



- Class A Professional Office Space
- Located on Spartanburg's Westside Near the Intersection of John B. White Sr. Blvd. & Hwy 295
- Great Visibility on a High Traffic Corridor
- 32,979 CPD on John B. White Sr. Blvd.
- 90+ Surface Parking Spaces
- 10 Minutes to Downtown Spartanburg
- Close Proximity to Spartanburg's Downtown Airport, Woodland Heights Elementary School, Residential Developments, Medical Offices
- Tenant Responsible for Telephone, Internet Service and In-Suite Janitorial

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.

CONTACT

Guy Harris 864-316-1318
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995
harrisguyjr@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

LEASE RATE:
\$18.00/SF

FULL SERVICE LEASE (WITH BASE YEAR)
Contact Broker for BASE YEAR OPEX

 CoStar™
POWER BROKER



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

Professional Office Space Available
1460 John B. White Sr. Blvd., Spartanburg



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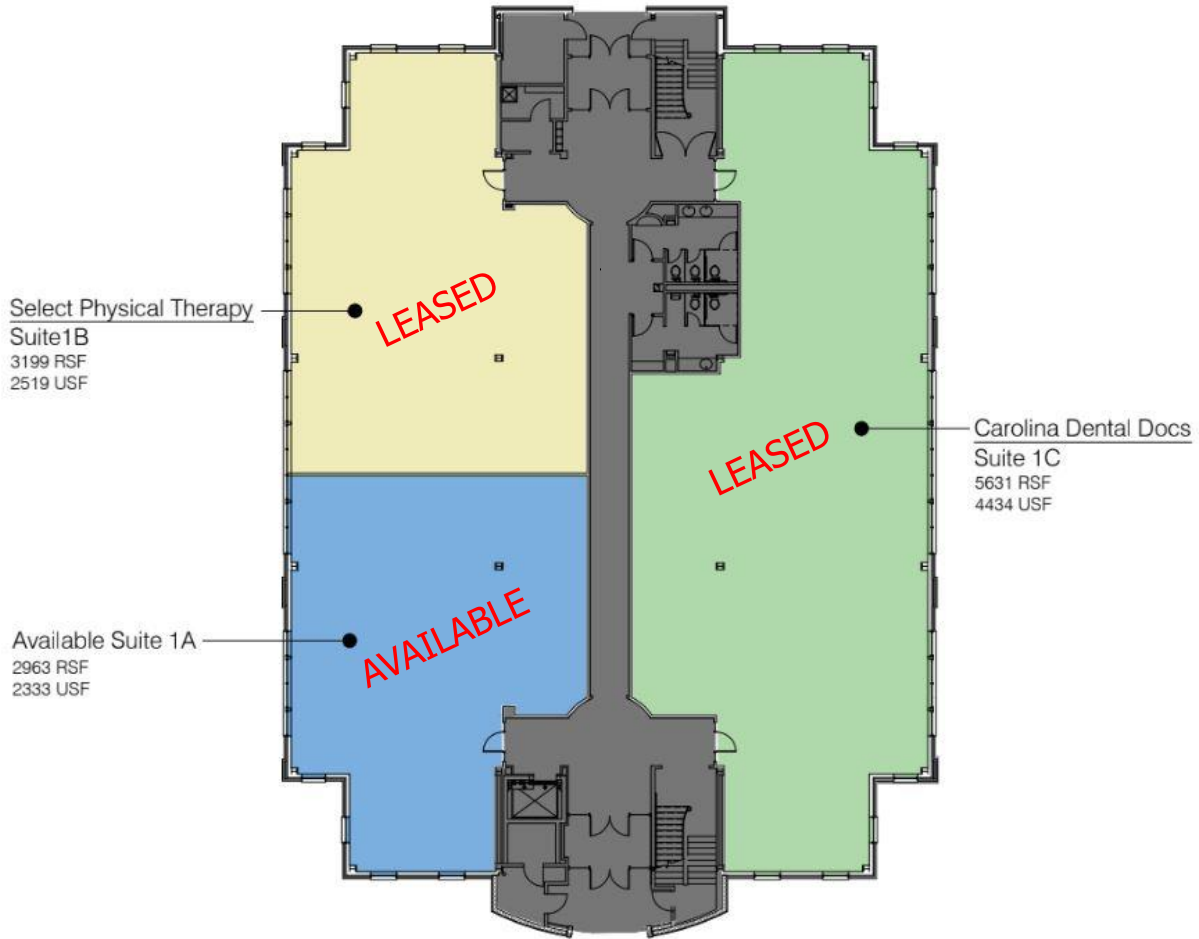
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Select Physical Therapy
Suite 1B
3199 RSF
2519 USF

