



FOR LEASE

187 N Church St | Spartanburg, SC



DRONE VIDEO

PROPERTY HIGHLIGHTS

- Highly visible, iconic 10-story building in the heart of downtown Spartanburg
- For Lease: $\pm 18,668$ SF available on two floors
2nd Floor Offices: $\pm 11,686$ SF
3rd Floor Executive Suites: $\pm 7,732$ SF (350-1,341 SF)
- Warm vanilla shell for easy up-fit
- Gigabit fiber wired offering the fastest internet speeds
- Mixed-use development includes street-level retail with Sidewall Pizza and the Little River Roasting Company
- On-site fitness center access for all commercial tenants
- 63 Residential apartments fill the top seven floors
- Parking on-site and in adjacent garage
- Two blocks from downtown

LEASE RATE

- \$24/SF Full Service
- \$25/SF TI Allowance

NAI Earle Furman

314 S Pine St., #100 | Spartanburg, SC 29302 | 864 398 4444



FOR LEASE

187 N Church St | Spartanburg, SC



SECOND FLOOR

±11,686 SF | Offices

Office spaces are delivered as “warm vanilla shell” and can be divided multiple ways according to tenant needs. Both floors also feature touch-less fixtures and stair access.



THIRD FLOOR

±7,732 SF | Executive Suites

SUITE	SIZE	MONTHLY TOTAL
1	1,341 SF	\$2,800.00
2	415 SF	\$900.00
3	436 SF	\$925.00
4	435 SF	\$950.00
5	435 SF	\$1,000.00
6	435 SF	\$950.00
7	437 SF	\$950.00
8	436 SF	\$925.00
9	484 SF	\$1,000.00
10	350 SF	\$800.00
11	413 SF	\$850.00
12	403 SF	\$850.00

The third floor has a conference room and a break room.

