



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup



Downtown Spartanburg Office  
Space for Lease

135 N Church Street, Spartanburg, SC 29306





# Property Overview

**One of Spartanburg's most visible buildings, Two Morgan Square offers flexible office space ideal for businesses of all sizes.**

Located in the heart of Morgan Square, this prime downtown location provides tenants with proximity to downtown Spartanburg restaurants and shopping.

- Over 57,000 total square feet
- Executive office and flex space opportunities available
- Available spaces range from 169 – 186 square feet
- Print and copy room
- Wi-Fi / internet provided
- Reservable teleconference capable conference room available
- Convenient parking available
- Upgraded and remodeled interior spaces
- Open floor plans to accommodate high density workspaces



24/7 key  
card access



Vending café  
and dining area



Gym and  
locker rooms







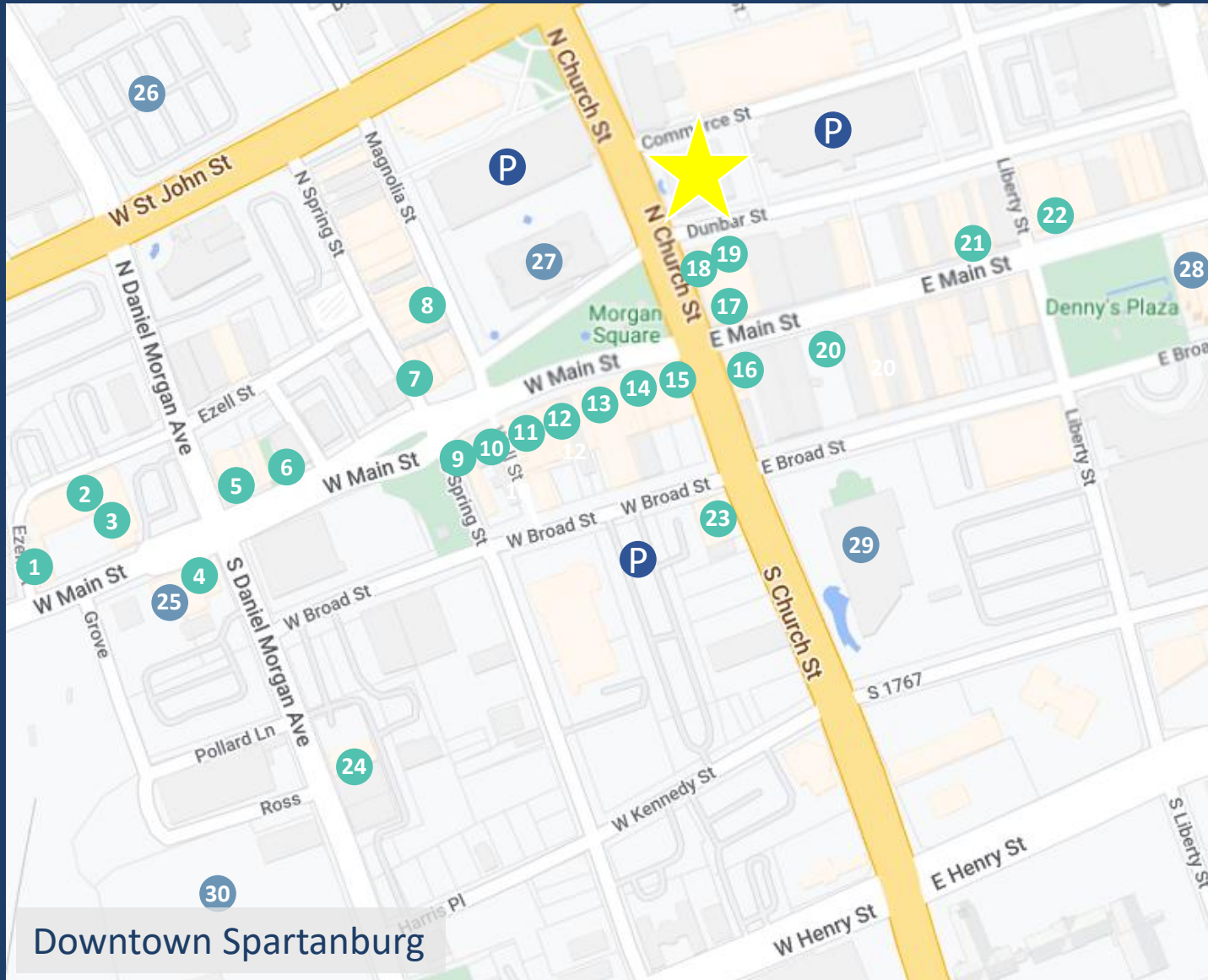
# Floor Plan

Available May 1st

- Suite 121: 186 SF
- Suite 122: 169 SF
- Suite 124: 176 SF
- Suite 125: 168 SF



# Surrounding Area



## Restaurants

- 1 Main Street Pub
- 2 Rockers Brewing Co. & Restaurant
- 3 Cribb's Kitchen on Main
- 4 Level 10
- 5 Konnichiwa of Spartanburg
- 6 Little River Coffee Bar
- 7 Starbucks
- 8 Miyako Sushi Group
- 9 Sophia's
- 10 The Peddler Steak House
- 11 Bond Street Wine
- 12 Mezcal Taberna Mexicana
- 13 Monsoon Noodle House
- 14 Delaney's Irish Pub
- 15 Smoking Butt Heads BBQ
- 16 Lime Leaf
- 17 Groucho's Deli
- 18 Pokenori
- 19 The Lemongrass Kitchen
- 20 FR8yard
- 21 Hub City Scoops
- 22 Spill the Beans
- 23 Blue Moon Specialty Foods
- 24 El Paso Tacos & Tequila



Two Morgan Square

25 AC Hotel Spartanburg

26 New Spartanburg County Courthouse

27 One Morgan Square

28 Denny's Corporate Headquarters

29 Spartanburg County Library & Future Planetarium

30 Future Minor League Baseball Stadium



# Why Spartanburg?

#1<sup>st</sup> Small Metro for Economic Growth

#1 Homebuilding Opportunities

#2<sup>nd</sup> Job Market in the U.S

#10 Most Affordable City to Live and Work

\$36 Million in Spartanburg Capital Investment

# Contact Us

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