

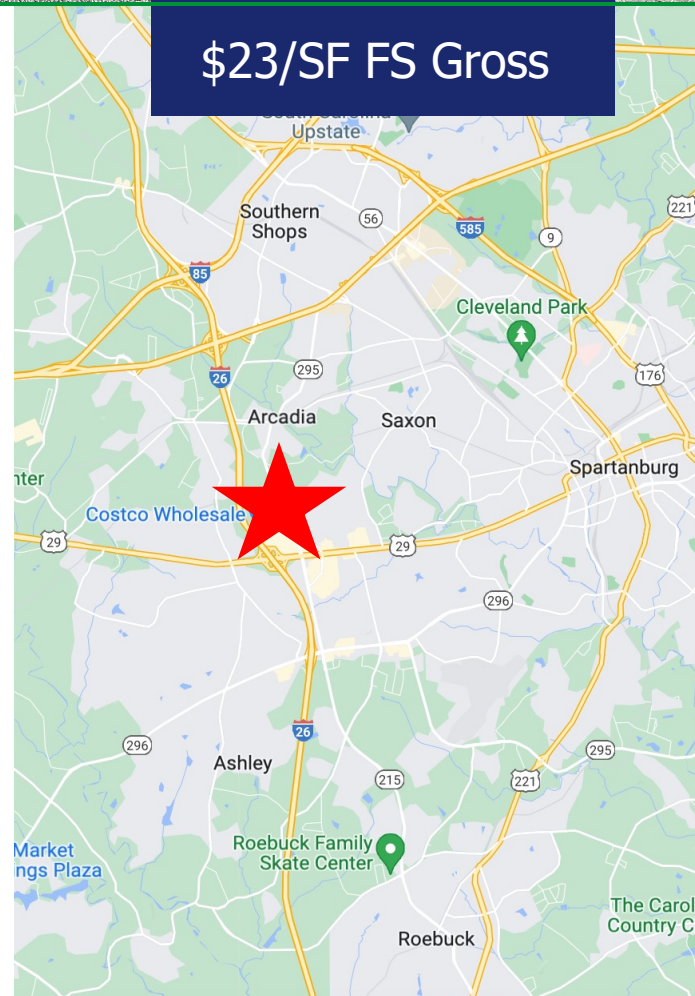


**Multiple Suites
Available**

\$23/SF FS Gross

Property Features

- Point West Office Complex
- Class A Office Suites Available
- Full Service Lease
 - Landlord Covers Power, Water, Janitorial, HVAC & Parking Lot
 - Tenant Responsible for Phone/Internet
- 16% Core Factor
- Signage: New Streetside Monument Sign & Digital Directory in Entryway
- 200+ Parking Spaces
- Onsite FedEx & UPS Drop Off Box
- Easily Accessible Westside Spartanburg Location
- Surrounding Businesses Include: Westgate Mall, Costco Wholesale, Hilton Garden Inn, Starbucks, and Many More
- Located Off I-26; 4 Miles to Downtown Spartanburg



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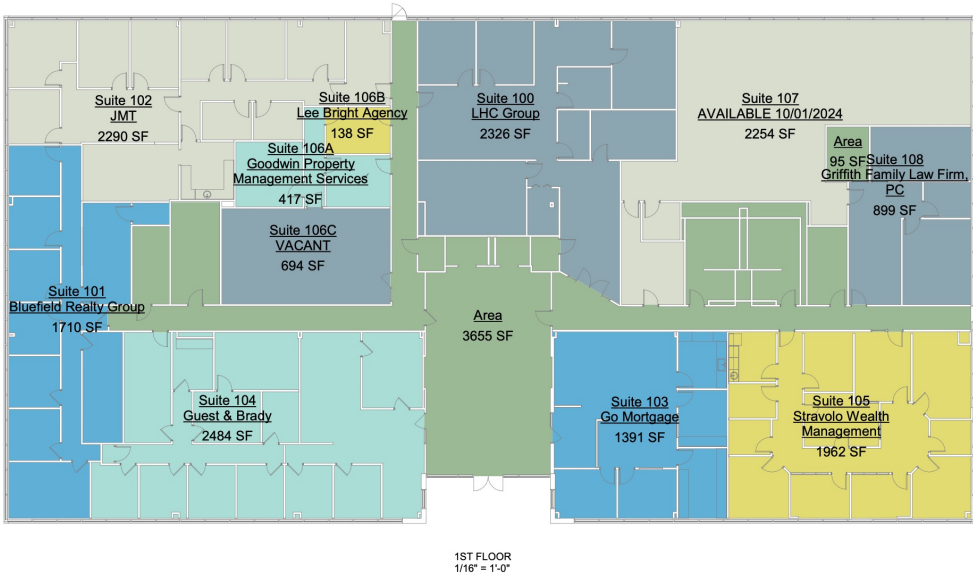
COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS

380 S. Pine Street, Spartanburg, SC 29302 - 864.583.1001

Property Photos



Floorplans and Current Availabilities



- 1st Floor Availabilities
 - 106 C – 694 SF
 - 107 – 2,254 SF (Available 10/01/24)

- 2nd Floor Availabilities
 - 202 – 2,835 SF (New Finishes to Come)

