



NAI Earle Furman



AUG SMITH
ON MAIN

FOR LEASE

Office Space in Downtown
Spartanburg, SC.
\$17 PSF FSG

174 E. Main St Spartanburg, SC 29306



AUG SMITH ON MAIN

UNIQUE CREATIVE
OFFICE SPACE
IN THE HEART
OF DOWNTOWN
SPARTANBURG, SC.

Located on Main Street in the heart of downtown Spartanburg, Aug Smith on Main provides an opportunity to be a part of an exciting urban place. With many local residents having memories of shopping at the historic Aug Smith Department Store, it has served as an icon of downtown retail and commercial space since its construction in the late 1920's.

The building offers residential apartments above ground level retail and office space directly on Main Street, and now highly flexible and creative office space on Dunbar Street. Located at the corner of Dunbar & Liberty Street, and surrounded by many retailers, restaurants, gyms, colleges and corporate headquarters the building is in a highly urban and walkable environment. Convenient parking and highly flexible, Aug Smith office space can accommodate a variety of tenants.



DISTINCT ARCHITECTURE SET IN
HISTORIC & BOOMING **DOWNTOWN**
DISTRICT OF **SPARTANBURG, SC.**
THIS IS **AUG SMITH ON MAIN.**

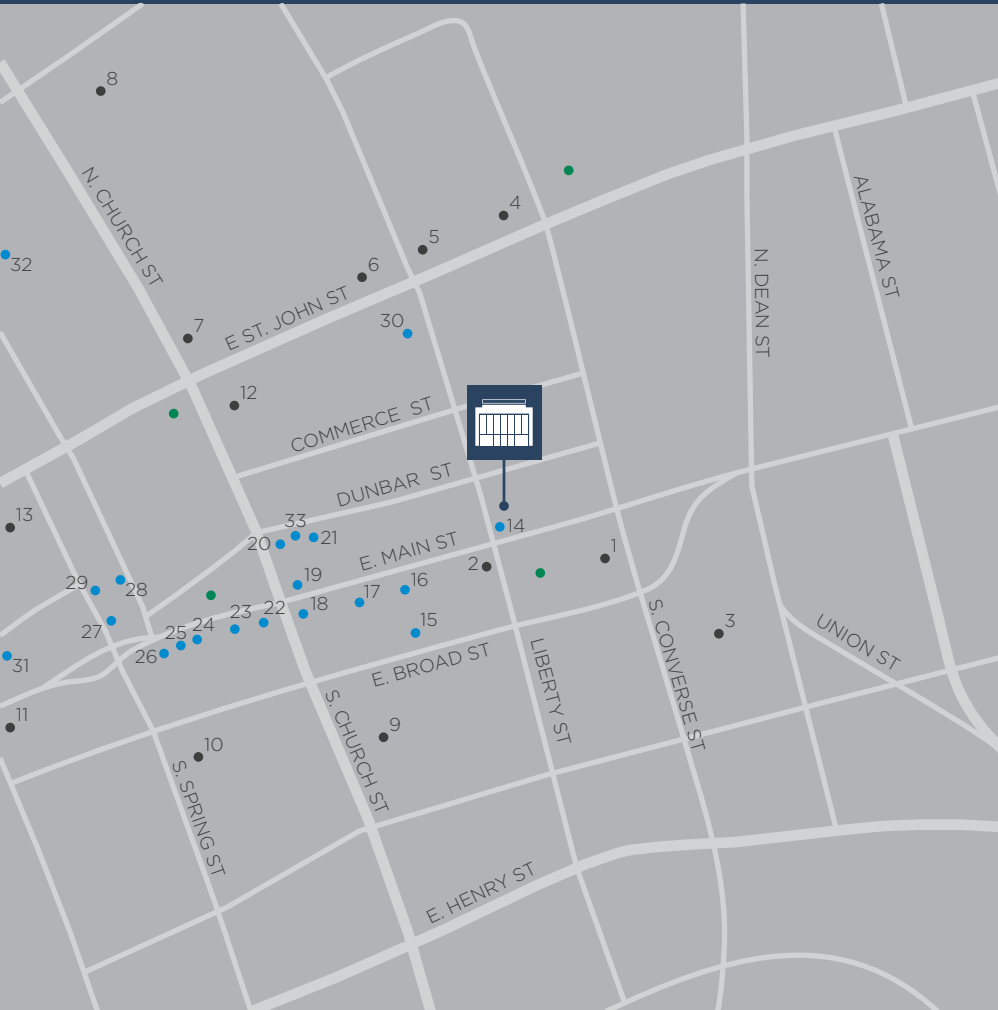




**BE AT THE
CENTER OF
EVERYTHING
DOWNTOWN**



LOCATION AMENITIES



● BUSINESSES & ORGANIZATIONS

1. Denny's Headquarters
2. The Local Hiker
3. Spartanburg Community College
4. Chapman Cultural Center
5. Spartanburg Art Museum
6. USC College of Business
7. The Montgomery Building
8. Spartanburg Marriott Hotel
9. Spartanburg County Public Library
10. Spartanburg City Hall
11. AC Hotel
12. Advance America Headquarters
13. QS/1 Headquarters

