



- Class A Professional Office Space
- Located on Spartanburg's Westside Near the Intersection of John B. White Sr. Blvd. & Hwy 295
- Great Visibility on a High Traffic Corridor
- 32,979 CPD on John B. White Sr. Blvd.
- 90+ Surface Parking Spaces
- 10 Minutes to Downtown Spartanburg
- Close Proximity to Spartanburg's Downtown Airport, Woodland Heights Elementary School, Residential Developments, Medical Offices
- Tenant Responsible for Telephone, Internet Service and In-Suite Janitorial

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.

CONTACT

Guy Harris 864-316-1318
guyharris@spencerhines.com

Guy Harris Jr. 864-415-9995
harrisguyjr@spencerhines.com

WWW.SPENCERHINES.COM

COMMERCIAL REAL ESTATE SALES, LEASING, & INVESTMENTS
380 S. Pine Street, Spartanburg, SC 29302 P- 864.583.1001

LEASE RATE:

\$21.00/SF

FULL SERVICE LEASE (WITH BASE YEAR)

Contact Broker for BASE YEAR OPEX



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CONTACT

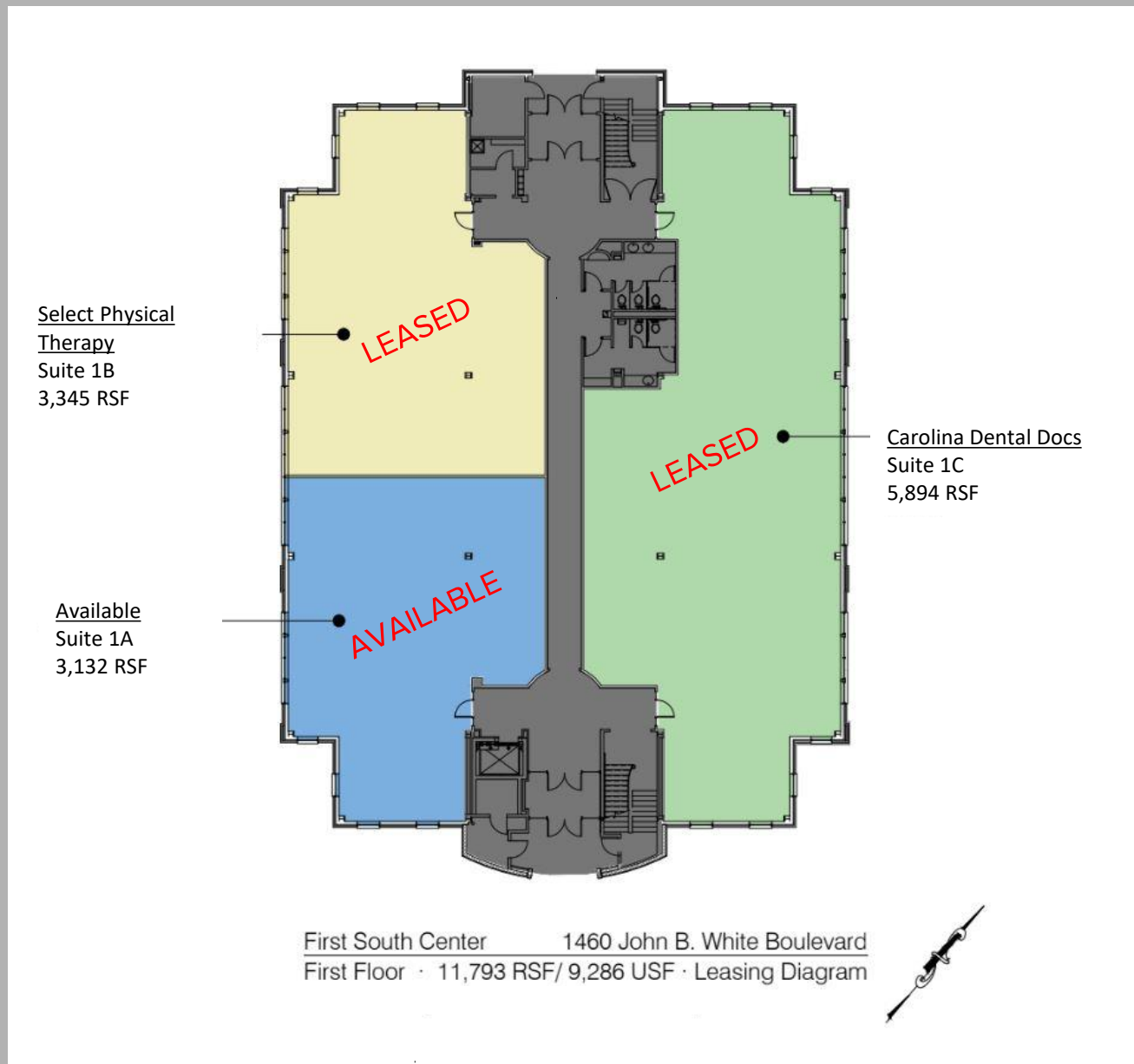
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LOWER LEVEL:

