

# FOR LEASE

269 S. Church Street Spartanburg, SC 29306



## Office/Retail | 120-5,000 SF

- Unique opportunity and great location in downtown Spartanburg
- Office suites ranging from 120 - 5,000 SF
- Newly renovated lobby and suites
- Approximately 400 new apartments being built in a 1 mile radius of the property
- First floor could be upfit for a restaurant, coffee shop, or retail
- Extra parking available
- Power & water included in lease
- 3,700 SF suite fully furnished and updated
- Elevator
- Easy access to The Dan: Spartanburg's 50 mile proposed trail system

### OFFERING SUMMARY

<b>LEASE RATE</b>	Contact Broker for Details
<b>BUILDING SIZE</b>	35,000 SF

### 5 MILES INFORMATION



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



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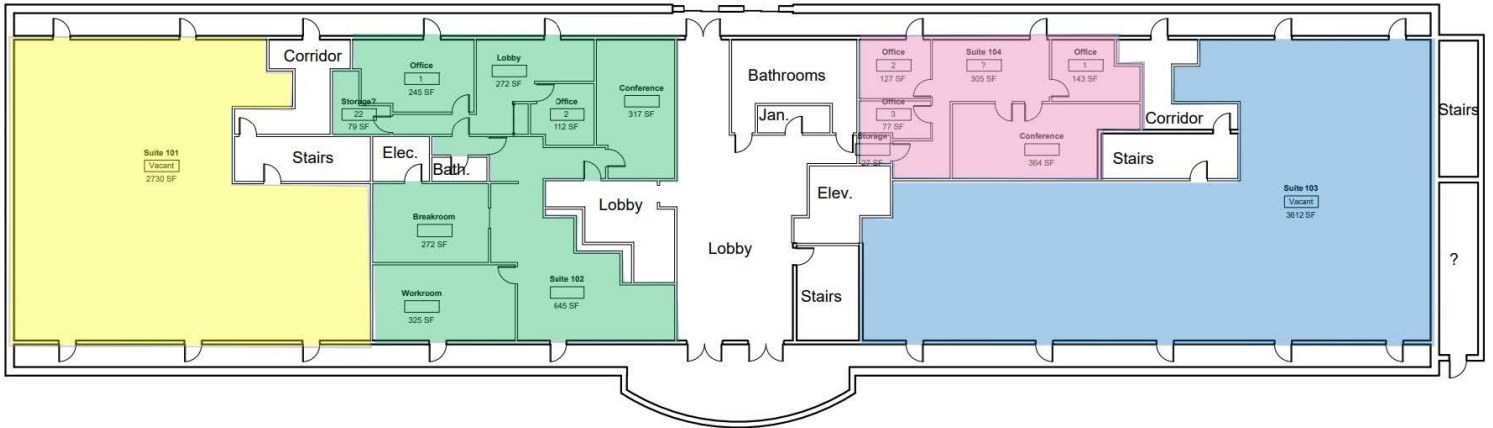


**1 Real Estate Way**  
Spartanburg, SC 29302  
naiearlefurman.com

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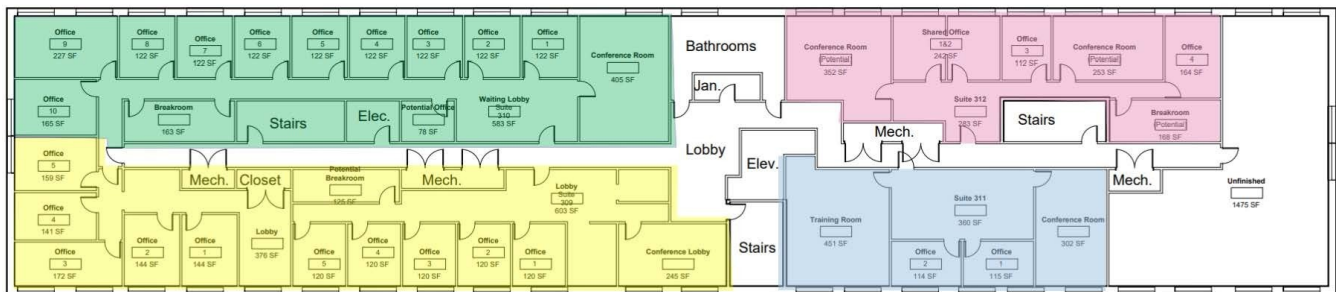
## 1<sup>st</sup> Floor



Scale: 1/8" – 1'-0"

- Suite 101: 2,730 sq. ft.
- Suite 102: 2,267 sq. ft.
- Suite 103: 3,612 sq. ft.
- Suite 104: 1,043 sq. ft. **(LEASED)**

## 3<sup>rd</sup> Floor



Scale: 1/8" – 1'-0"

- Suite 309: 2,709 sq. ft. **(Newly Carpeted & Individual Suites for Lease)**
- Suite 310: 2,647 sq. ft. **(Individual Suites for Lease)**
- Suite 311: 1,342 sq. ft.
- Suite 312: 1,574 sq. ft. **(LEASED)**

Total Rentable Square Footage:  
9,548 sq. ft.



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## 4<sup>th</sup> Floor



Scale: 1/8" – 1'-0"

- Suite 408: 3,410 sq. ft. **(Fully furnished & Newly Carpeted)**
- Suite 409: 1,991 sq. ft. **(Could be connected to ST.408 for 5,400 SF Suite)**
- Suite 410: 2,142 sq. ft.
- Suite 411: 2,238 sq. ft.



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