

Leading Now



187 S. CHURCH ST
SUITE 105

For Lease
\$25/SF Gross



THE
MONTGOMERY
BUILDING

PREMIER DOWNTOWN OFFICE / RETAIL SPACE

ELEVATE THE EXPERIENCE OF YOUR CLIENTELE WITH AN
UNBEATABLE LOCATION IN THE MONTGOMERY BUILDING

Contact:

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Colliers



THE
MONTGOMERY
BUILDING

SPACE AVAILABLE NOW AT ICONIC DOWNTOWN SPARTANBURG DESTINATION

The Montgomery Building is now leasing ±1,781 SF of unbeatable commercial space located at the intersection of two of downtown Spartanburg’s most prominent corridors. The historic landmark was built in 1924 and fully restored in 2018 to accommodate modern tenant requirements while maintaining its historical integrity and unique architectural style.

The Montgomery Building offers incoming tenants the opportunity to capitalize on existing familiarity within the community and draw from a large consumer base in the immediate area which includes: residents of the building’s 63 apartments, patrons of neighboring retail tenants Pharmacy Coffee, Green Papaya Salon, Oxford Barber and James & James Collection, second floor office tenant Agape Health Care (704 employees) and third floor executive offices, and visitors to the adjacent USC Upstate School of Business campus, Chapman Cultural Center, Spartanburg Marriott and future Fairfield Suites (currently under construction).

ELEVATE

THE CUSTOMER EXPERIENCE



Vaulted ceilings, LVP flooring, “blank canvas” walls, floor-to-ceiling storefront windows



Modern layout and specifications in a historic, architecturally unique setting



Prominent downtown location with visibility to more than 36,500 VPD and 76,507 daytime population



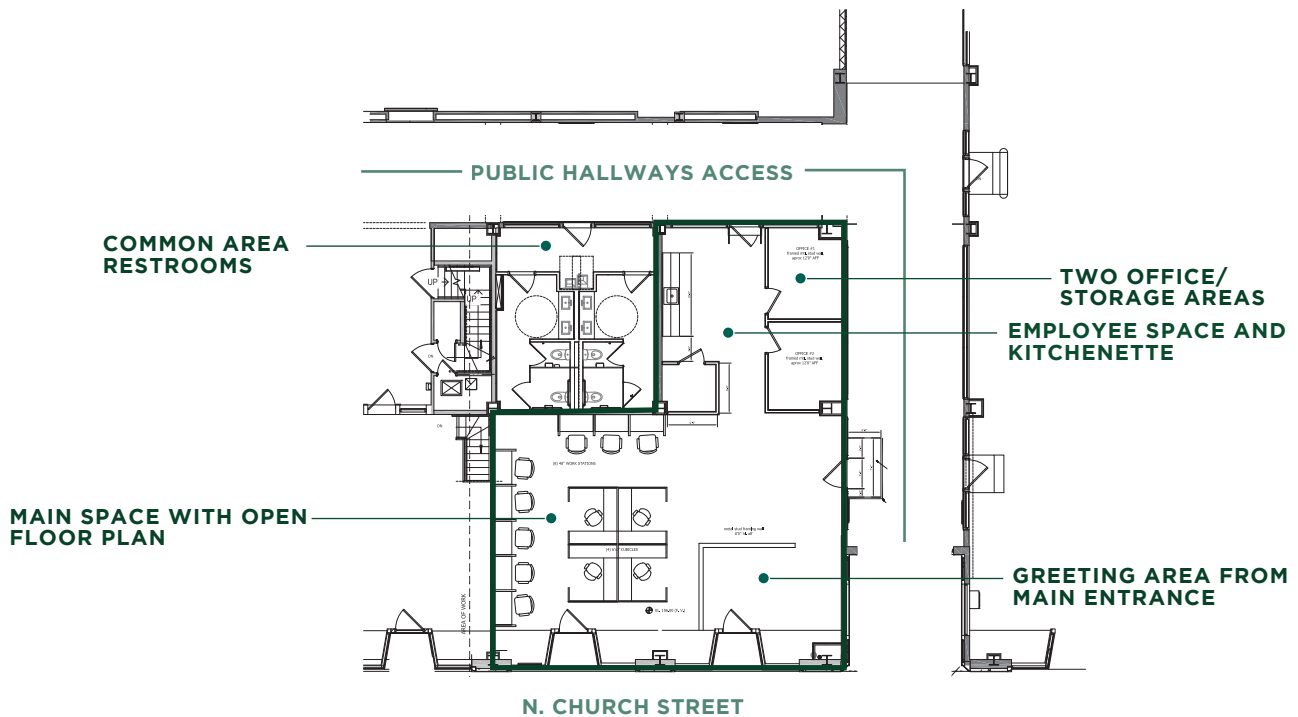
Move-in ready: greeting area, open floor plan, individual offices/storage areas, kitchenette, multiple entrances



THE
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BUILDING

LAYOUT AND SPECIFICATIONS

Size	±1,781 SF	Accessibility	Fully ADA compliant
Availability	Ready for immediate occupancy	Finishes	Modern lighting, floor-to-ceiling storefront windows, LVP flooring
Visibility	Corner of N. Church St and E. St. John St	Utilities	All available on-site; Included in lease rate
Floor Plan	Greeting area and open floor plan in front, office/storage spaces and kitchenette in rear	HVAC	100% heated and cooled
Restrooms	Class A common area restrooms	Entrance/Exit	Four access points into space (front [2], side, rear)



