



JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.  
Part of TheJohnsonGroup

# 101 N Pine Street

*Spartanburg, SC | Downtown Class A Office Space*

## CONTACT

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**74,000 TOTAL SQUARE FEET**

Available spaces range from 173-2,638 SF





# Property Overview

**One of Spartanburg's most visible buildings, 101 N Pine offers flexible office space ideal for businesses of all sizes.**

This prime downtown location provides tenants with proximity to downtown Spartanburg restaurants and shopping. Immediately adjacent to the dynamic OneSpartanburg, the area's award-winning chamber of commerce in charge of local business, economic, and tourism development.

- Over 74,000 total square feet
- Available spaces range from 173 – 2,638 square feet
- Executive office and flex space opportunities available
- Convenient parking available on-site
- Upgraded and remodeled interior spaces
- Open and closed floor plans to accommodate high density or focused workspaces

# 70+

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

# 25

**MINUTE DRIVE**  
to GSP In'tl Airport

# 9

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



## 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 as one of the fastest growing metro areas in the U.S..



*Downtown Spartanburg*





## Amenities

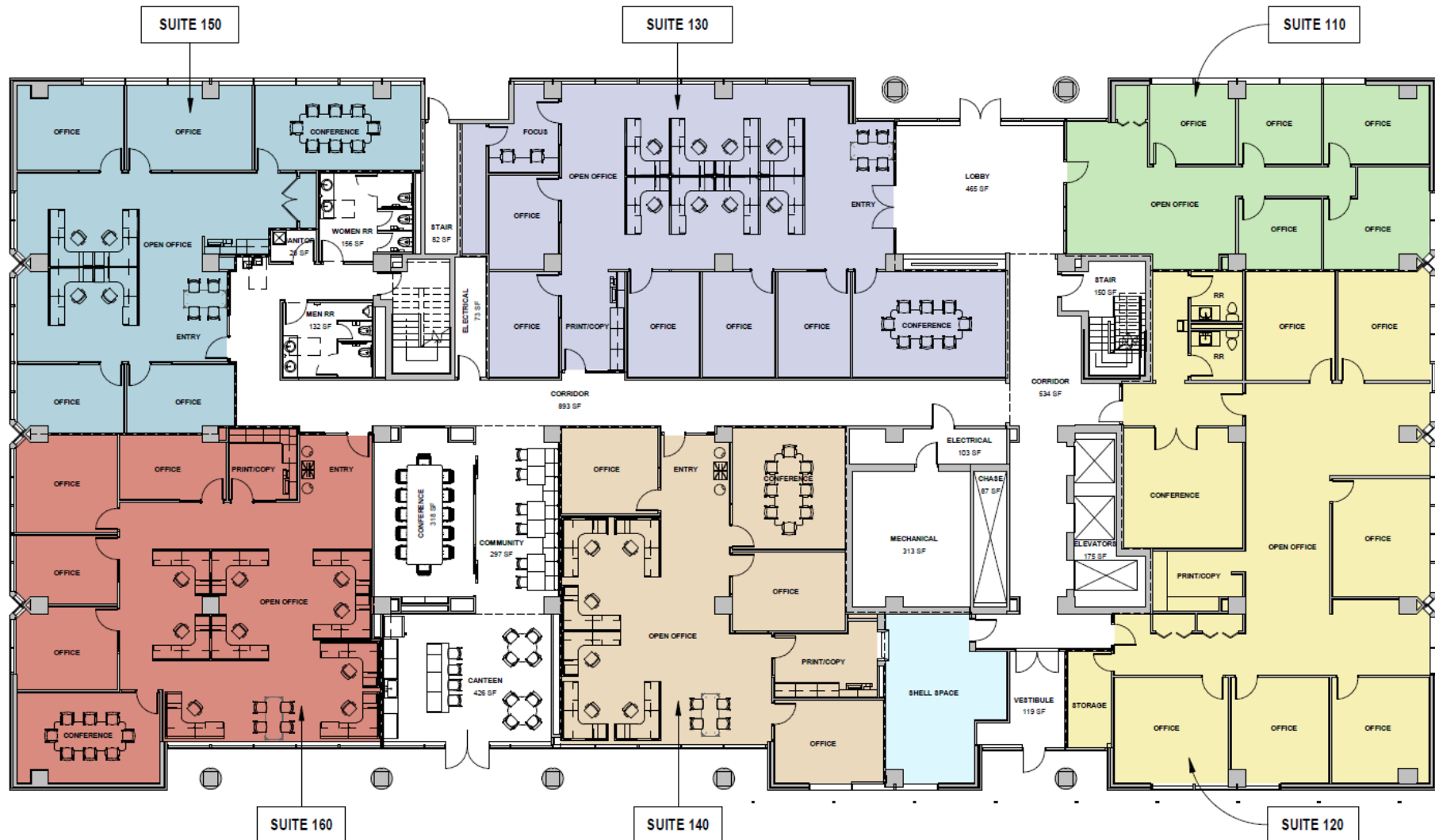
- Reservable conference spaces
- Kitchen and dining area
- On-site security service
- Free parking
- Cleaning services



