

**775 SPARTAN BLVD. SPARTANBURG, SC 29301**

**AVAILABLE FOR LEASE**



- **Class A Office Space in Westside Spartanburg**
- **+/- 392 SF to 4,650 SF Units Available**
- **Starting at \$16/SF Full Service**
- **+/- 200 Parking Spots**

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Greyson Furnas- 864.316.8192  
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Contact Broker For More Information

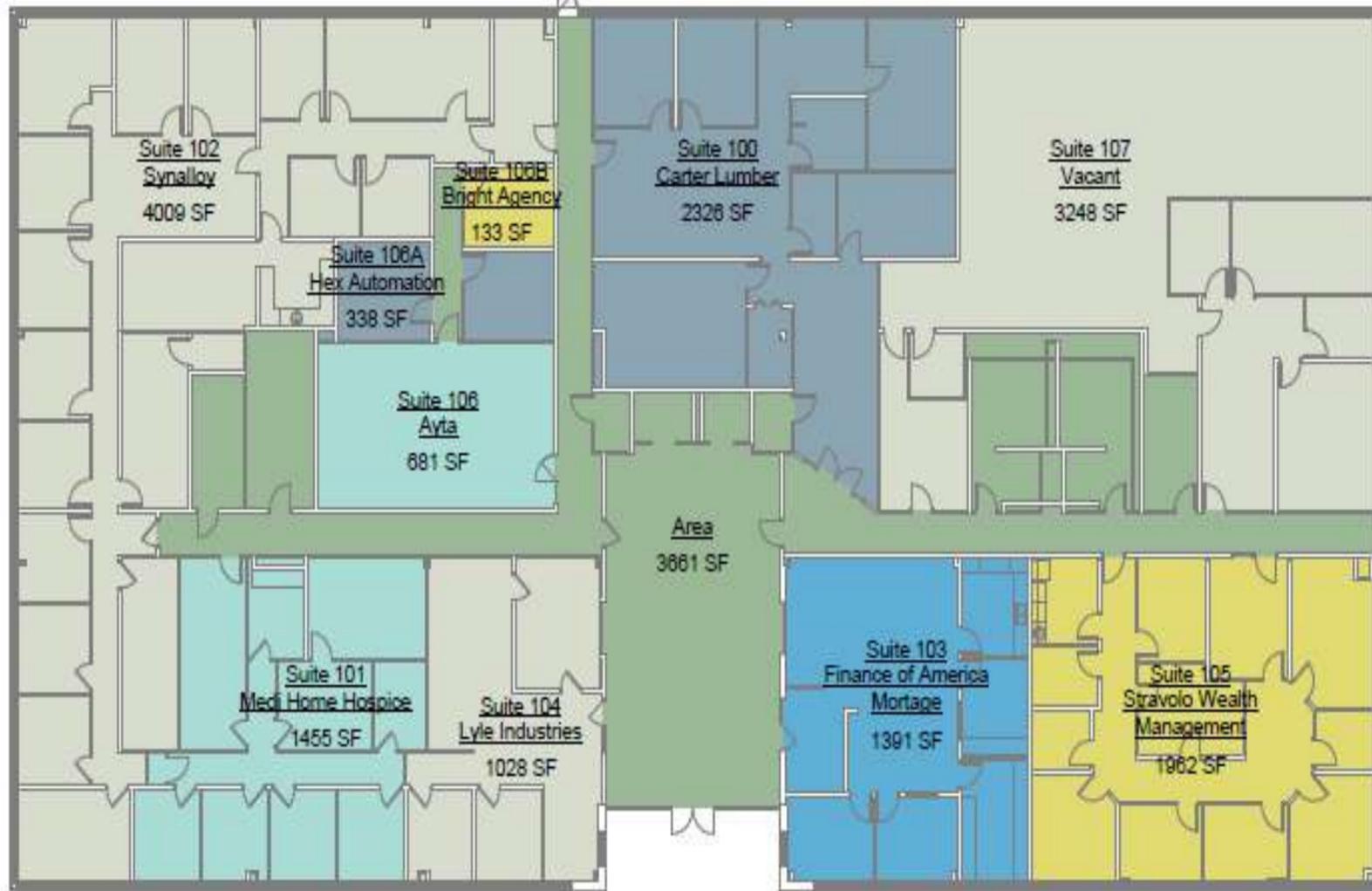
## Overview:

- +/- 40,292 SF Class A Office Building
- Availabilities up to +/- 4,650 SF
- All-Inclusive Full Service Leases @ \$16/SF
- 16% Core Factor
- Executive Office Suites Available with Shared Conference Room
- Prime Location near Intersection of I-26 & Hwy. 29
- Fast growing exit & surrounding area



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## Availabilities:

