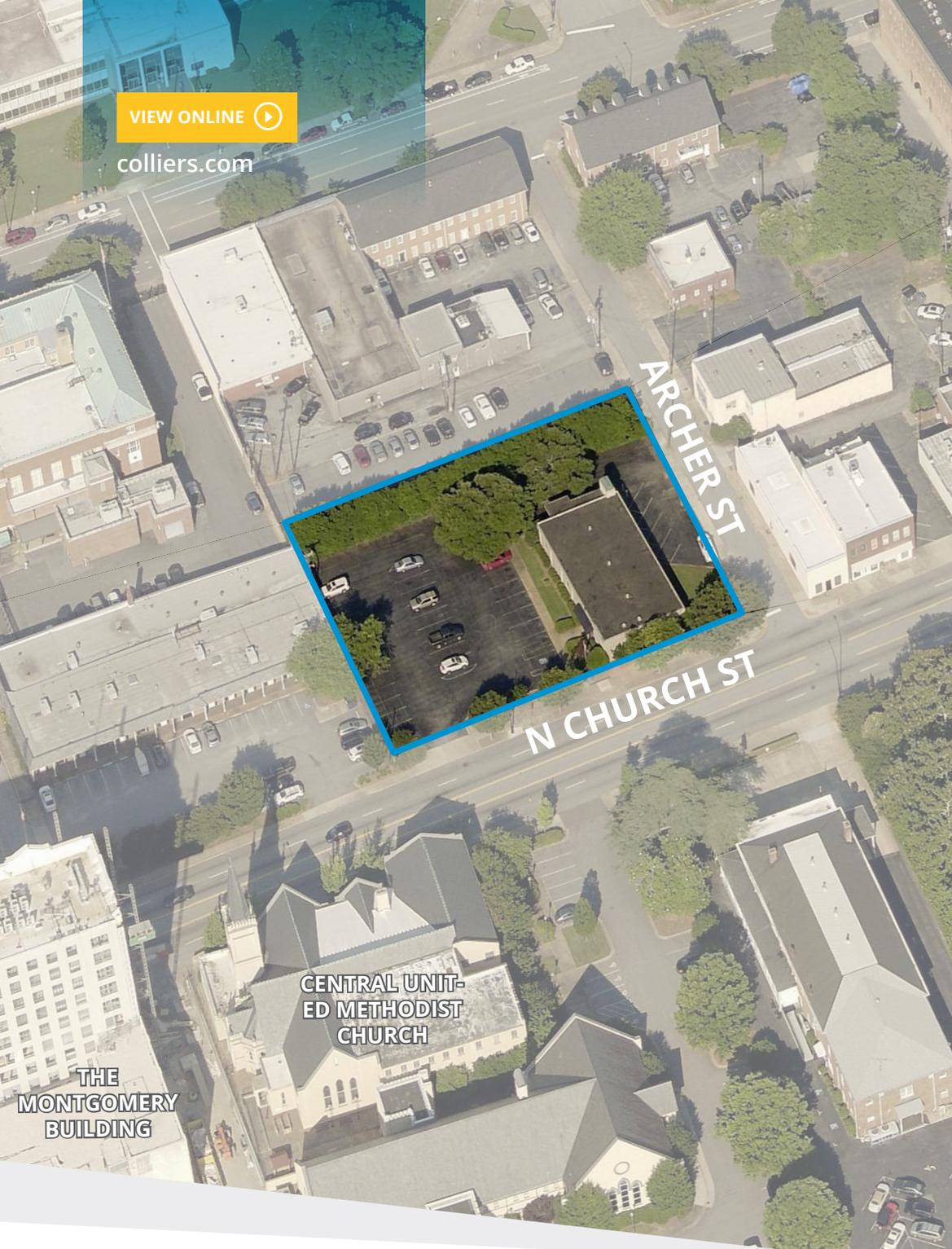


VIEW ONLINE 

colliers.com



Asking Lease Rate:

\$15/SF NNN

Asking Sale Price:

\$1,250,000

Contact:

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FOR SALE/LEASE | 234 North Church Street | Spartanburg, SC

Downtown Spartanburg **Retail/Office Space**

±8,621 SF of office space available in downtown Spartanburg. Situated in a rapidly growing business district, the property for sale is within walking distance to the newly refurbished Montgomery Building, Pharmacy Coffee, Sidewall Pizza, CycleBar fitness studio and the new Spartanburg County Courthouse location.

