



THE MONTGOMERY BUILDING



Third Floor
UP TO ±7,732 RSF

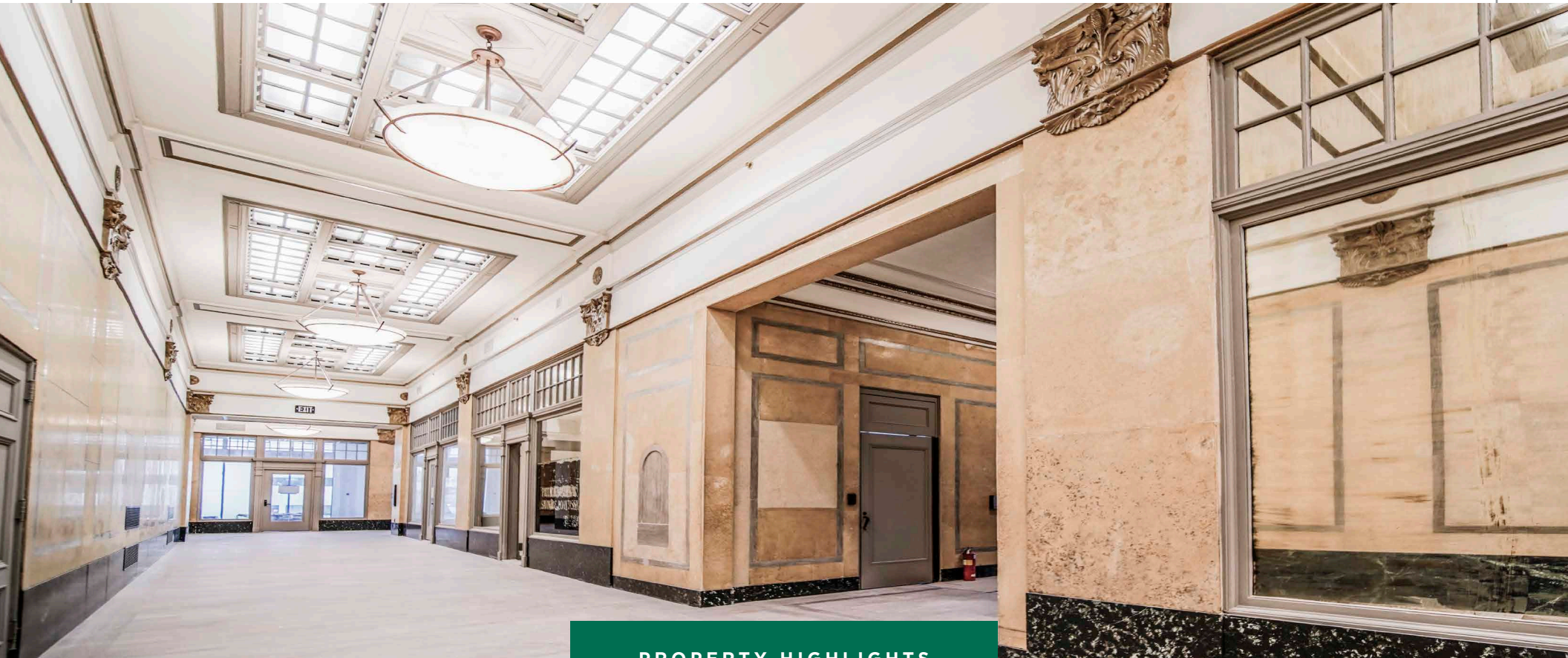
Second Floor
UP TO ±11,686 RSF

187 N Church Street | Spartanburg, SC

CBRE

19,418 SF FLEXIBLE OFFICE SPACE AVAILABLE AT

The Newly Renovated Montgomery Building



PROPERTY HIGHLIGHTS



Located in
Downtown
Spartanburg, SC



Mixed-Use with up
to 19,418 SF Office Space
Available



On-site fitness center
for all commercial tenants



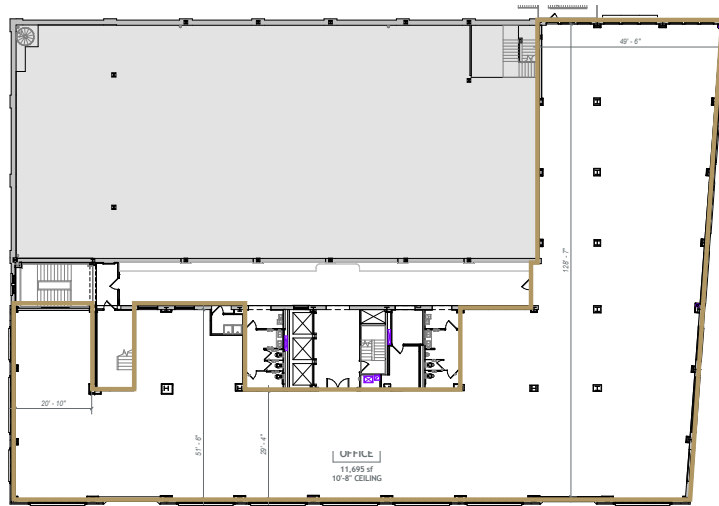
Parking in
adjacent garage



Gigabit Fiber Wired
Offering Some of the
Fastest Internet Speeds

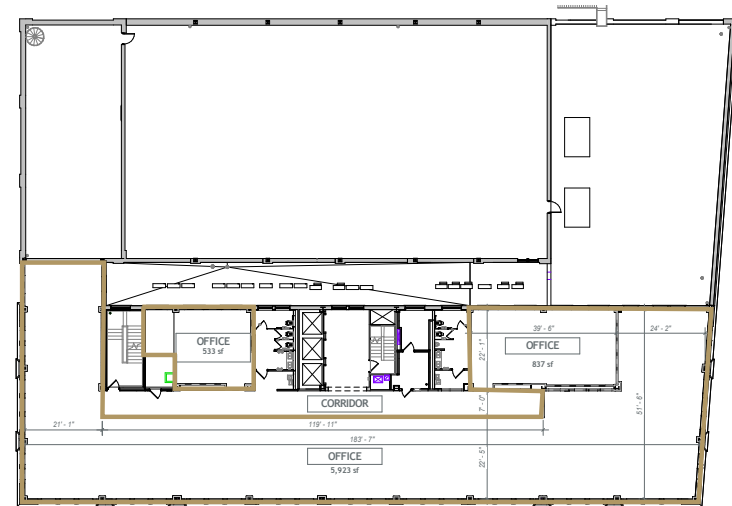
SECOND AND THIRD FLOOR OFFICE SPACE CAN BE

Divided Multiple Ways for Tenant Needs



Second Floor | Up to ±11,686 SF

LEASE RATE: ~~\$27.50 / RSF FSG~~
\$22.50/RSF FSG



Third Floor | Up to ±7,732 SF

LEASE RATE: ~~\$26.50 / RSF FSG~~
\$22.50/RSF FSG

SPACE FEATURES

Modern Space for Today's Offices

The fully renovated Montgomery Building has retained its historic charm while modernizing for the needs of today's businesses. Lightning fast internet and flexible workspaces paired with the lifestyle offerings today's employees want, the Montgomery Building offers the ideal office space.

Flexible Spaces

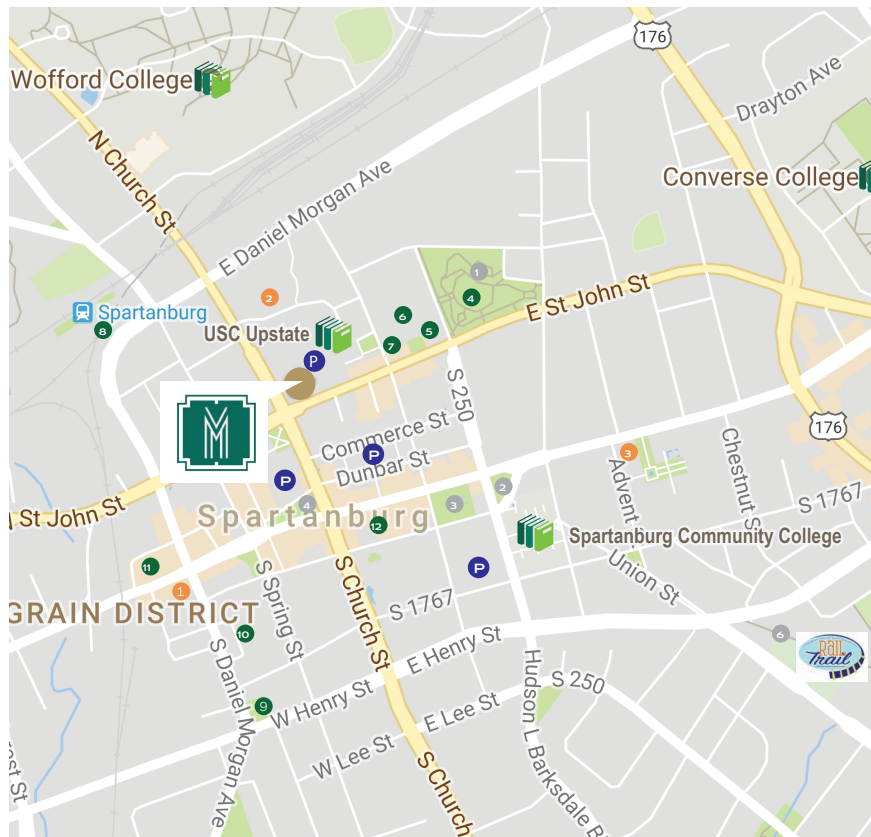
