



Located in the heart of Downtown Spartanburg, SC

Gigabit fiber wired

On-site fitness center access for all commercial tenants

Just blocks away from downtown

Steps away from one of the top-producing Marriotts

Over 15,000 college students in the area

72 residential apartments fill the top 8 floors of the building

28 surface parking spots exclusively for retailers' use and 130 in adjacent parking deck

Grease trap in place for restaurant use

Warm vanilla shell for easy upfit



NEWLY RESTORED COMMERCIAL & RETAIL SPACE AT THE CENTER OF ONE OF THE SOUTHEAST'S MOST VIBRANT, GROWING COMMUNITIES

MODERN SPACE FOR TODAY'S RETAIL

The fully renovated Montgomery Building has retained its historic charm while modernizing for the needs of today's retail businesses. From lightning-fast internet capability to alluring storefronts to the lifestyle offerings today's employees want, the Montgomery Building offers an ideal space for retailers large and small, for new boutiques or established brands. Each retail space offers great exposure with a strong traffic count on both N Church Street and W St John St.

CUSTOMIZED SPACES

Retail tenants looking at this building in its early stages will have an easier time customizing their space than later in the project. All retail spaces will be delivered in a "warm vanilla shell" for easy upfit. From floorplans expansive or minimal, with attached office space or kitchens, the Montgomery Building can partner with you to develop the space you need.

IN-HOUSE CUSTOMERS

Retail offerings sit on the street level of a vibrant community hub. The Montgomery Building plans for a bar, one or more restaurants, a full floor of retail, an expansive floor of offices, and eight floors of residences. Retail spaces will help feed the rest of the building's office and residential tenants, while one of the top Marriotts located just feet away will likely be a great source of customers.

NEARBY UNIVERSITIES

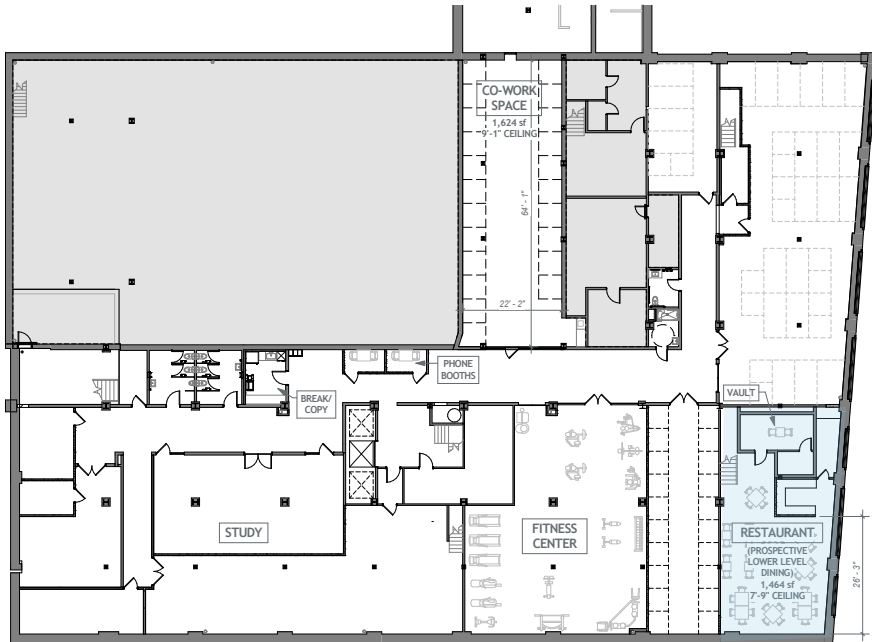
The Montgomery Building is located steps away from USCU's George Dean Johnson School of Business and Economics, and sits near Wofford College and six other universities. This means an engaged and educated workforce waits nearby to work, shop and spread the word.

FIRST FLOOR RETAIL & RESTAURANT SPACE



First floor modern retail space

- Restaurant
3,902 sf
+1,464 sf Lower Level Dining Area Option
- Retail 1
921 sf (with patio)
- Retail 2
2,068 sf
- Retail 3
1,781 sf



THE MONTGOMERY BUILDING

187 North Church Street,
Spartanburg, SC 29306

Tel: 864.641.7283
themontgomerybuilding.com

At Belk Lucy, we pride ourselves as world-class, full-service commercial real estate brokers. Our intimate knowledge of the markets we operate in combined with a tireless work ethic ensures that our clients – whether landlords, tenants, buyers, or sellers – receive the best possible representation in their real estate transaction.

Belk Lucy Commercial Leasing | 864-918-0409
Chris Dion, Leasing Agent | Chris.Dion@belklucy.com