The existing building is well-suited for office use with ample parking on-site and a flexible floorplan. Due to its central location and proximity to downtown, this property could be adaptable for a variety of uses or redevelopment.

Colliers International
145 W. Main Street | Ste 300
Spartanburg, SC 29306
P: +1 864 297 4950



Accelerating success.

FOR SALE/LEASE | 234 North Church Street | Spartanburg, SC

Spartanburg, South Carolina's Vibrant Downtown Community



3,000+
Public
Parking
Spaces



1.4 mil SF
Office Space
99% Occu-
pied Class A



**15,348-
15,441**
Average
Weekend
Foot Traffic



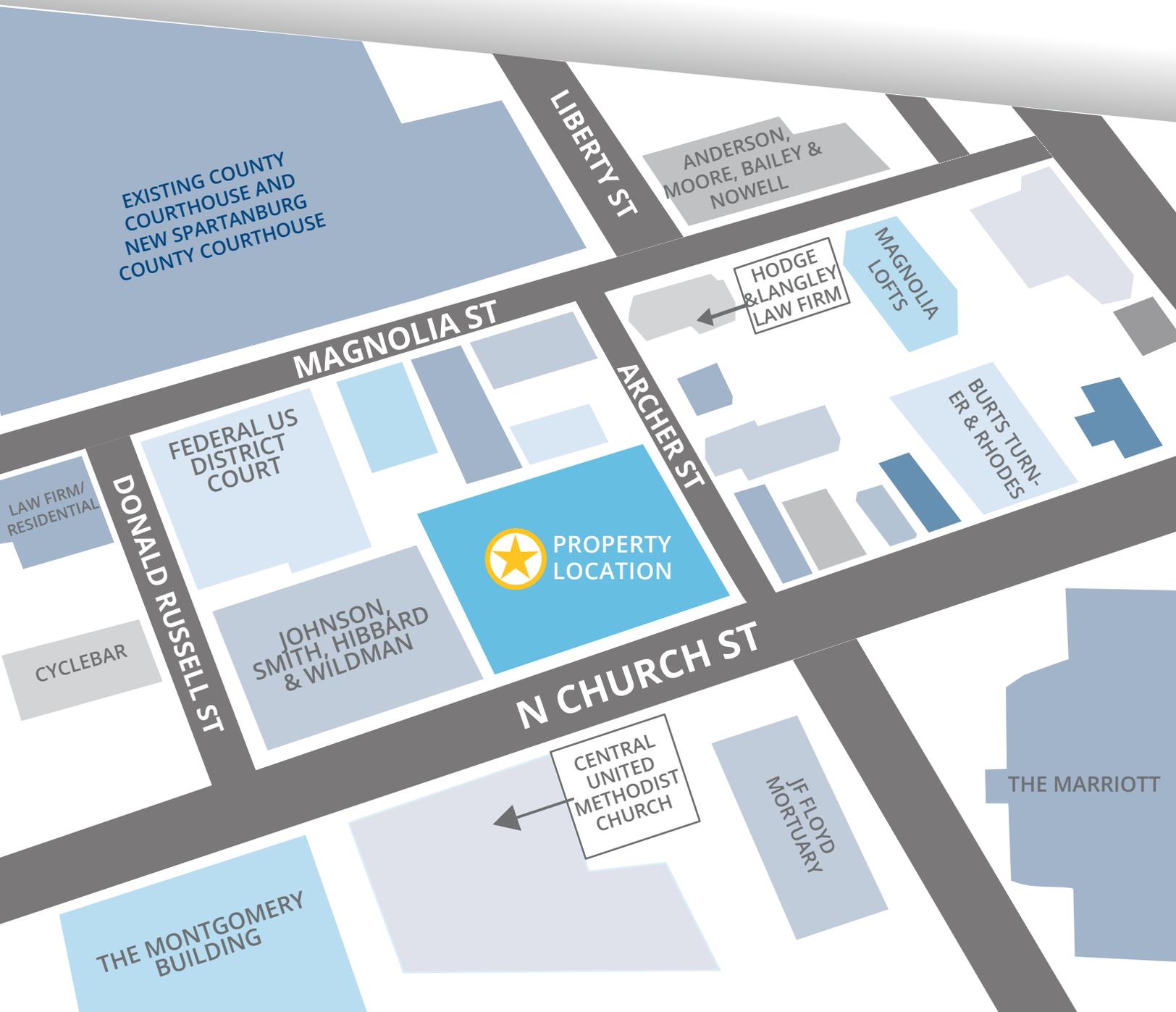
\$2.3mil
Infrastructure
Improve-
ments &
Streetscaping



