on the National Register of Historic Places which adds to the uniqueness of this master redevelopment. Operating as a textile and manufacturing mill between 1898 and 1994, this property has supported the economy of Spartanburg and the surrounding area for over a century.

**Voted Best Apartment Complex in the
Spartanburg Herald-Journal's
2017-2022
Best of the Best Awards!**



AWARD-WINNING COMMUNITY

The S.C. Department of Archives and History, and Preservation South Carolina presented Drayton Mills with the Honor Award – one of the state's highest honors for historic preservation.

Also in 2018, Novogradac and Co. honored Drayton Mills as its Non-Residential Major Community Impact Winner. This national award was given over hundreds of other eligible projects.

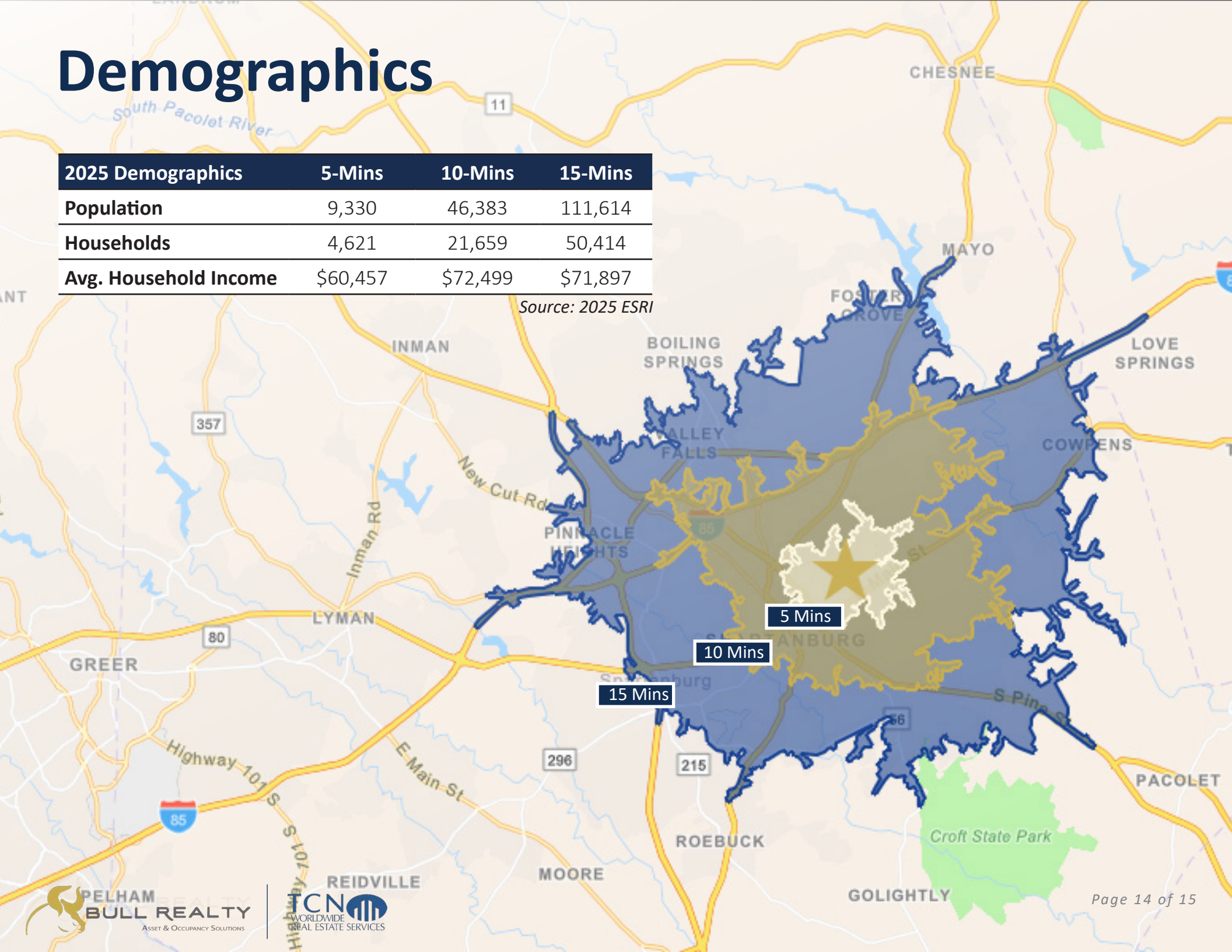
Drayton Mills Loft Apartments also has received awards for Best Apartment Community 6 years in a row in the Spartanburg Herald-Journal's Best of the Best awards.



Demographics

2025 Demographics	5-Mins	10-Mins	15-Mins
Population	9,330	46,383	111,614
Households	4,621	21,659	50,414
Avg. Household Income	\$60,457	\$72,499	\$71,897

Source: 2025 ESRI



Broker Profiles



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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While known for effective disposition services, the firm also provide acquisition, project leasing, and site selection in all major property sectors.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.



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Ramon Garcia is an accomplished executive with extensive experience in real estate sales, development and operations. Ramon uses his vast experience to advise clients in the acquisition and disposition of multifamily properties, land, and redevelopment properties around metro Atlanta and across the Southeast U.S.. Services include disposition and acquisition of multifamily properties and land for various uses including single family subdivisions, build-to-rent (BTR), multifamily, mixed use, retail, industrial, manufacturing, self-storage, student housing and office.

Ramon has previously worked as a Project Manager, Development Manager, Development Director, and owner of a construction company. Ramon has a comprehensive understanding of the entire development process—from site acquisition and entitlements to build-out and winning disposition strategies.

Ramon obtained his bachelor's degree in civil engineering from Georgia Institute of Technology and his Master of Science in real estate from John Hopkins University. He is a member of National Association of REALTORS and Atlanta Commercial Board of REALTORS.