



CLASS A OFFICE

±1,900-SF Office Space Near Downtown

Move-in ready office in Spartanburg
with functional windows, new
paint and on-site parking

\$14.00
PSF + TAXES



**5 Parking
Spaces**



2 Floors



LED Lighting

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CLOCKWISE FROM TOP LEFT: Front office/reception area, kitchenette, upstairs hallway, downstairs hallway



BUILDING SPECIFICATIONS

Net Rent	\$14.00/SF + \$1.45/SF taxes
Space	±1,900 SF (across two floors)
Parking	5 on-site parking spaces
Lighting	LED
Floors	2

\$14.00
PSF + TAXES

THE BUILDING

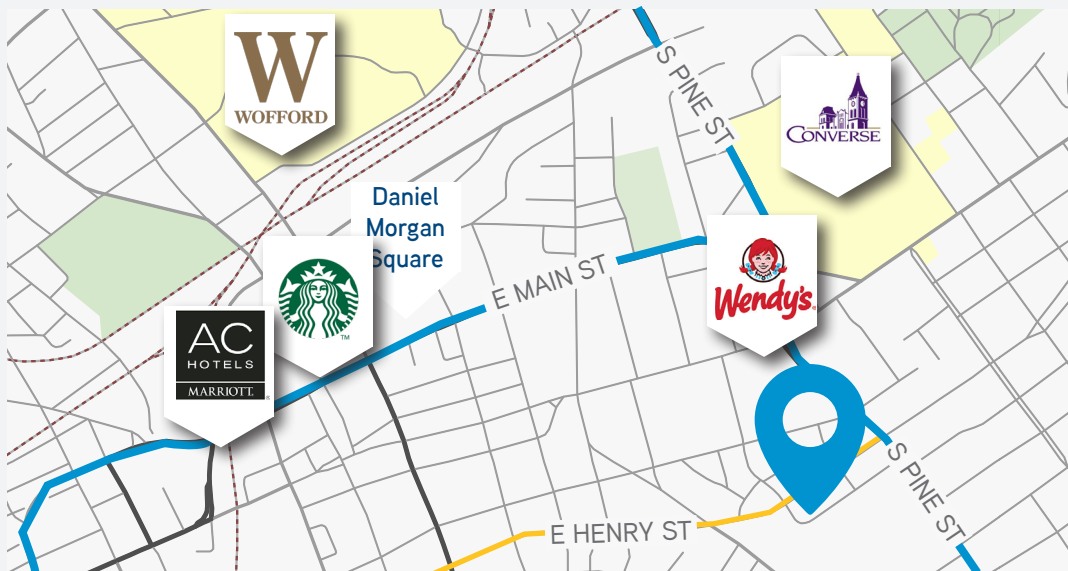
Open floor plan office building with close proximity to downtown Spartanburg (0.5 miles). Newly remodeled with new flooring, functioning windows, on-site parking and freshly painted.

THE AREA

E. Henry Street is adjacent to S. Pine Street with ±27,500 daily traffic count. Close proximity to ±300 restaurants, retail shops, bars and offices in downtown Spartanburg. Nearby business include: Spartanburg YMCA, Spartanburg County Foundation Headquarters, Piedmont Club, The Eatery, The Kennedy and more.

DOWNTOWN SPARTANBURG

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 locating to this area a smart investment for the future.



FOR LEASE 371 East Henry Street // Spartanburg // SC



Image: Downtown Spartanburg

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