\$433.45mil
Committed
Capital
Investments

THE AREA

Spartanburg has seen unparalleled investment within the last decade, contributing to a resurgence of the downtown community and a thriving cultural scene. Downtown is poised to maintain this steady positive trajectory for years to come - making ownership a smart investment for the future.



FOR SALE/LEASE | 234 North Church Street | Spartanburg, SC

CLOCKWISE FROM TOP LEFT: Exterior of 234 N Church St // Conference Room One // Main Floor Office Space



[VIEW ONLINE](#)

234 North Church Street

About the Property

Square Feet	± 8,621
Land	± 1.0 acre
Parking	Ample on-site parking with three on-site lots
Windows	Plentiful windows throughout with ample lighting
Floor Plans	Flex office space adaptable for open floor concept
Nearby Amenities	Adjacent to Magnolia Street, close proximity to downtown Spartanburg, tax office and new County Courthouse location.
Building Dimensions	Approximately 90' x 46'
Traffic Count	17,600 daily per SCDOT

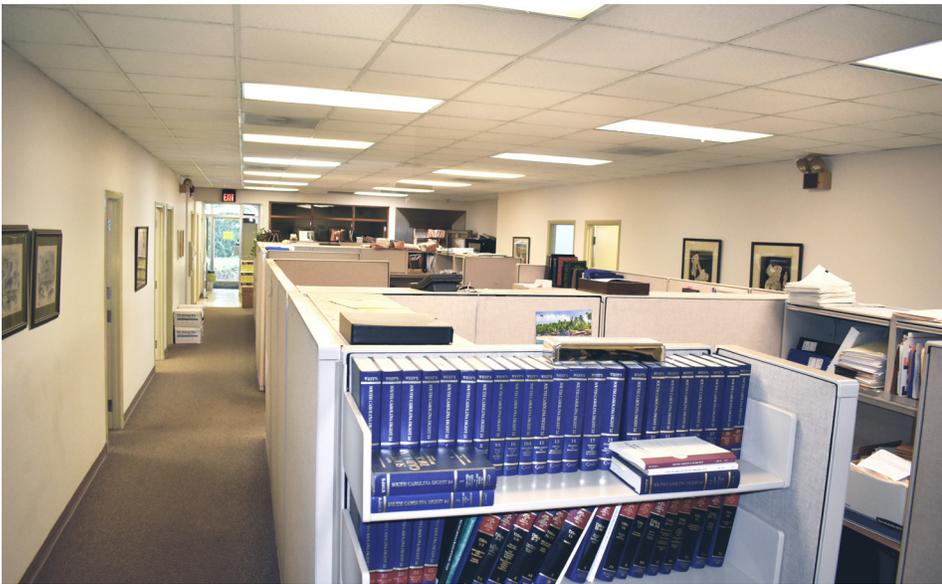


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Notable Businesses/ Colleges/ Universities Less Than 1 Mile Away

- Starbucks
- Little River Coffee Bar
- Chapman Cultural Center
- Morgan Square
- USPS
- Wofford College
- Hub City Farmers Market
- Spill the Beans
- The Montgomery Building
- Central United Methodist Church
- The Marriott
- Spartanburg Auditorium
- Spartanburg County Assessor
- Spartanburg Courthouse
- VCOM
- USC Upstate College of Business





Contact: **Colliers International**
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