Develop your own dream office space. As an early tenant the Montgomery Building can partner with you to develop the space your office needs to succeed.

Co-Work Space & Access

Open floor plans and flexible lease options can help you find the office space tailored to your needs. Montgomery Building offers a mix of standard office tenants with access to creative professionals and potential freelancers.

NEIGHBORHOOD

Work, Shop, Eat, Play



Things to Do & Accommodations

- | | |
|------------------------------|-------------------------------|
| 1 AC Hotel | 9 Hub City Art Park |
| 2 Marriott | 10 The Showroom @ Hub-Bub |
| 3 The Inn on Main | 11 RJ Rockers Brewing Company |
| 4 Zimmerli Amphitheater | 12 Sparkle City Mini Putt |
| 5 Spartanburg Science Center | |
| 6 Chapman Cultural Center | |
| 7 Spartanburg Art Museum | |
| 8 Hub City Railroad Museum | |

Health & Wellness

- | | |
|-------------------|--|
| 1 Barnet Park | 4 Morgan Square |
| 2 Richardson Park | 5 South Converse Street Park |
| 3 Denny's Plaza | 6 Mary Black Foundation Rail Tail
(1.9 mile trail that parallels two major roads and connects many neighborhoods to downtown) |

THE MONTGOMERY BUILDING

Property Photography



Fitness Center



Lobby Elevator Entrance



Building Entry



Exterior Details



Office Views



THE
MONTGOMERY
BUILDING

CBRE

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