



JOHNSON
DEVELOPMENT
ASSOCIATES, INC.
Part of TheJohnsonGroup

Two Morgan Square

DOWNTOWN SPARTANBURG
OFFICE

Prominent Office Space for Lease in
Downtown Spartanburg

135 N Church Street, Spartanburg, SC 29306



Property Overview

One of Spartanburg's most visible buildings, Two Morgan Square offers flexible office space ideal for businesses of all sizes.

Located in the heart of Morgan Square, this prime downtown location provides tenants with proximity to downtown Spartanburg restaurants and shopping.

- Over 57,000 total square feet
- Available spaces range from 1,799 – 3,256 square feet
- Executive office and flex space opportunities available
- 24/7 Key card access
- Vending café and dining area
- Rentable conference spaces
- 24 Hour fitness center and locker rooms
- Convenient parking available
- Upgraded and remodeled of interior spaces
- Open floor plans to accommodate high density workspaces





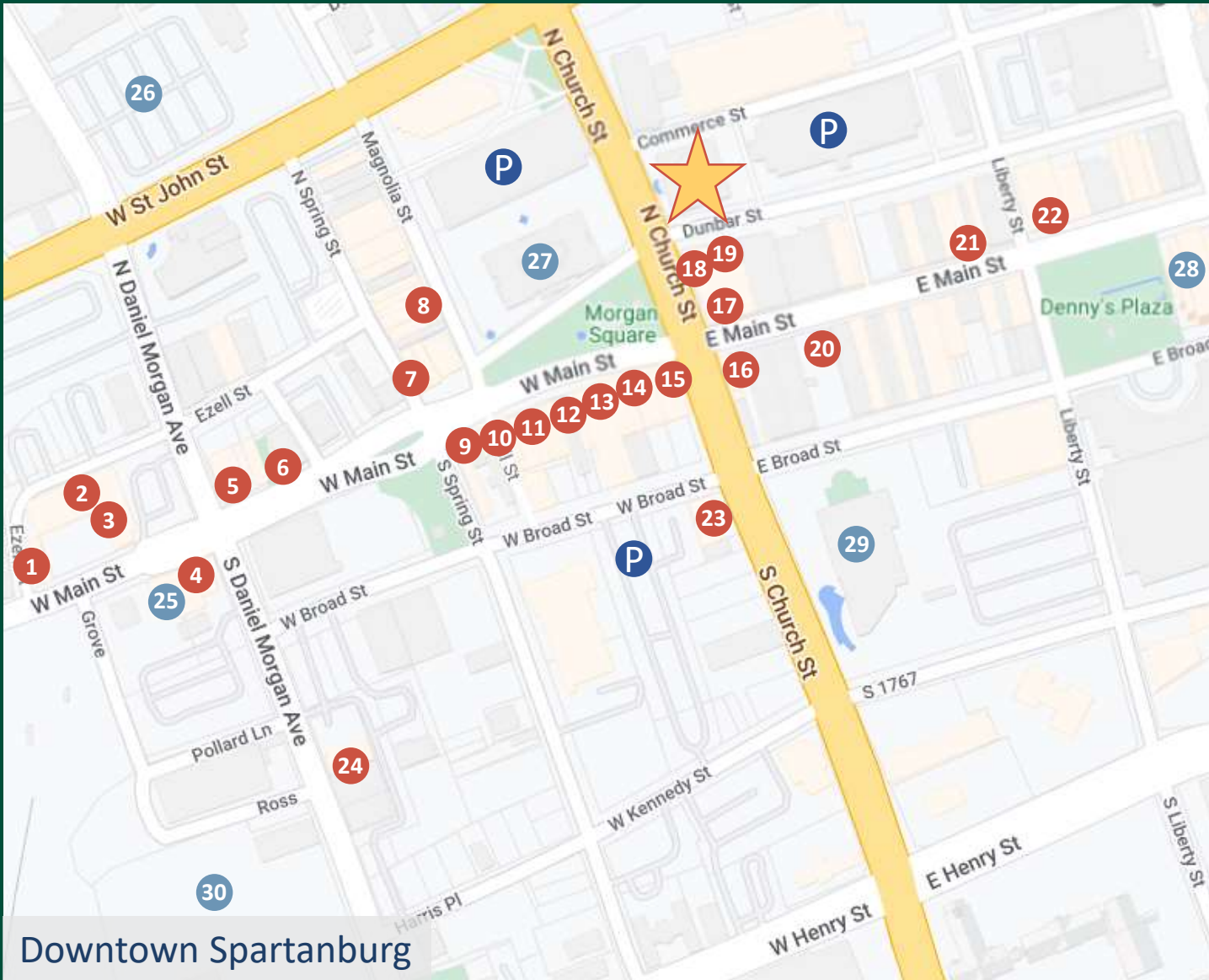
Floor Plan – 2nd floor

Available:

- Suite 220: 3,256 SF
*Unfinished shell space, customizable finish
- Suite 230: 1,799 SF
- Suite 240: 1,855 SF
- Suite 250: 1,965 SF



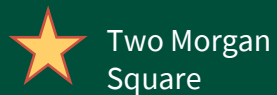
Surrounding Area



Restaurants

- 1 Main Street Pub
- 2 Rockers Brewing Co. & Restaurant
- 3 Cribb's Kitchen on Main
- 4 Level 10
- 5 Konnichiwa of Spartanburg
- 6 Little River Coffee Bar
- 7 Starbucks
- 8 Miyako Sushi Group
- 9 Sophia's
- 10 The Peddler Steak House
- 11 Bond Street Wine
- 12 Mezcal Taberna Mexicana
- 13 Monsoon Noodle House
- 14 Delaney's Irish Pub
- 15 Smoking Butt Heads BBQ
- 16 Lime Leaf
- 17 Groucho's Deli
- 18 Pokenori
- 19 The Lemongrass Kitchen
- 20 FR8yard
- 21 Hub City Scoops
- 22 Spill the Beans
- 23 Blue Moon Specialty Foods
- 24 El Paso Tacos & Tequila

Downtown Spartanburg



Two Morgan Square

- | | | |
|--------------------------------------|-----------------------------------|--|
| 25 AC Hotel Spartanburg | 27 One Morgan Square | 29 Spartanburg County Library & Future Planetarium |
| 26 New Spartanburg County Courthouse | 28 Denny's Corporate Headquarters | 30 Future Minor League Baseball Stadium |

Why Spartanburg?

#1st Small Metro for Economic Growth

#1 Homebuilding Opportunities

#2nd Job Market in the U.S

#10 Most Affordable City to Live and Work

\$36 Million in Spartanburg Capital Investment

Contacts

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