- Suite 100: 2, 326 SF - LEASED (Carter Lumber)
- Suite 101: 1,455 SF – LEASED (Medical Services of America)
- Suite 102: **4,009 SF – AVAILABLE (Sublease Through 2021)**
- Suite 103: 1,391 SF – LEASED (Finance of America Mortgage)
- Suite 104: **1,028 SF – AVAILABLE**
- Suite 105: 1,962 SF – LEASED (Stravolo Wealth Management)
- Suite 106-A: 338 SF - LEASED (The Lee Bright Agency)
- Suite 106-B: 133 SF – LEASED (The Lee Bright Agency)
- Suite 106: **681 SF - AVAILABLE**
- Suite 107: **3,768 SF - AVAILABLE**
- Suite 200: 2,299 SF – LEASED (GreenWood Resources)
- Suite 202: 2,835 SF – LEASED (Upstate CPA's)
- Suite 204: **1,425 SF – AVAILABLE**
- Suite 207: 2,542 SF – LEASED (UTECH)
- Suite 208, 209, & 210: TOTAL OF 5,747 SF – LEASED (CIRCOR Instrumentation Technologies)

## Amenities:

- Digital Interior Signage for all Tenants
- 24-HR. Controlled Access for Tenants
- High Ceilings and Wide Hallways
- Reflective Glass Siding on all sides with Plenty of Natural Light
- Dual Elevators
- Well Landscaped and Well Maintained Office Complex
- Professionally Managed with Great Customer Service & Care
- In the heart of Spartanburg's Dynamic Westside Corridor



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## Demographics:

