



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

Located in the heart of Downtown Spartanburg, SC

Just blocks away from downtown

Steps away from one of the top-producing Marriotts with 150 hotel rooms

Over 15,000 college students in the area

63 residential apartments fill the top 7 floors of the building

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

Grease trap in place for restaurant space

Warm vanilla shell for easy upfit

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 to alluring storefronts to the lifestyle offerings today's employees and residents 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. and just steps away from 150 hotel rooms.

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.

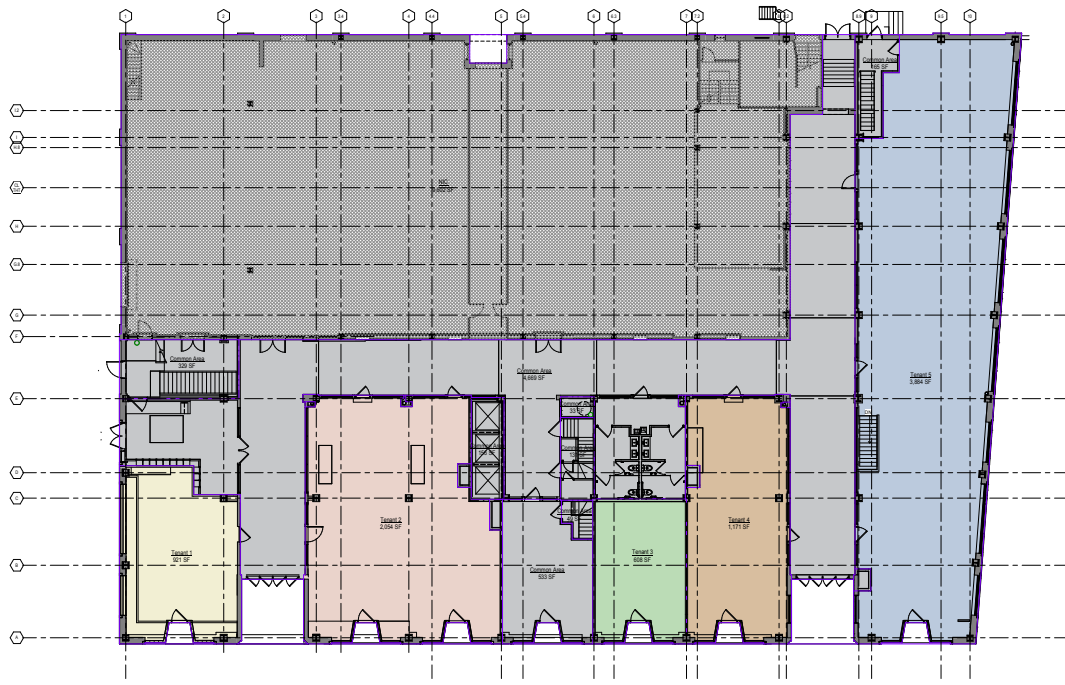
IN-HOUSE CUSTOMERS

Retail offerings sit on the street level of a vibrant community hub. The Montgomery Building plans for a bar, one restaurant, a full floor of retail, two expansive floors of offices, and seven 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.

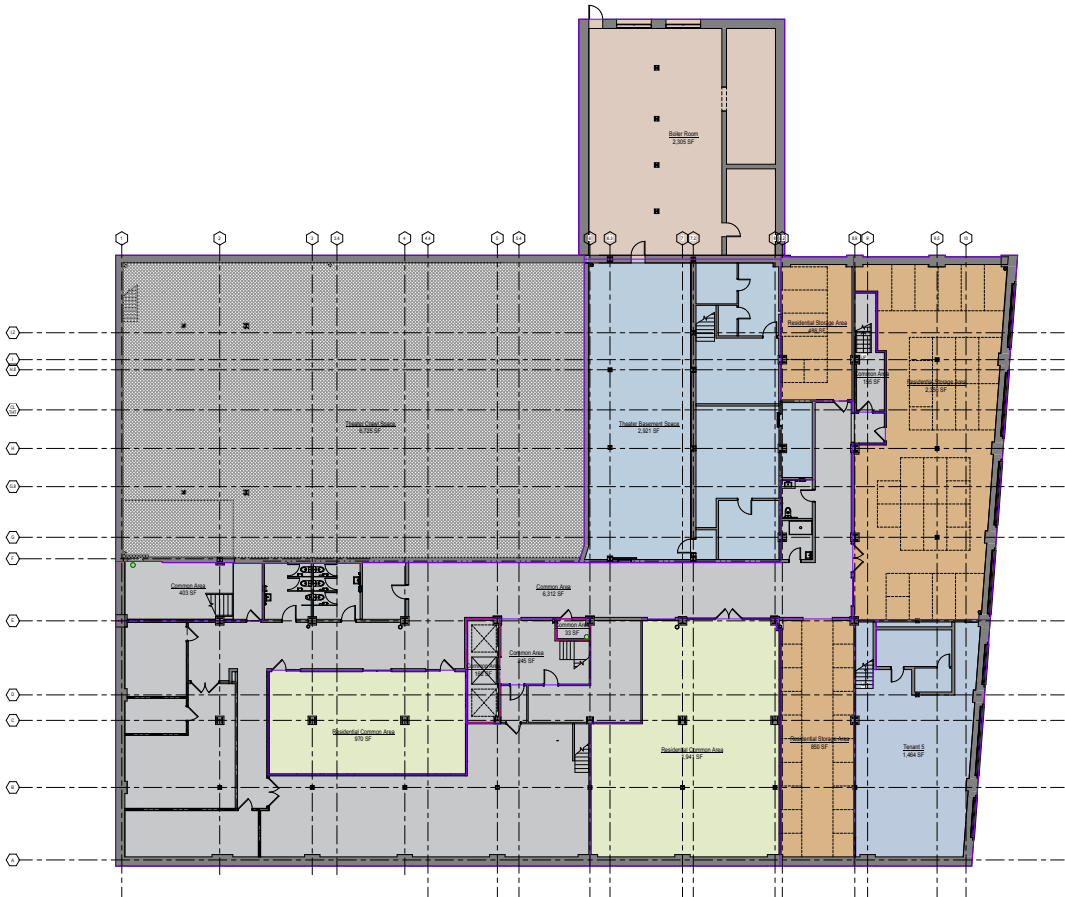
NEARBY UNIVERSITIES

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.

RETAIL & RESTAURANT SPACE



- BOMA - FIRST FLOOR**
- Common Area
 - Major Vertical Penetration
 - NIC
 - Tenant 1
 - Tenant 2
 - Tenant 3
 - Tenant 4
 - Tenant 5



- BOMA - BASEMENT**
- Boiler Room
 - Common Area
 - Residential Common Area
 - Residential Storage Area
 - Tenant 5
 - Theater Basement Space
 - Theater Crawl Space



THE MONTGOMERY
BUILDING

187 North Church Street
Spartanburg, SC 29306

themontgomerybuilding.com

BF Spartanburg

Tom Finnegan

James Bakker

Tel: 843.813.5557

info@themontgomerybuilding.com