Contact for leasing details:



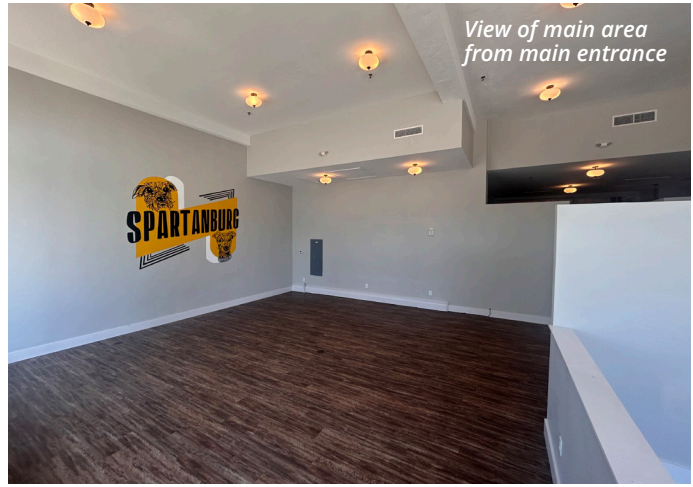
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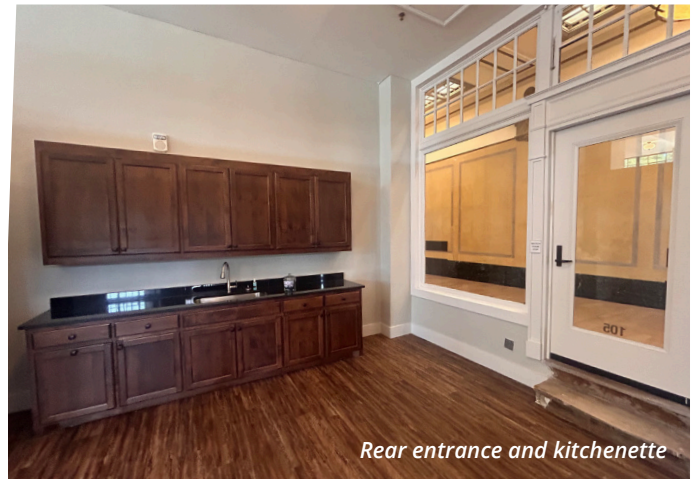
Leasing Now



Open concept main area



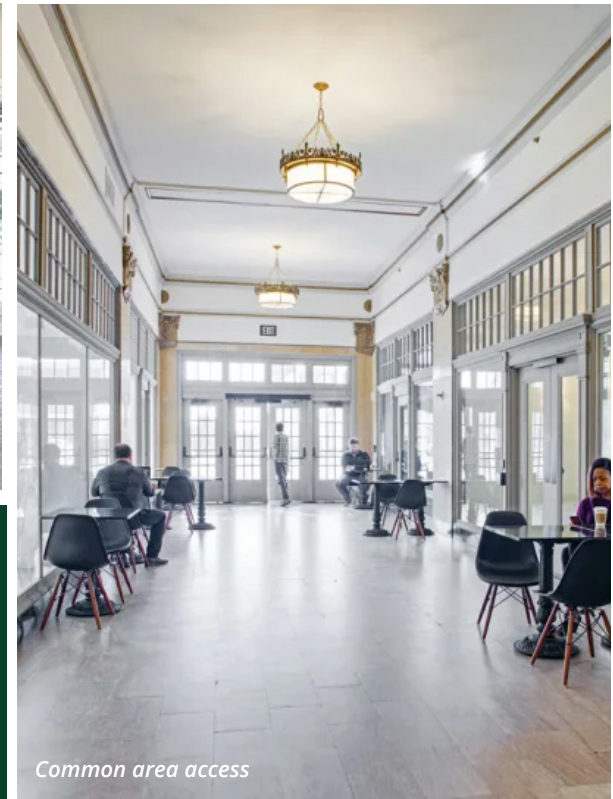
View of main area from main entrance



Rear entrance and kitchenette



Office or storage spaces



Common area access

AVAILABLE SPACE PHOTO GALLERY



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DOWNTOWN SPARTANBURG

1,335

ANNUAL EVENTS AND FESTIVALS

26

RETAIL SHOPS/ BOUTIQUES

62

BAR/RESTAURANTS

\$42,897

MEDIAN HOUSEHOLD INCOME (3-MILE RADIUS)

15

GREEN SPACES AND PARKS

76,507

DAYTIME POPULATION (3-MILE RADIUS)

19,528

OCCUPIED HOUSING UNITS (3-MILE RADIUS)

644

HOTEL ROOMS (3-MILE RADIUS) INCLUDES FUTURE FAIRFIELD SUITES

5,000

STUDENTS ENROLLED AT USC UPSTATE SCHOOL OF BUSINESS

LOCATION
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SUITE 105
SPARTANBURG, SC

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Available Office /
Retail Space

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