



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup



# 101 N Pine Street

*Spartanburg, SC | Downtown Class A Office Space*

**CONTACT**

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**77,000 TOTAL SQUARE FEET**

Available spaces range from 173-2,638 SF



# Property Overview

One of Spartanburg's most visible buildings, 101 N Pine offers flexible office space ideal for businesses of all sizes.

This prime downtown location provides tenants with proximity to downtown Spartanburg restaurants and shopping. Immediately adjacent to the dynamic OneSpartanburg, the area's award-winning chamber of commerce in charge of local business, economic, and tourism development.

- Over 77,000 total square feet
- Available spaces range from 173 – 2,638 square feet
- Executive office and flex space opportunities available
- Convenient parking available on-site
- Upgraded and remodeled interior spaces
- Open and closed floor plans to accommodate high density or focused workspaces

**70+**

**RESTAURANTS & BARS**  
within a 1.5 mile radius

**25**

**MINUTE DRIVE**  
to GSP In'tl Airport

**9**

**MINUTE DRIVE**  
to I-26 and I-85



## Location

We are within 10 minutes of I-26 and I-85. Spartanburg is unmatched statewide in economic development for new investment and job creation, home to a thriving cultural district and diverse educational institutions, and recognized as one of the fastest growing metro areas in the U.S..



*Downtown Spartanburg*



## Amenities

- Reservable conference spaces
- Kitchen and dining area
- On-site security service
- Free parking
- Cleaning services