- 3,132+/- SF - Shell Condition
- 3,345+/- SF - Leased
- 5,894+/- SF - Leased

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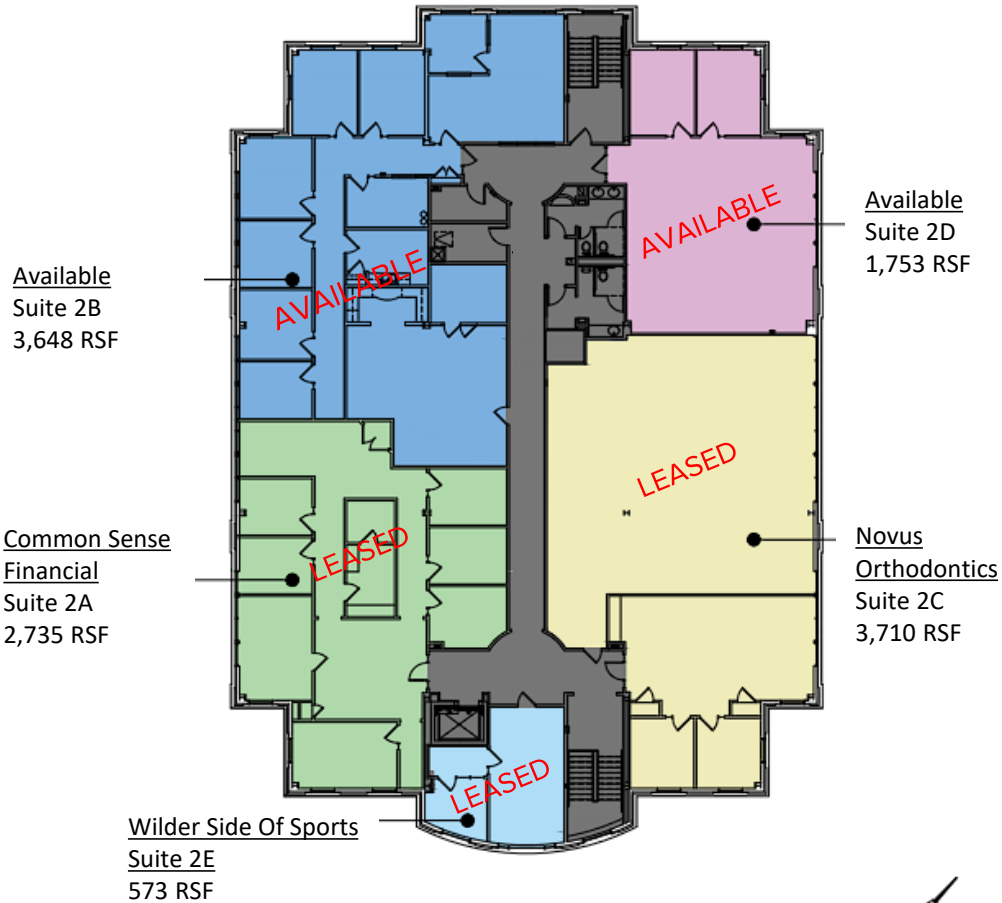
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First South Center 1460 John B. White Boulevard
Second Floor · 11,667 RSF/10,145 USF · Leasing Diagram
(Second Floor Load Factor = 1.15)

UPPER LEVEL:

- 573+/-SF - Reception Area, Private Office
- 1,735+/-SF - 2 Private Offices, Work Room – Bull Pen Area
- 2,735+/- SF – LEASED
- 3,648+/-SF - 12 Private Offices, Reception Area, Large Meeting / Board Room, Small Conference Room, Break Room, Work Room, Alcove
- 3,710+/- SF - LEASED

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