## LEVEL 1

Suite 120 – 2,638 SF - Available Oct 2024

Suite 130 – 2,569 SF



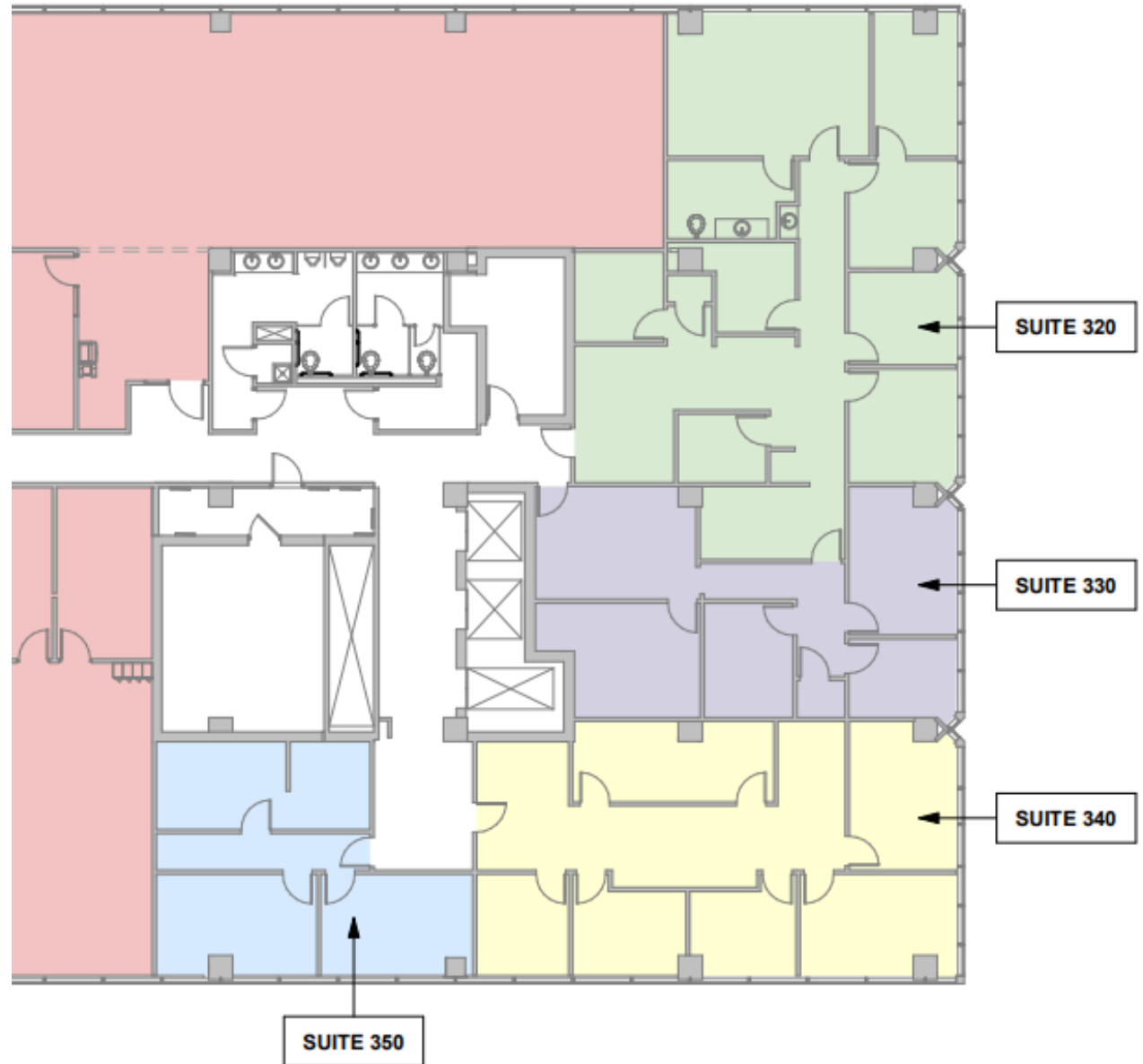
# Available Space

## LEVEL 3

### Office Suites

Suite 340 – 1,234 SF

Suite 350 – 622 SF



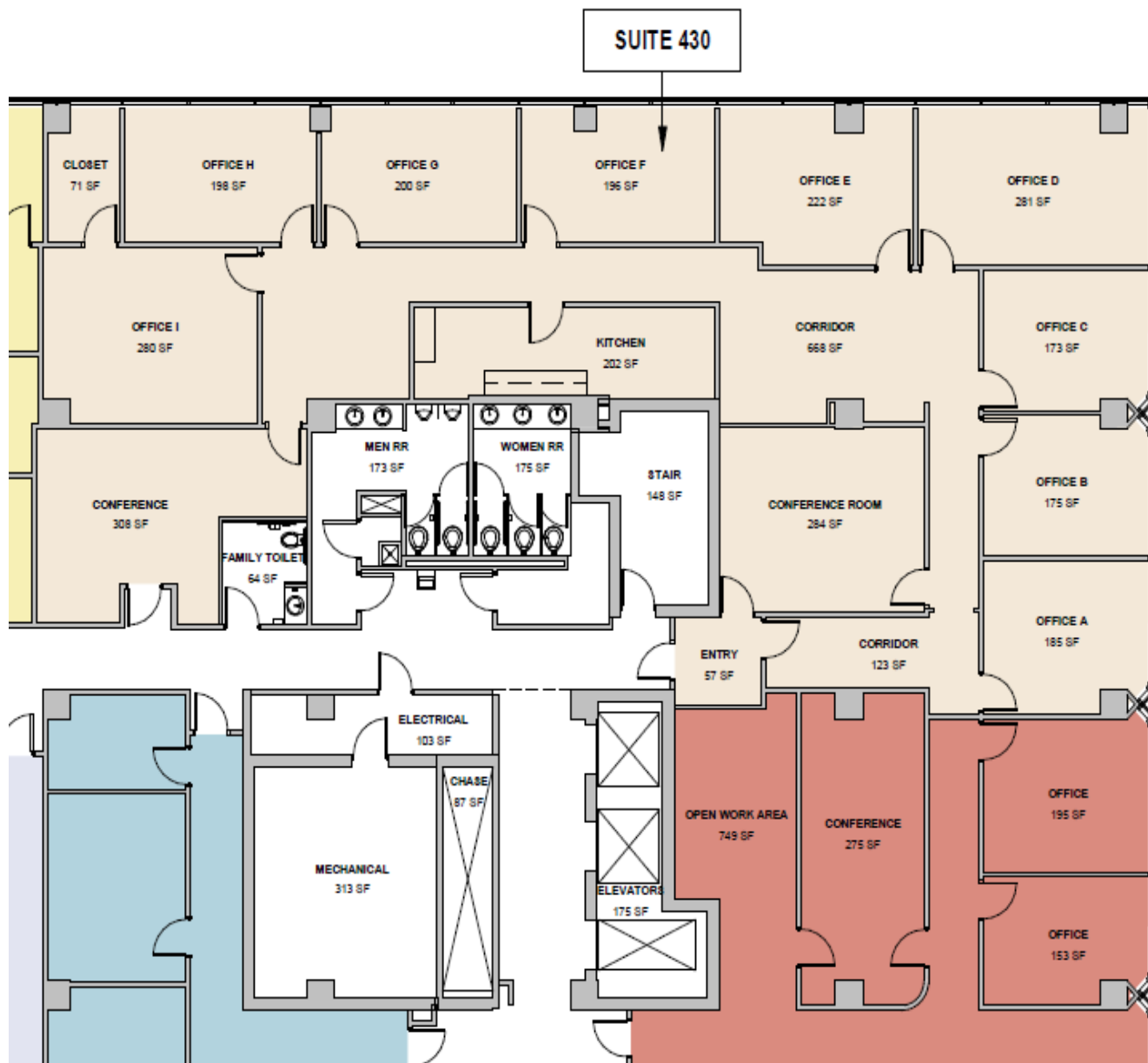
# Available Space

## LEVEL 4 – Suite 430

### Executive Offices

- Office C – 173 SF
- Office H – 198 SF
- Office I – 280 SF
- Office J – 308 SF

