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Additional documents will be provided upon execution of CA.

FOR SALE Office Building

Value-Add Opportunity in the Heart of Downtown Spartanburg

145 N Church Street, Spartanburg, SC

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Investment Opportunity

The Spartanburg Business Technology Center is strategically situated in Downtown Spartanburg near Interstates 26, 85 and 585. This prime location makes it an appealing choice for businesses that need convenient commuting access. Additionally, the downtown area offers a walkable environment, public transit options and an increasing number of co-working spaces, which fosters a strong sense of community and innovation.

This is an excellent investment opportunity to acquire a well-positioned office building at well below replacement cost with an attractive going-in yield and value-add upside.

PROPERTY OVERVIEW

Address	145 N Church Street, Spartanburg, SC
Tax Map Id	7-12-18-009.00 (Spartanburg County)
Building Size	±110,661 SF total (±60,017 SF five-story office building and ±50,644 SF annex building)
Lot size	±1.88 acres
Occupancy	74% leased
WALT	1.71 years as of 12/31/2024



Mark-to-Market Opportunity

In-place rents below market, potential immediate rent growth



Downtown Spartanburg

Situated in the center of Downtown Spartanburg



Strategic Location

±1 mile to I-585
±4 miles to I-26
±6.2 miles to I-85

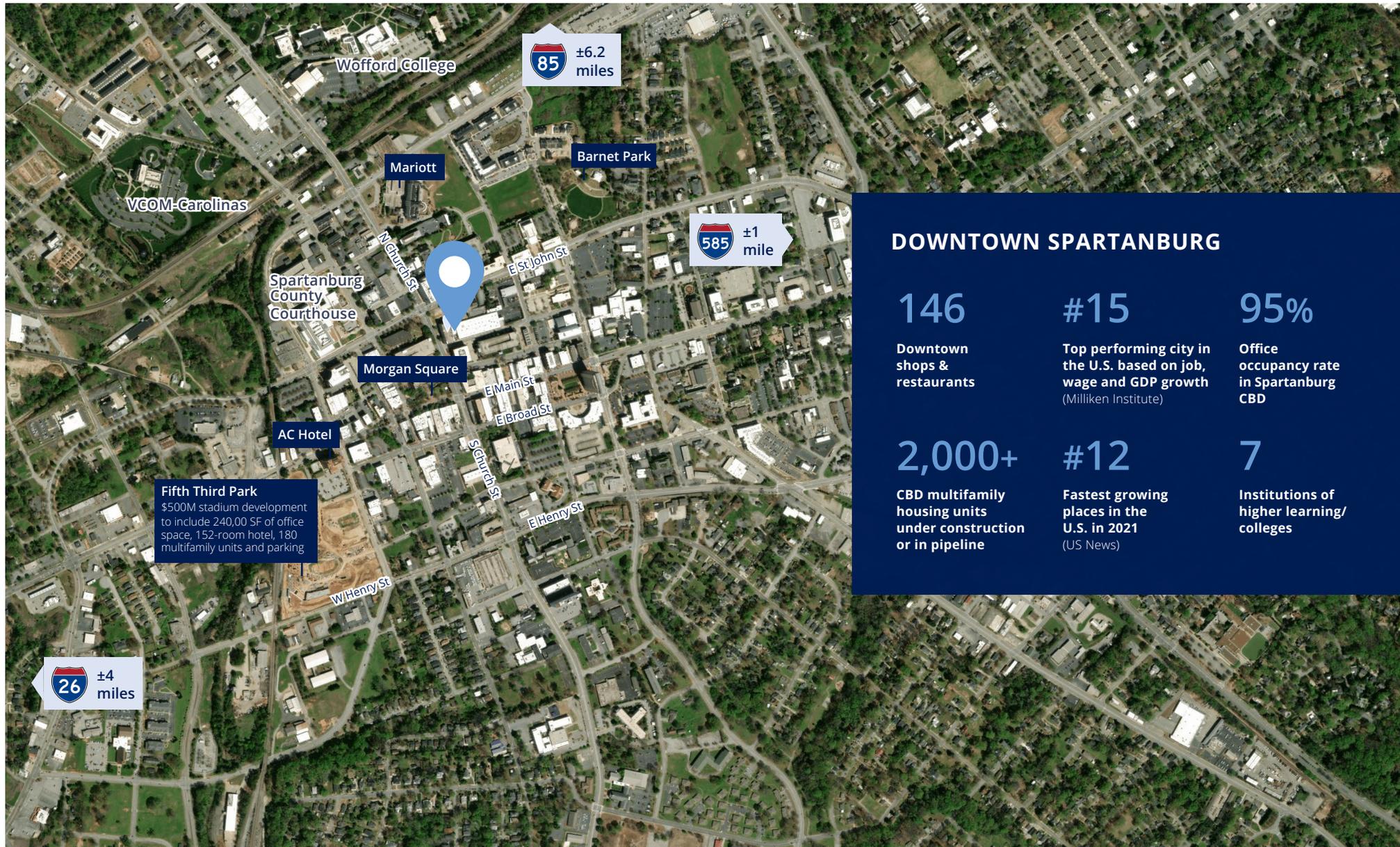
SALE PRICE: \$12,000,000



Location Overview

Spartanburg has seen unparalleled investment within the past decade, contributing to a strong resurgence of the downtown community and a thriving cultural scene. The area is known for its walkable sidewalks, live music, green spaces and multitude of dining options from casual to upscale.

Upcoming projects include transforming Morgan Square into a pedestrian-only courtyard, the redevelopment of several storefronts along E. Main Street and multiple residential developments in the downtown area.



DOWNTOWN SPARTANBURG

146

Downtown shops & restaurants

#15

Top performing city in the U.S. based on job, wage and GDP growth (Milliken Institute)

95%

Office occupancy rate in Spartanburg CBD

2,000+

CBD multifamily housing units under construction or in pipeline

#12

Fastest growing places in the U.S. in 2021 (US News)

7

Institutions of higher learning/colleges



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