Traffic Count: 44,300 CPD @ I-26 Interchange

### 1 Mile Radius

Population: 5,346

Households: 2,184

### 3 Mile Radius

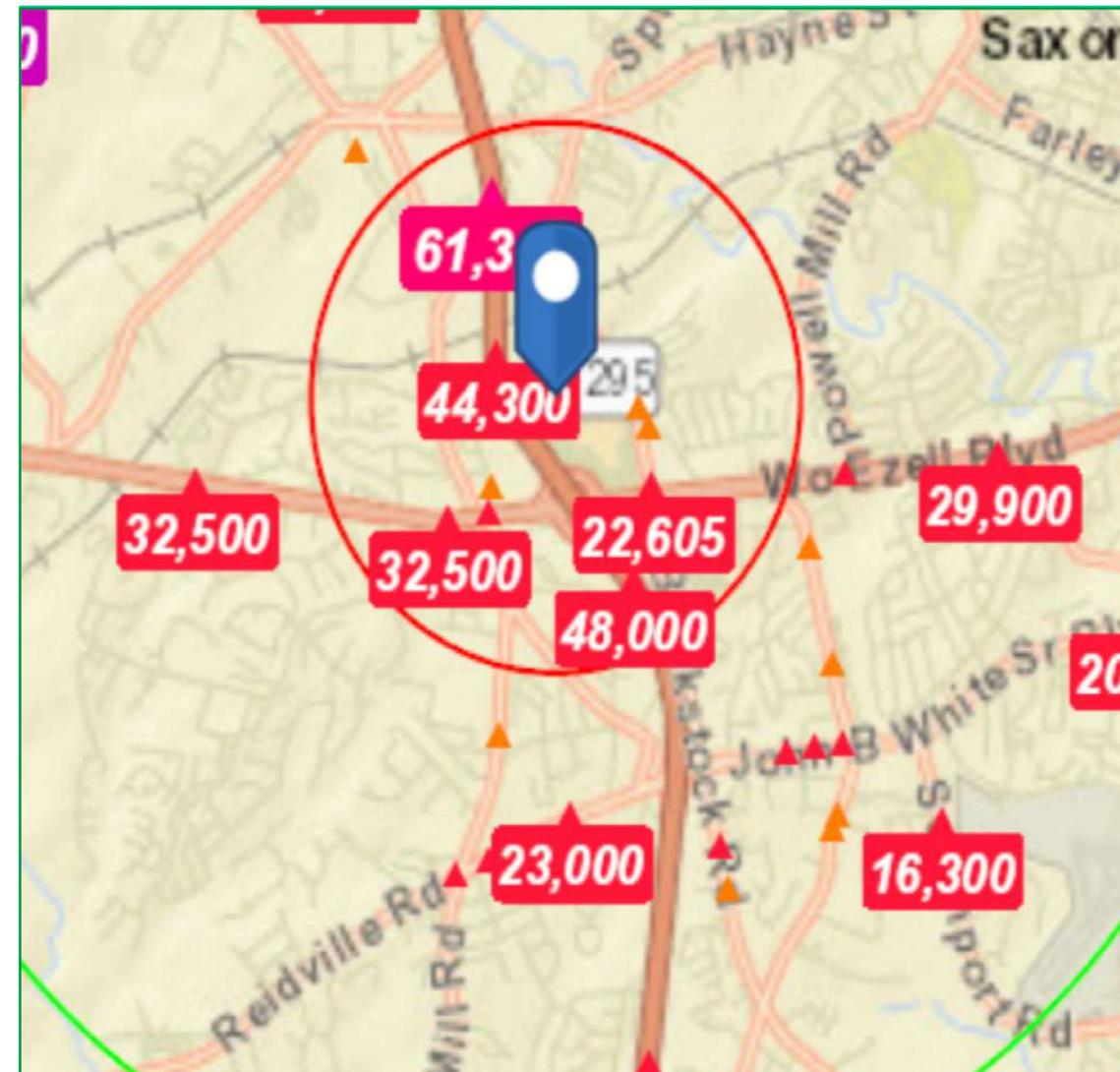
Population: 39,684

Households: 14,967

### 5 Mile Radius

Population: 88,727

Households: 33,426



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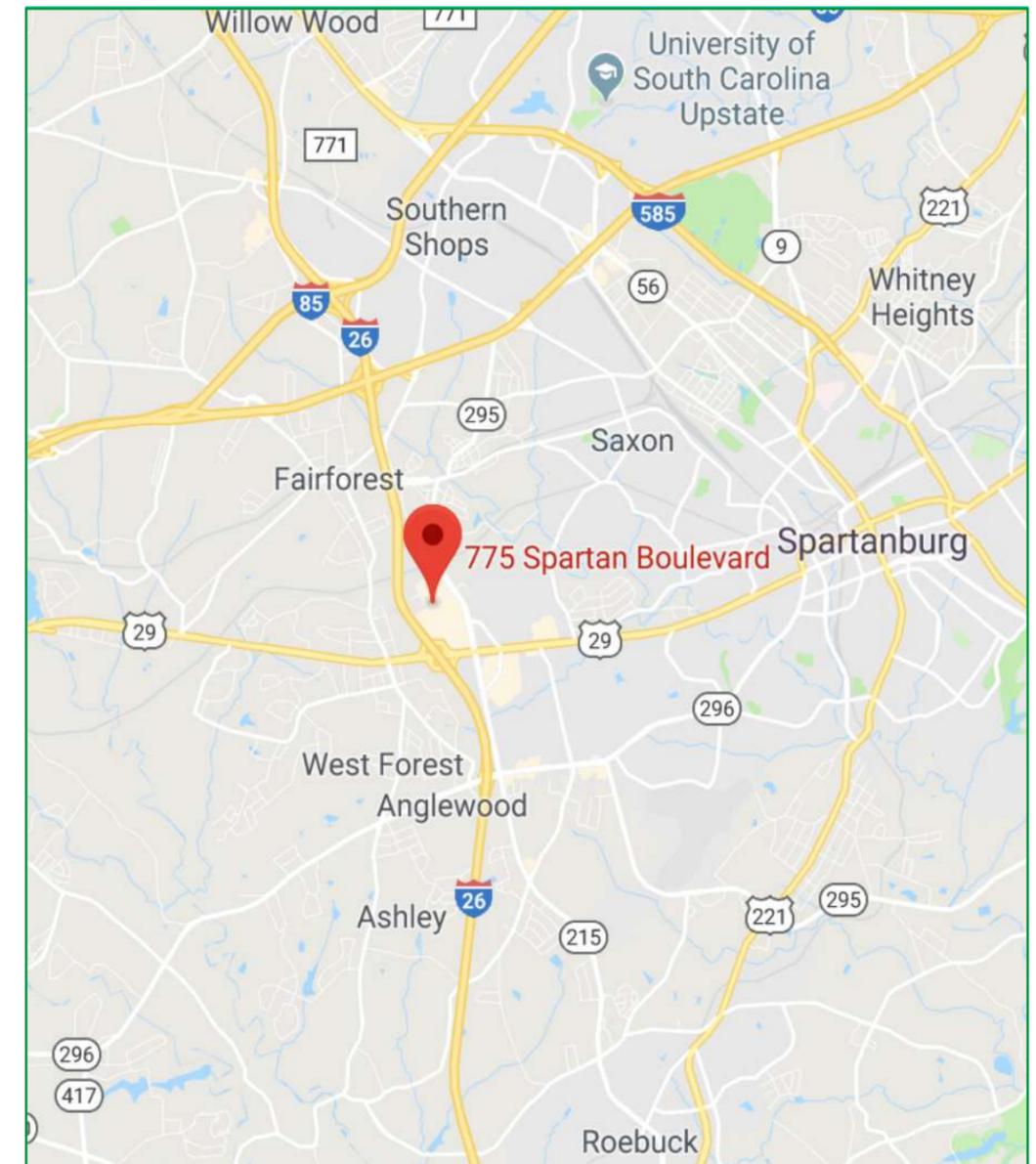
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## Surrounding Area/Growth

- Surrounding businesses include:
  - Westgate Mall, City Range, Cotsco, Hampton Suites, Spartan 16 Cinemas, Residence Inn, Hampton Inn, Holiday Inn, Numerous Retailers
- Surrounding area seeing significant growth in Residential, Retail, & Industrial Sectors
- Distances from Major Areas
  - Greenville: +/- 25 Miles
  - Downtown Spartanburg: +/- 4 Miles
  - Charlotte: +/- 75 Miles
  - Atlanta: +/- 150 Miles



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