

Drayton Mills Marketplace - #305

±2,344 SF Creative Office Space



1802 Drayton Rd, Suite 305, Spartanburg, SC 29333





Executive Summary

An opportunity to operate your business in an awesome creative office space within Drayton Mills Marketplace, one of the Southeast's most successful adaptive-reuse mixed-use developments. Both suites offer highly functional layouts designed to accommodate a range of uses including office or retail users.

The suites feature distinctive architectural elements including exposed brick walls, soaring ceilings, abundant natural light, and authentic mill-era character, creating a modern workplace environment that supports team collaboration, productivity, and employee engagement.

Located within the award-winning Drayton Mills campus, tenants benefit from immediate access to a dynamic live-work-play ecosystem anchored by residential lofts, curated retail, dining, fitness amenities, and year-round community synergy. The property's integrated trail network enhances connectivity and enjoyment, providing a unique workplace setting in one of Spartanburg's most vibrant and amenitized destinations.

#305
2,344 SF

**AVAILABLE
SUITE**

\$16
PSF

**BASE
RENT**

22,954
VDP

**TRAFFIC COUNT
(CoStar)**

\$6
PSF

**CAM
RENT**

Property Overview



Suite 305
±2,344 SF

Flexible office, studio or retail space combining historic mill character, modern amenities, ample parking, and strong visibility within a vibrant live-work community.

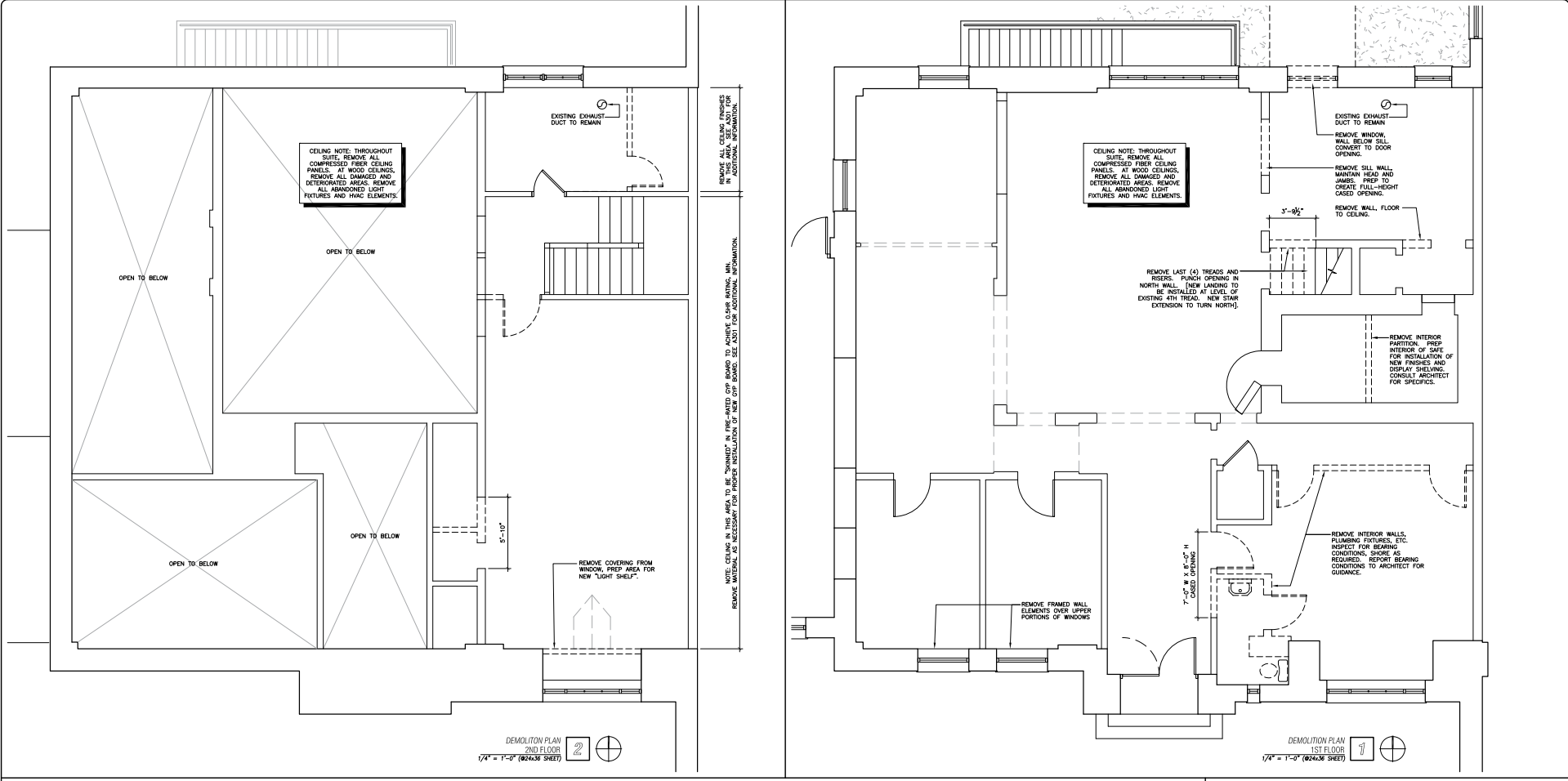
- Open layout + private office options suited for creative or professional use
- High ceilings, exposed brick, large windows and authentic mill character
- Walkable access to restaurants, coffee, retail, fitness studio, salons, and more
- Connected to Drayton Mills' trail network, offering outdoor paths for walking, biking, and tenant events
- Free parking with convenient access for staff and visitors
- Drayton Mills is home to 500+ residents
- Steady daily traffic of 22,954 cars per day
- Flexible space for office, studios, or retail uses

Suite 305 - 2 Floors





Floor Plan - Suite 305





DRAYTONMILLS
Marketplace

Suite 305



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