● RESTAURANTS

14. Spill the Beans
15. Downtown Deli & Donuts
16. Hub City Scoops
17. FR8 Yard
18. Lime Leaf
19. Groucho's Deli
20. Growler Haus
21. The Lemongrass Kitchen
22. Wild Wing Cafe
23. Delaney's Irish Pub
24. Monsoon Noodle House
25. The Crepe Factory
26. Mezcal
27. Starbucks
28. Bar 1884
29. Nacho Taco
30. Hub City Co-op Grocery Store
31. RJ Rockers Brewing Company & The Silo
32. Burrito Hub
33. Pokenori

● PARKS

BE AT THE CENTER

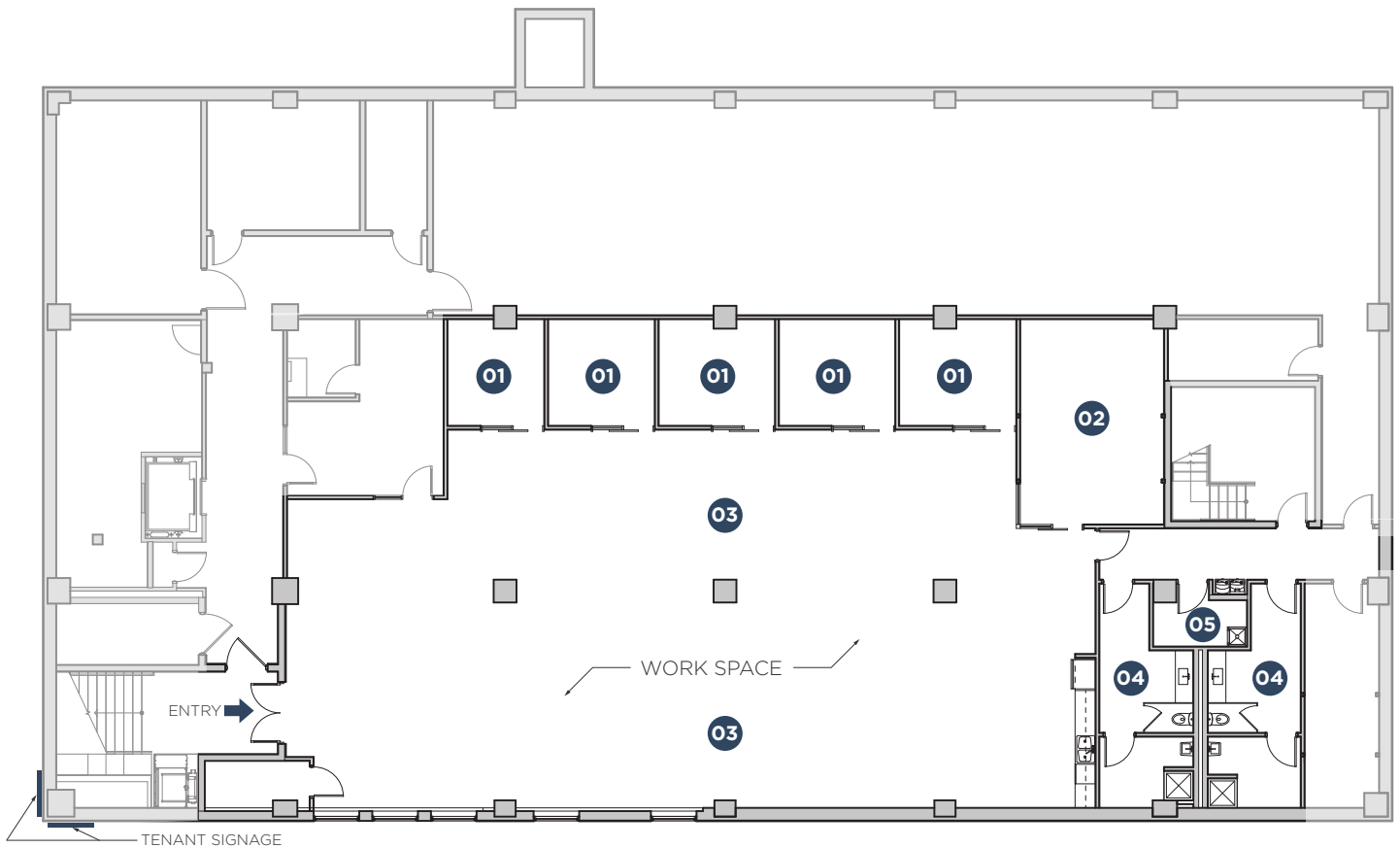
Located in the heart of downtown Spartanburg, Aug Smith on Main provides a location that puts top restaurants, retail, hotels and events at your doorstep. The downtown area has been undergoing tremendous growth and adding many new exciting destinations all within a four block walk of the building. Become a part of a truly active city with numerous concerts and events located downtown every year. It's a hard place to be bored!

174 East Main St, Spartanburg, SC

Driving Distance to Major Cities:

- Downtown Greenville, SC 25 miles
- Asheville, NC 69 miles
- Charlotte, NC 76 miles
- Columbia, SC 93 miles
- Augusta, GA 116 miles
- Atlanta, GA 177 miles

FLOOR PLAN & FEATURES



DUNBAR ST SUITE | 4,200 SF

01. Private Office 02. Conference Room 03. Open Work Area 04. Men's & Women's Restrooms
05. Janitor's Closet

UNIT FEATURES

- Shared space or one tenant.
- Full service rate; includes electric, internet and operating expenses.
- 24 hour, 365 days/year access
- On site property management
- 9' Ceilings
- City parking 200' from the building
- ADA Accessible



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