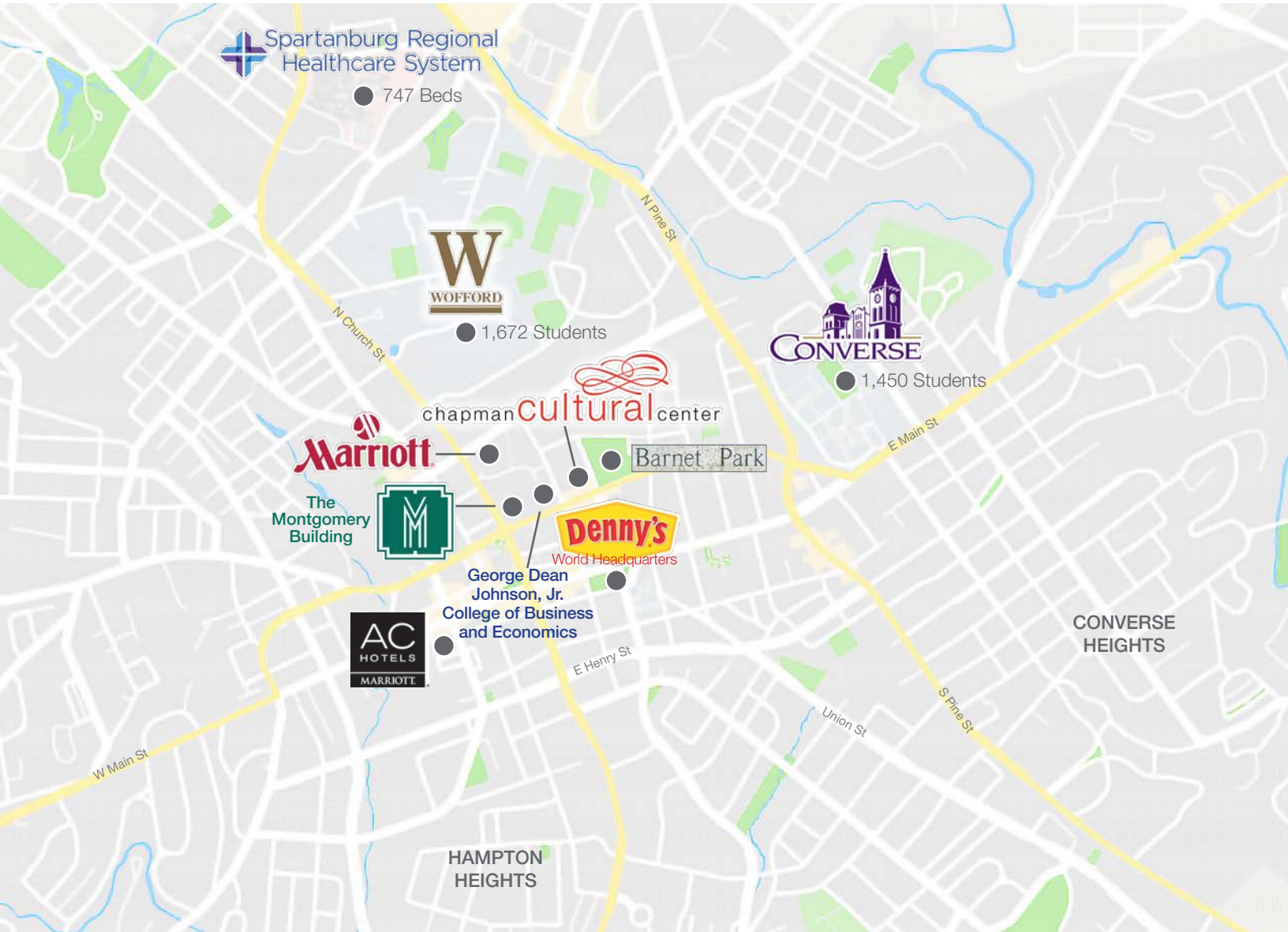
BUILDING HIGHLIGHTS

The fully renovated Montgomery Building has retained its historic charm while modernizing for the needs of today’s businesses. From lightning-fast Gigabit fiber internet to flexible workspaces, the Montgomery Building offers an ideal space for any office. The Montgomery Building is also located just two blocks from the heart of downtown and USCU’s George Dean Johnson School of Business and Economics, and is near Wofford College and six other universities. With an on-site fitness center and parking on-site and in an adjacent garage, The Montgomery Building is the ideal home for any business.



FOR LEASE

187 N Church St | Spartanburg, SC



19th fastest-growing metropolitan area

Through mid-2018, the Spartanburg metropolitan area was the 19th-fastest-growing in the nation out of 383 total

