



Located in the heart of Downtown Spartanburg, SC

Mixed use with 11,686 SF of office space available

Gigabit fiber wired – offering some of the fastest internet speeds possible

On-site fitness center access for all commercial tenants

Parking on-site and in adjacent garage

Two short blocks from the heart of downtown

FLEXIBLE OFFICE SPACE AT THE CENTER OF ONE OF THE SOUTHEAST'S MOST VIBRANT, GROWING COMMUNITIES

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. From lightning-fast internet capability to flexible workspaces to the lifestyle offerings today's employees want, the Montgomery Building offers an ideal space for offices large and small, for businesses local or international.

FLEXIBLE SPACES

As an early tenant in a new building, you can develop your own dream office space. From floorplans expansive or minimal, to conference rooms and gathering spaces, the Montgomery Building can partner with you to develop the space your office needs to succeed.

CO-WORK SPACE & ACCESS

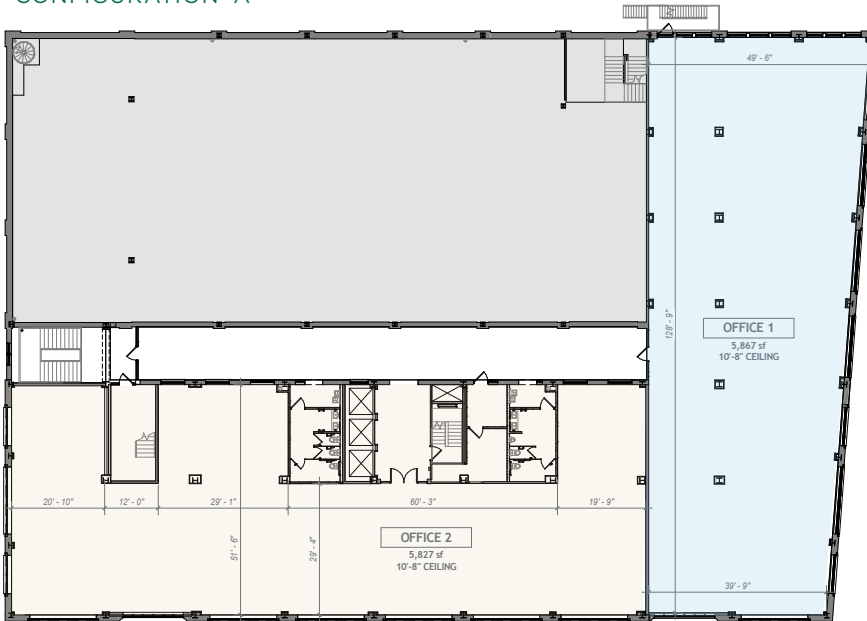
If you need a flexible work environment or even just a single desk, our open floor plans and flexible lease options can help you find the office space tailored to your needs. And for more standard office tenants, this means you'll have access to creative professionals and potential freelancers working as your neighbors.

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 intern or join your business.

SECOND FLOOR OFFICE SPACE

CONFIGURATION A



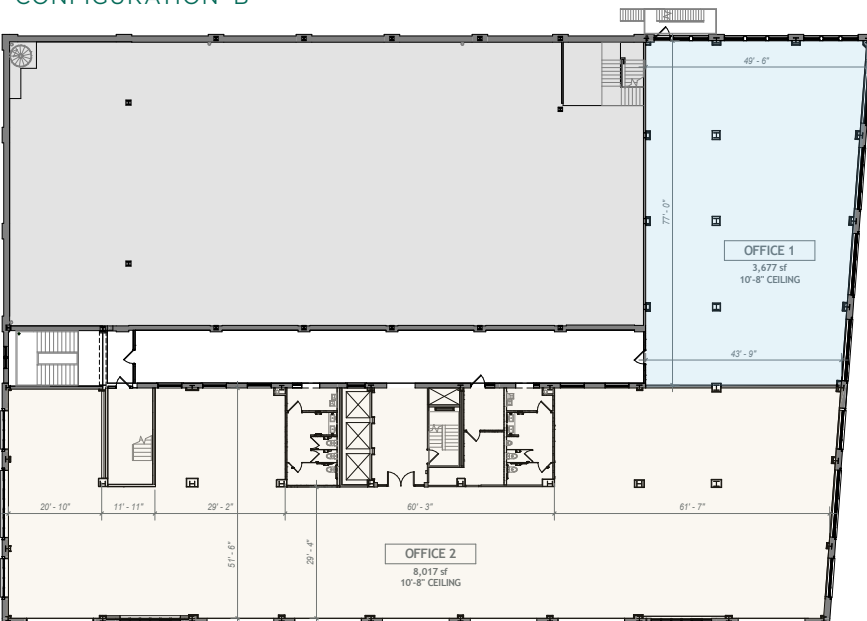
Second floor flexible office space can be divided multiple ways according to tenant needs.

Example
Configuration A
Office 1 - 5,867 sf
Office 2 - 5,827 sf

Example
Configuration B
Office 1 - 8,017 sf
Office 2 - 3,677 sf

Entire Second Floor
11,686 sf

CONFIGURATION B



THE MONTGOMERY
BUILDING

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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.

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