



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup



# Two Morgan Square

*Spartanburg, SC | Downtown Class A Office Space*

CONTACT ME

Joe Delaney | 864-612-8648

[jdelaney@johnsondevelopment.net](mailto:jdelaney@johnsondevelopment.net)

**75,000 TOTAL SQUARE FEET**

available space range from 2,500-15,000 sf





# 70+

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

# 2

**HOTELS**  
within 1 mile

# 10

**MINUTE DRIVE**  
to 1-26 and 1-85

## Property Overview

Located directly in Spartanburg's central business district, Two Morgan Square is nearly 75,000 square feet of Class A office space.

This prime downtown location allows tenants to enjoy the walkability of Morgan Square and the many restaurants and retail that surround the area. Across the street from Johnson Development's headquarters, the building provides multiple amenities including:

- 75,000 total square feet
- Available space range from 2,500 - 15,000 square feet
- Remodeled lobby and gym facilities
- Executive office and flex space opportunities available
- Adjacent decks provide ample parking
- Upgrades and remodel of interior spaces





# 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 for its award-winning culture of health.



*Downtown Spartanburg*



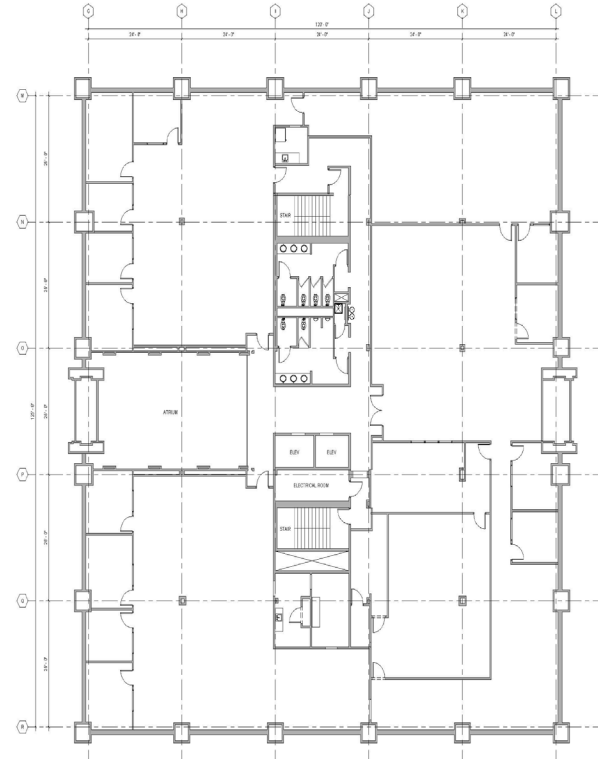




## Available Space

### LEVEL 02

Spaces available from 2,500 – 6,500 SF



LEVEL 02: 15,034 GSF (INTERIOR SIDE OF EXTERIOR WALL)





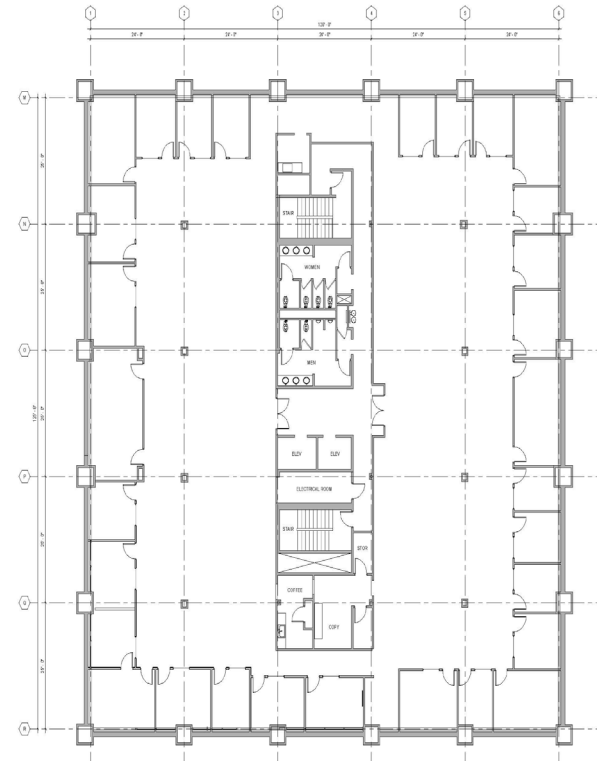




## Available Space

### LEVEL 04

Spaces available from 2,500 – 14,500 SF



LEVEL 04: 15,168 GSF (INTERIOR SIDE OF EXTERIOR WALL)



# Spartanburg, South Carolina

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, just as Johnson Development Associates did in the 1980s.

Spartanburg is home to a thriving cultural district and diverse educational institutions, and recognized for its award-winning culture of health.

- 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
- 25,105 daytime population within 1.5 miles



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

**\$240M**  
downtown  
development  
in progress /  
announced

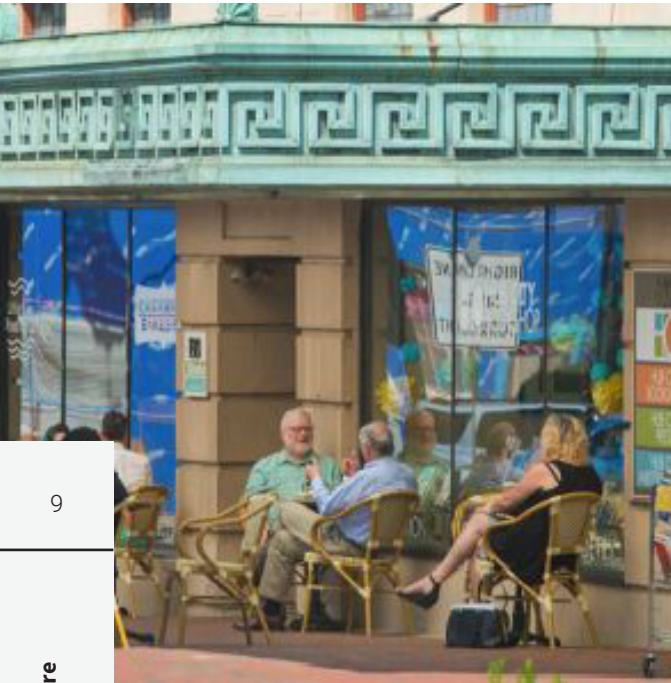
**46**  
downtown  
retailers

**96%**  
Class A office  
occupied retailers



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Two Morgan Square



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