25,106 Jobs

There are 25,106 jobs within a 1.5 mile radius of Downtown Spartanburg

48,678 People 3-Mile Radius

The 3-mile radius population from The Montgomery Building is 48,678



FOR LEASE

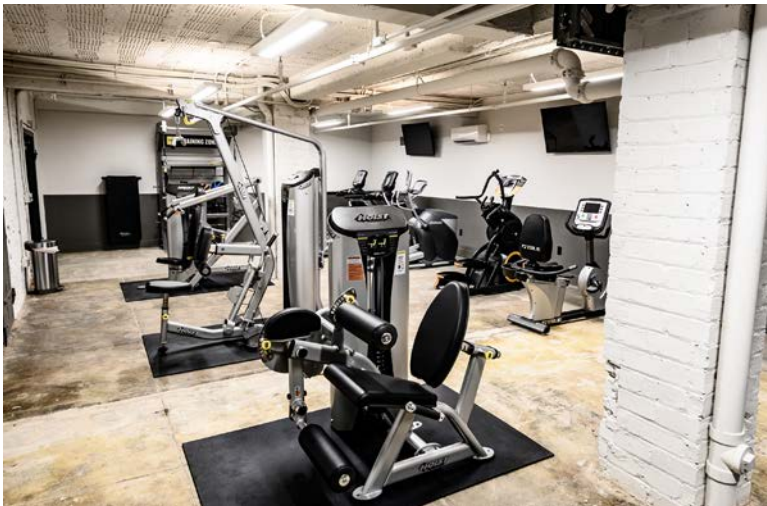
187 N Church St | Spartanburg, SC





FOR LEASE

187 N Church St | Spartanburg, SC





FOR LEASE

187 N Church St | Spartanburg, SC





FOR LEASE

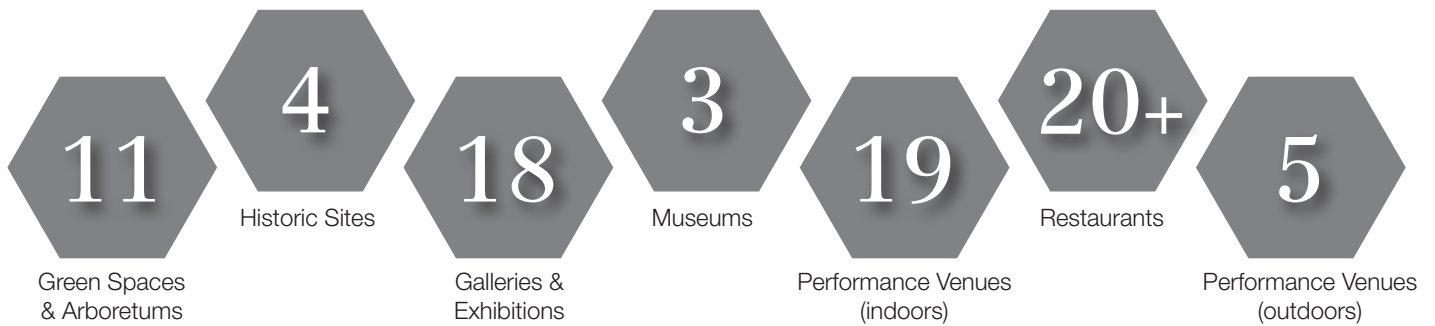
187 N Church St | Spartanburg, SC

CITY OF SPARTANBURG

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 for its award winning wellness initiatives and culture of health.

With nearly **40,000 residents** in the City of Spartanburg and more than 15,000 college students, Spartanburg is the **fourth largest county** in South Carolina, by population.

Downtown Spartanburg is a vibrant, dynamic home for the arts, boasting the \$45 million Chapman Cultural Center, some of the best art galleries in the South, and an independent press and bookshop respected throughout the literary community. There is also the unique 2-mile Hub City Music Trail that chronicles Spartanburg's significant musical heritage.



BUSINESS CLIMATE

Spartanburg is a thriving, business-friendly city that serves as **corporate headquarters** for companies such as Advance America, QS/1 Data Systems, Denny's, and Milliken & Company, just to name a few. Additionally, BMW's only North American manufacturing plant is located in the county bringing significant economic benefit to the area.

LOCATION

Spartanburg is conveniently situated at the junction of **I-26 and I-85**, making it easily accessible to and from other metropolitan areas.

Charlotte, NC	75 miles
Columbia, SC	95 miles
Atlanta, GA	125 miles
Charleston, SC	200 miles

HIGHER EDUCATION

Spartanburg is a major center for higher education, with **seven colleges and universities** that have a collective enrollment of nearly **15,000 students**. The institutions are a major economic driver for the City and larger region, and a number of partnerships between the schools and businesses are creating significant strategic advantages in workforce training, research, and economic development.



More than **2.61 million passengers** served in 2019 by 5 major airlines offering 50 non-stop daily departures to 17 major cities and 23 airports across the country.



FOR LEASE

187 N Church St | Spartanburg, SC

SPARTANBURG ACCOLADES

#15 on the 2020 Best Performing Cities in the U.S. list according to The Milken Institute (Yahoo Finance)

Spartanburg County gained more population from mid-2017 to mid-2018 than Charleston and Dorchester counties combined – 7,256 people (Post and Courier)

#4 in Economic Strength, and #8 overall, on Area Development's Leading Metro Locations list (Area Development)

9th Coolest Town in America (Matador Network)

8th Fastest growing millennial population among small metros between 2012-2017 (Headlight Data)

Recognized by Food & Wine

Recognized in The New York Times

#7 Best Midsize Cities for Jobs 2018 (Forbes)

#4 Best Place to Work in Manufacturing (Smart Asset)

#6 Industrial Absorption Rate in the U.S. (CoStar)

#5 Free Trade Zone (Site Selection Magazine)

Forbes' list of The World's Greatest Modern Art Where You Least Expect to Find It

Built in 1924 by the Montgomery Family, the Montgomery Building (which remains the third tallest downtown) is an iconic structure, reminding residents of and visitors to the city of its past successes, recent challenges, and future possibilities. The building was listed on the National Register of Historic Places on May 25, 2011.

LEASING TEAM

John Bauknight

Senior Associate

864 232 9040

jbauknight@naiearlefurman.com

Andrew Babb

Senior Associate

864 641 7721

ababb@naiearlefurman.com



314 S Pine St., #100 | Spartanburg, SC 29302 | 864 398 4444