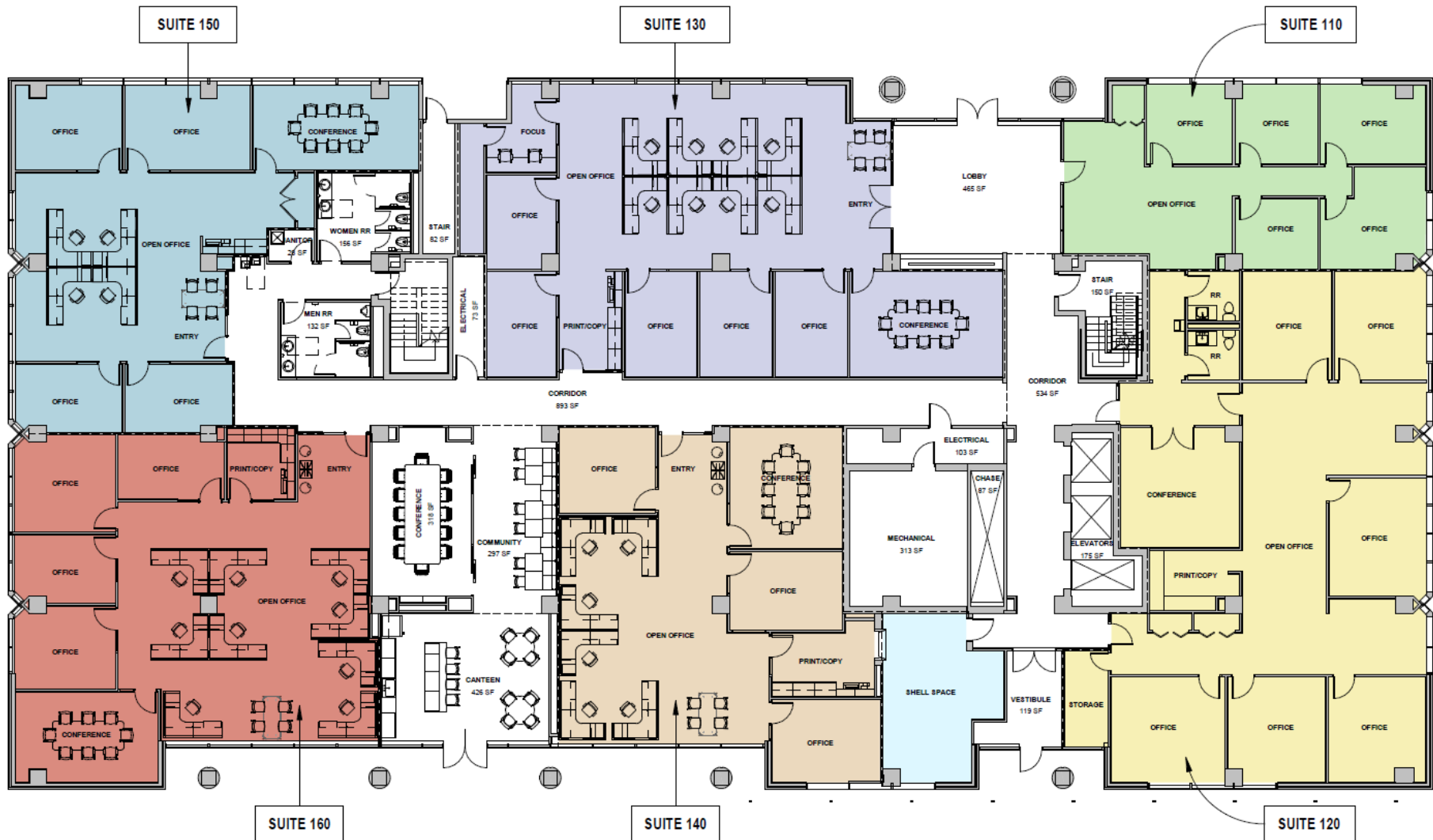
# Available Space

## LEVEL 1

### Office Suites

Suite 120 – 2,638 SF - Available Oct 2024

Suite 130 – 2,569 SF



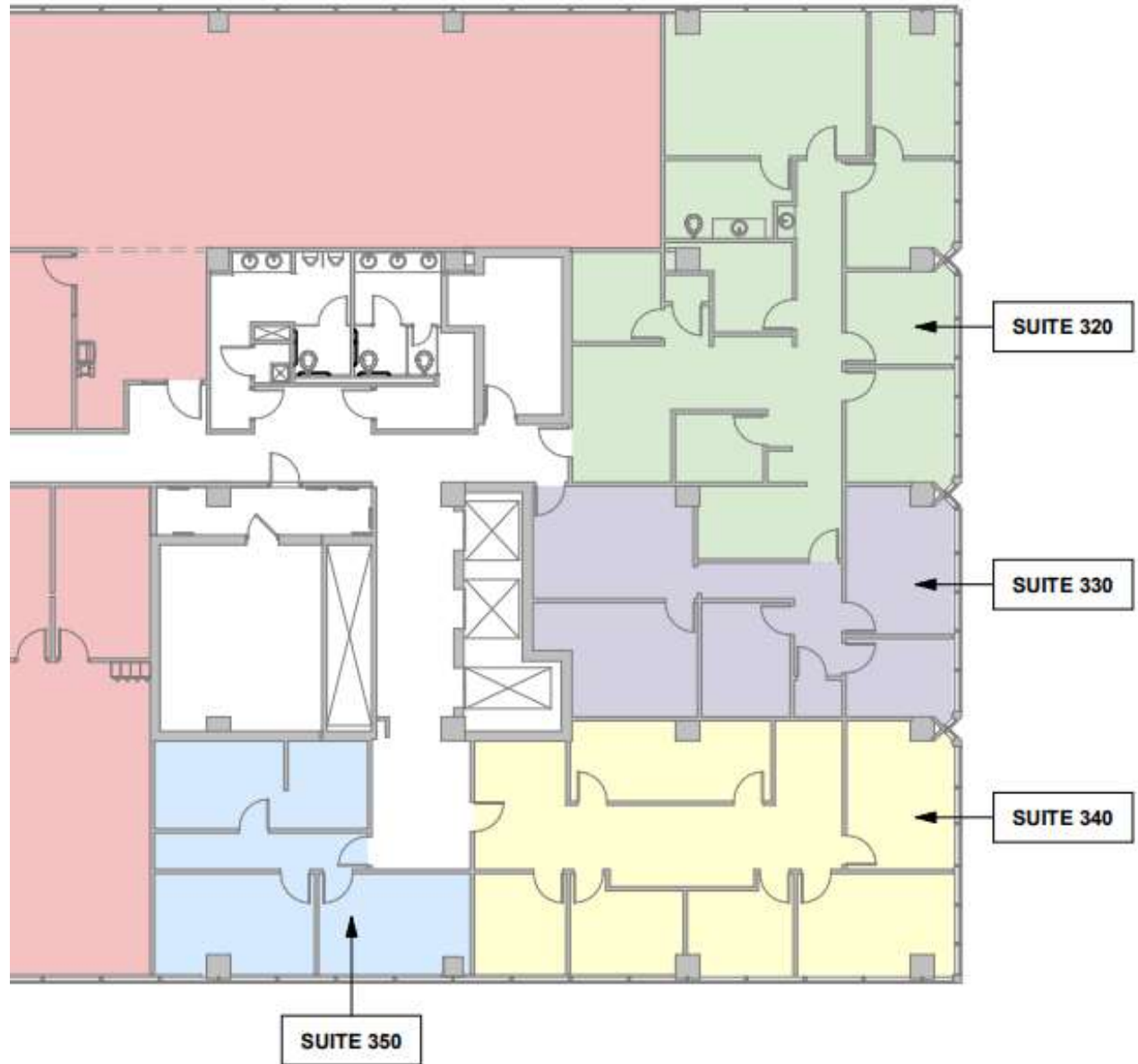
# Available Space

## LEVEL 3

### Office Suites

Suite 340 – 1,234 SF

Suite 350 – 622 SF



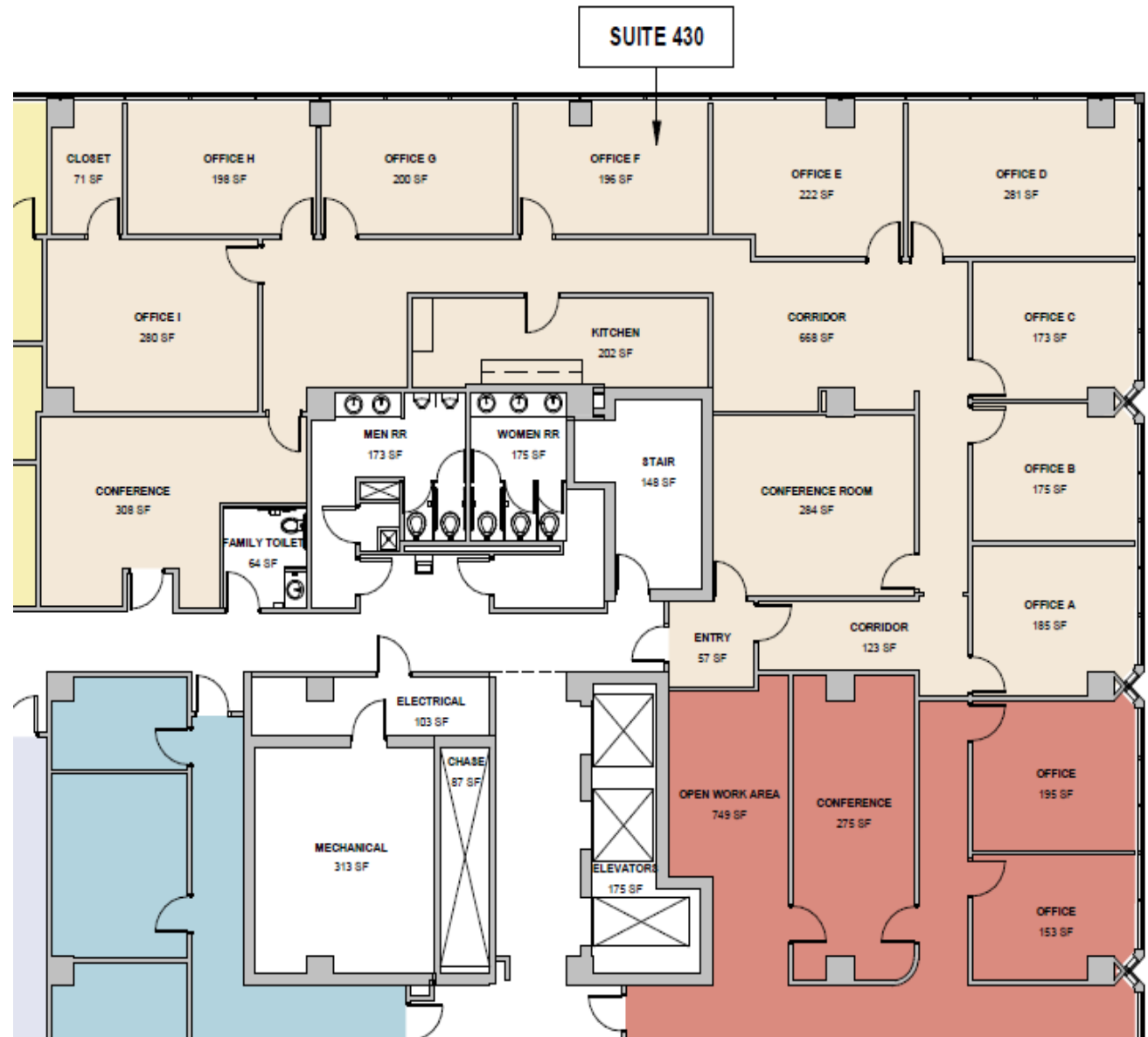
# Available Space

## LEVEL 4 - Suite 430

### Executive Offices

- Office C – 173 SF
- Office H – 198 SF
- Office I – 280 SF
- Office J – 308 SF

\*Furnished conference room



# Available Space

## LEVEL 4 - Suite 440

### Executive Offices

- Office B – 176 SF
- Office E – 153 SF
- Office F – 195 SF





# Spartanburg, South Carolina

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Home to the fastest growing community economy in the Upstate of South Carolina, Spartanburg is experiencing a strong revitalization within its downtown core, with new businesses, professionals, and families seeking opportunities to put down roots.

Spartanburg is home to a thriving cultural district and diverse educational institutions, and recognized as one of the fastest growing metro areas in the U.S..

- BMW's only manufacturing facility in the USA is located 15 miles from downtown Spartanburg
- 17,000+ college students in the downtown area
- 115 attractions in downtown cultural district
- 19,000+ jobs within 1.5 miles



[SPARTANBURGDOWNTOWN.COM](http://SPARTANBURGDOWNTOWN.COM)

**\$800M**

downtown  
development  
in progress /  
announced

**43**  
downtown  
retailers

**92%**  
Class A office  
occupancy rate



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