LEASED

Available Suite 1A
2963 RSF
2333 USF

AVAILABLE

LEASED

Carolina Dental Docs
Suite 1C
5631 RSF
4434 USF

First South Center 1460 John B. White Boulevard
First Floor · 11,793 RSF/ 9,286 USF · Leasing Diagram



LOWER LEVEL:

- 2,963+/- SF - Shell Condition
- 3,199+/- SF - Leased
- 5,631+/- SF - Leased

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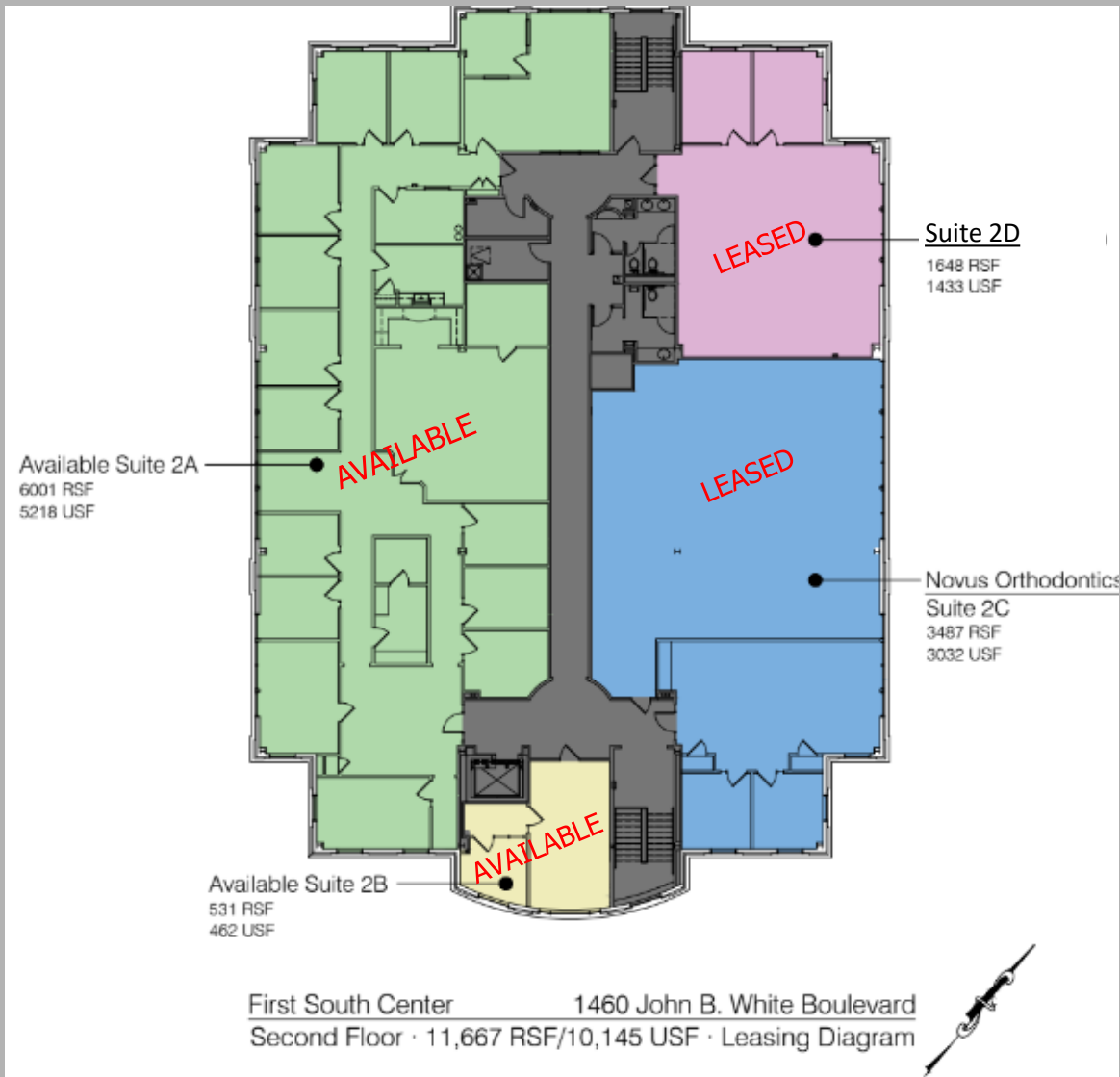
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POWER BROKER



UPPER LEVEL:

- 531+/-SF - Reception Area, Private Office
- 1,648+/-SF - 2 Private Offices, Work Room – Bull Pen Area
- 6,001+/- SF - 12 Private Offices, Reception Area, Large Meeting / Board Room, Small Conference Room, Break Room, Work Room, Alcove
- 3,487+/- SF - LEASED

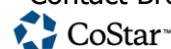
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