



**SPENCER/HINES**  
P R O P E R T I E S

**OFFICE**

333 S. Pine Street  
Spartanburg, SC



**CONTACT**

Ben Hines 864-542-4777  
bhines@spencerhines.com



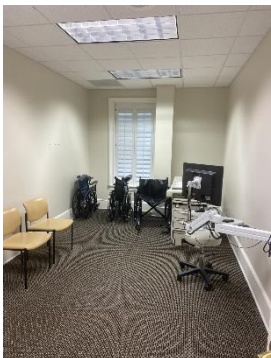
[WWW.SPENCERHINES.COM](http://WWW.SPENCERHINES.COM)

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS  
215 N. Pine Street, 1<sup>st</sup> floor, Spartanburg, SC - 864.583.1001

No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, imposed by the principles.

- Renovated Class A office space.
- Located on the corner of S. Pine Street and Otis Boulevard.
- 34,900+/- sq. ft.
- 1st floor – 22,561 sq. ft
- 2<sup>nd</sup> floor – 12,355 sq. ft.
- Tax Map # 7-12-12-124.00
- Close to downtown!
- Great visibility and traffic counts - over 26,000 VPD!
- 106 parking spaces
- New roof 2026
- May be subdivided
- Elevator
- Several entrances
- Two stairwells to second floor
- Owner will consider tenant improvement allowance & upfitting
- Available for occupancy May 2027

**LEASE RATE:**  
**\$19.50 SF, NNN**

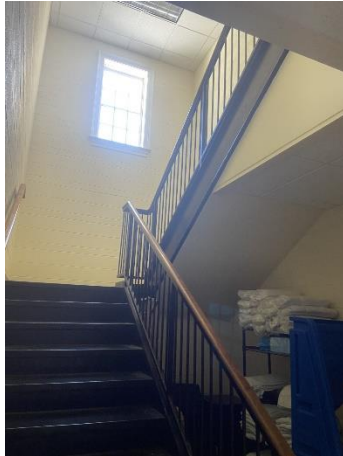
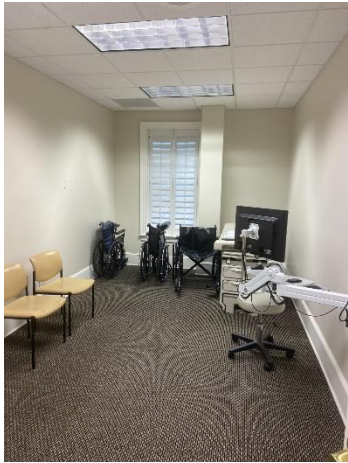




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# SPENCER/HINES

## PROPERTIES

# OFFICE

333 S. Pine Street  
Spartanburg, SC

- TENANT SPACE A - 7,895 SF
- TENANT SPACE B - 6,798 SF
- TENANT SPACE C - 2,181 SF
- TENANT SPACE D - 4,434 SF
- TENANT SPACE E - 5,794 SF
- CIRCULATION / COMMON - 7,331 SF



**GROSS AREA**  
FIRST FLOOR - 22,150 SF  
SECOND FLOOR - 12,283 SF  
TOTAL - 34,433 SF

McMillan Smith & Partne  
Architects, PLLC

Post Office Box 10331  
Spartanburg, SC 29304  
803.535.5130 Fax 803.542.2451

OLD LIBRARY  
STUDY  
Spartanburg, SC

CONSTRUCTION SET 00/00/00  
PROJECT NO. 000000  
SHEET NO. 000000  
DATE 00/00/00



# SPENCER/HINES PROPERTIES

# 2025

# BY THE NUMBERS



onespartanburginc.com

As a matter of policy, OneSpartanburg, Inc. does not report new investment, job totals, or room nights from projects or contracts in which we were not directly engaged.

## \$745M\*

CAPITAL INVESTMENT

37%  
NEW  
63%  
EXPANSION

Equal to **\$2.04 million** every single day

## 13M SQ FT

SPEC SPACE  
planned or under  
construction



## 23\*

PROJECTS

## 1,220\*

JOBS

## 90

REQUESTS FOR  
INFORMATION

*What a great year for existing industry expansion across Spartanburg County. Companies we recruited have found success here, and that success has enabled many of them to reinvest in their facilities, their operations, and ultimately, in our people. It was also an exciting year for several sectors we are heavily courting, including life-sciences and biotechnology, and the soft mobility sector. All indicators are that we have another banner year ahead.*

**KATHERINE O'NEILL**  
Chief Economic Development Officer  
OneSpartanburg, Inc.

### PROJECT BREAKDOWN BY INDUSTRY

49.0% Advanced  
Manufacturing

13.3% Advanced  
Materials

5.6% Automotive

5.6% Distribution &  
Logistics

6.7% Life Sciences

2.2% Commercial

4.4% Aerospace

10.0% Agribusiness

2.2% Multifamily

1.0% Unclassified/  
Unknown

### DOWNTOWN DEVELOPMENT

## 95.9%

OFFICE  
OCCUPANCY RATE

## 91.3%

RETAIL  
OCCUPANCY RATE

## 84.9%\*

MULTIFAMILY  
OCCUPANCY RATE

## 3,700+

HOUSING UNITS  
in the pipeline or under  
construction within 5 miles  
of Downtown Spartanburg

## 39,462

PEDESTRIANS  
on Main Street  
every week

\*Occupancy rate reflects several new multifamily projects entering market in 2025.



## \$611.3 MILLION IN DEVELOPMENT

Underway or in the pipeline  
in Downtown Spartanburg,  
including Fifth Third Park, home  
of the Hub City Spartanburgers,  
a Planetarium, and soon, a City-  
County Joint Municipal Complex



# SPENCER/HINES P R O P E R T I E S

6

**LEGISLATIVE PRIORITIES**  
progressed during the 2024  
Legislative Session

4.7%

**UNEMPLOYMENT RATE**  
across Spartanburg County  
through November 2024

57.2%

**LABOR FORCE  
PARTICIPATION RATE**

\$32M

**DIRECT SPENDING**  
from sports events  
and meetings in 2024

85

**SPORTS EVENTS AND  
MEETINGS RECRUITED TO  
SPARTANBURG COUNTY**  
which included  
20 different sports

## POWER UP SPARTANBURG

Power Up Spartanburg, an Initiative of Spartanburg County and OneSpartanburg, Inc., is a movement to transform Spartanburg County into the #1 place in the U.S. to start, run, and grow a small or minority business.

\$136K

**AVERAGE REVENUE  
GROWTH**  
among self-reporting Power  
Up participants in 2024

180

**JOBS CREATED**  
among self-reporting  
Power Up participants in  
2024

12

**NEW CONTRACTS**  
secured by small businesses  
through Power Up: Securing  
Contracts, valued at a total  
of more than \$1 million.

**HOSTED**   
**RENDEZVOUS SOUTH**

First S.C. Destination to Host  
50+ meeting/event planners  
50+ southern destination teams

**NCAA DIVISION II MEN'S AND WOMEN'S  
CROSS-COUNTRY REGIONALS**

**AWARDED**

**2025 S.C. GOVERNOR'S CONFERENCE  
ON TRAVEL & TOURISM**

**2026 NCAA DIVISION I AND DIVISION II MEN'S  
AND WOMEN'S CROSS-COUNTRY REGIONALS**



# VISIONARY INVESTORS