\*Furnished conference room



# Available Space

## LEVEL 4 - Suite 440

### Executive Offices

- Office B – 176 SF
- Office E – 153 SF
- Office F – 195 SF





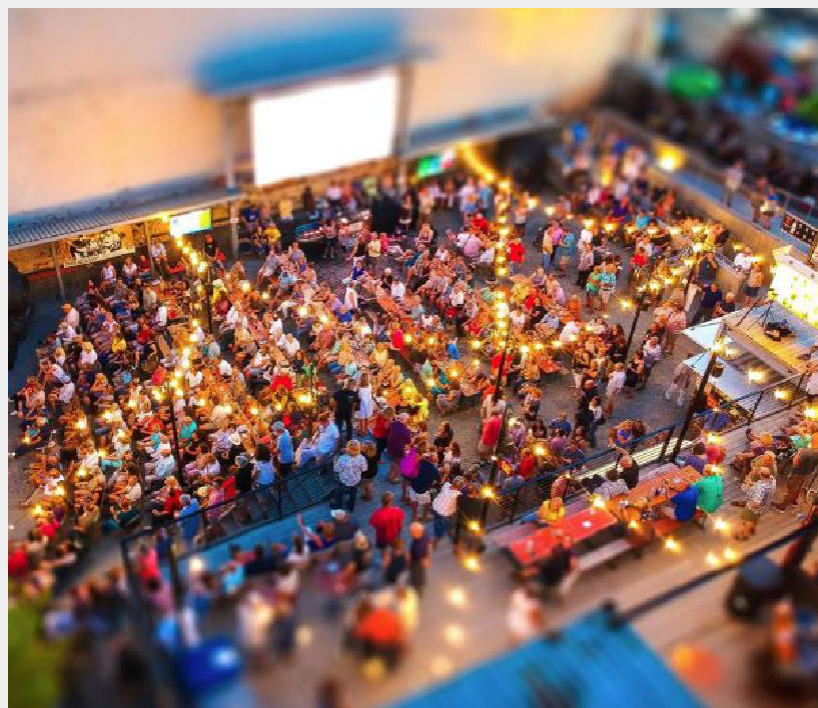
# Spartanburg, South Carolina

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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.

Spartanburg is home to a thriving cultural district and diverse educational institutions, and recognized as one of the fastest growing metro areas in the U.S..

- 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
- 19,000+ jobs within 1.5 miles



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

# \$800M

downtown  
development  
in progress /  
announced

# 43

downtown  
retailers

# 92%

Class A office  
occupancy rate





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