

Private Office Suites | Valley Falls Road

7931 Valley Falls Rd, Spartanburg, SC 29303

EXECUTIVE OFFICE SUITES FOR LEASE

Private offices with shared lobby & conference amenities



Modern covered entry with natural wood finishes and glass doors, creating a polished, welcoming first impression for clients and visitors.

PROPERTY OVERVIEW

This offering features **luxury private office suites** located in a modern, professionally designed building in **Spartanburg, South Carolina**. Each suite is approximately **130 square feet** and provides a quiet, polished workspace ideal for focused work and client meetings.

Tenants enjoy access to a **shared reception lobby and a professionally appointed conference room**, creating a refined experience for both daily operations and client-facing interactions. The building includes **two ADA-accessible restrooms** (men's and women's) and fully accessible common areas.

The space is **climate-controlled, move-in ready**, and thoughtfully designed to support **professional services, consultants, insurance and tax offices, beauty professionals, and boutique client-based businesses**. This is an ideal solution for tenants seeking a high-quality environment without the overhead of a traditional large office lease.



AVAILABLE SUITES

- **Private Office Size:** ±130 SF per suite
- **Shared Amenities:** Lobby, conference room, restrooms
- **Lease Rate:** \$750/month per private office
- **Lease Type:** Full Service (utilities & common areas included)
- **Availability:** Suites available individually



Thoughtfully designed common areas, including a modern lobby and upscale conference room for professional meetings.

SPACE HIGHLIGHTS

- Luxury private offices with shared reception
- Elegant shared conference room access
- Excellent natural light throughout
- Hardwood floors with modern accent lighting
- Climate-controlled, move-in ready suites
- Two ADA-accessible restrooms (men's & women's)

INTERIOR FEATURES

- Professional services build-out
- Wheelchair-accessible common areas
- Modern finishes and clean design
- Quiet, focused work environment
- Flexible for various professional uses



IDEAL FOR

- Insurance agencies
 - Tax consultants & accountants
 - Professional services & consultants
 - Beauty professionals (hair, nails, aesthetics)
 - Photo / creative studios
 - Small business owners & client-facing offices
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LOCATION HIGHLIGHTS

[INSERT AERIAL / MAP PHOTO HERE]

Caption: Central Spartanburg location with convenient access

- Convenient Spartanburg location
 - Easy access for clients and employees
 - Professional setting within an established corridor
 - Ideal for businesses seeking visibility without retail overhead
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LEASE STRUCTURE

- **Rent:** \$750/month per private office
- **Service Type:** Full Service (utilities included)
- **CAM:** Included
- **Term:** Flexible / negotiable
- **Occupancy:** Available January 2026

CONTACT INFORMATION

Inquiries handled through LoopNet / CoStar and reviewed by the Marketing & Transaction Coordinator.

Qualified prospects will be introduced directly to ownership to discuss space details, permitted uses, and leasing terms.



Architectural parking court featuring large-format concrete pavers, green inlays, and a refined, resort-style aesthetic.

