

FOR LEASE  
OFFICE/ RETAIL SPACE  
Downtown Development

# Aug Smith on Main

Delivery Fourth Quarter, 2017



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# Retail/Office Space Downtown Development

Executive  
Summary

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## Property Features

- Class A Retail and office space available on ground level
- ±4,500 SF of highly flexible lower level space
- 45 new luxury residential apartments on upper floors
- Located in the heart of downtown Spartanburg
- Nearby businesses include: Denny's Corporate Offices, QS/1, and McMillan Pazdan Smith
- Surrounding retailers include Hub City Co-Op, Three Sisters Boutique, Hub City Scoops, Downtown Deli & Donuts, Growler Haus, Lime Leaf, and The Local Hiker

## About Aug Smith on Main

Experience first-hand the revitalization of Spartanburg's downtown with this unique development: a historic Spartanburg icon with early 20th-century architectural character is being re-adapted to modern lifestyles. Forty-five apartments with high walkability and main street retail allow you to experience the unique qualities of the healthy urban lifestyle of living, dining and working downtown.

## Available Space

Office 2,008 SF

Office 1,895 SF

Retail(lower level) 4,500 SF  
Highly flexible space

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





# Location

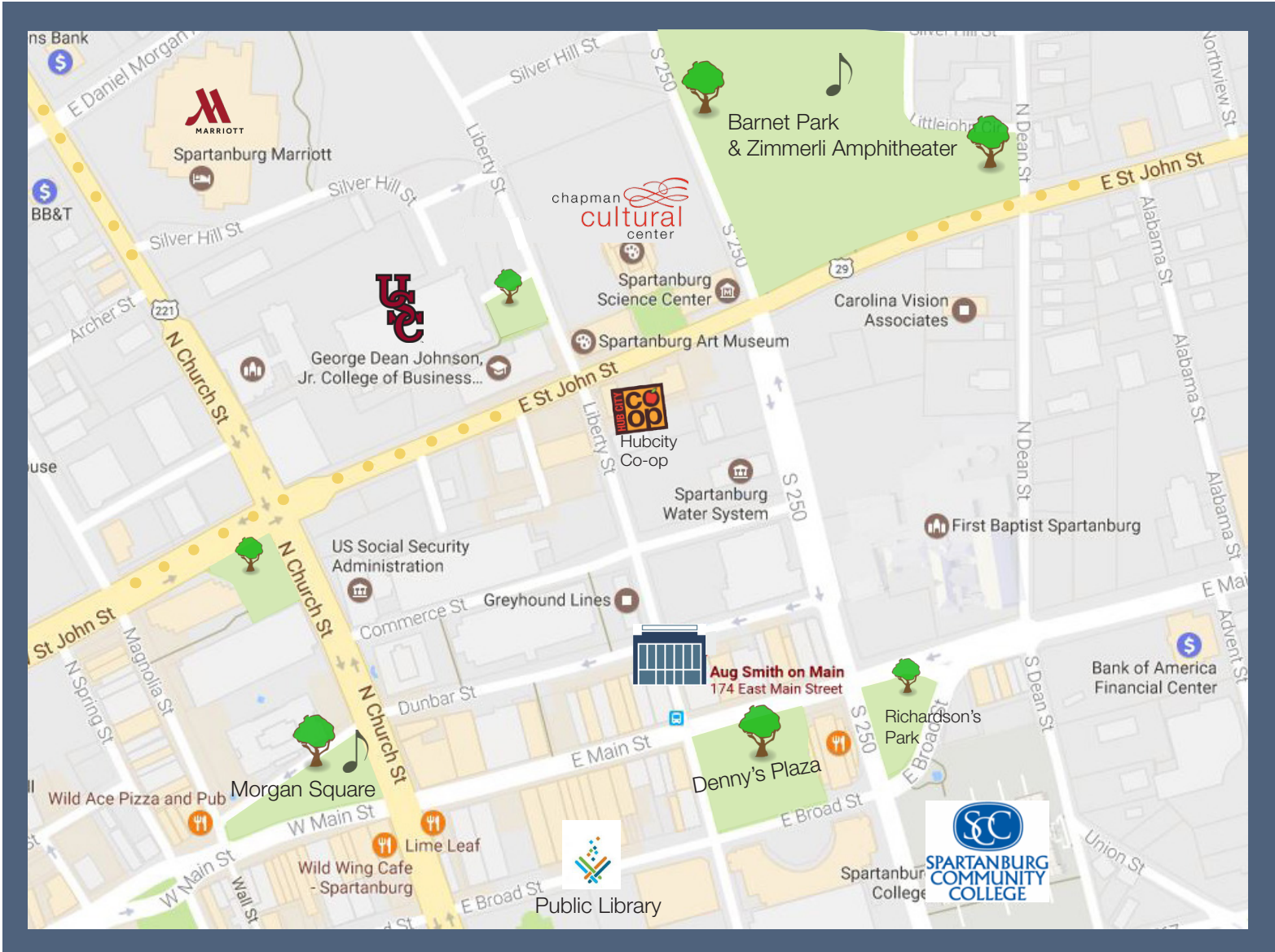


## 174 East Main St, Spartanburg SC

### Driving Distance to Major Cities:

Downtown Greenville, SC	32 miles
Asheville, NC	69 miles
Charlotte, NC	76 miles
Columbia, SC	93 miles
Augusta, GA	116 miles
Atlanta, GA	177 miles

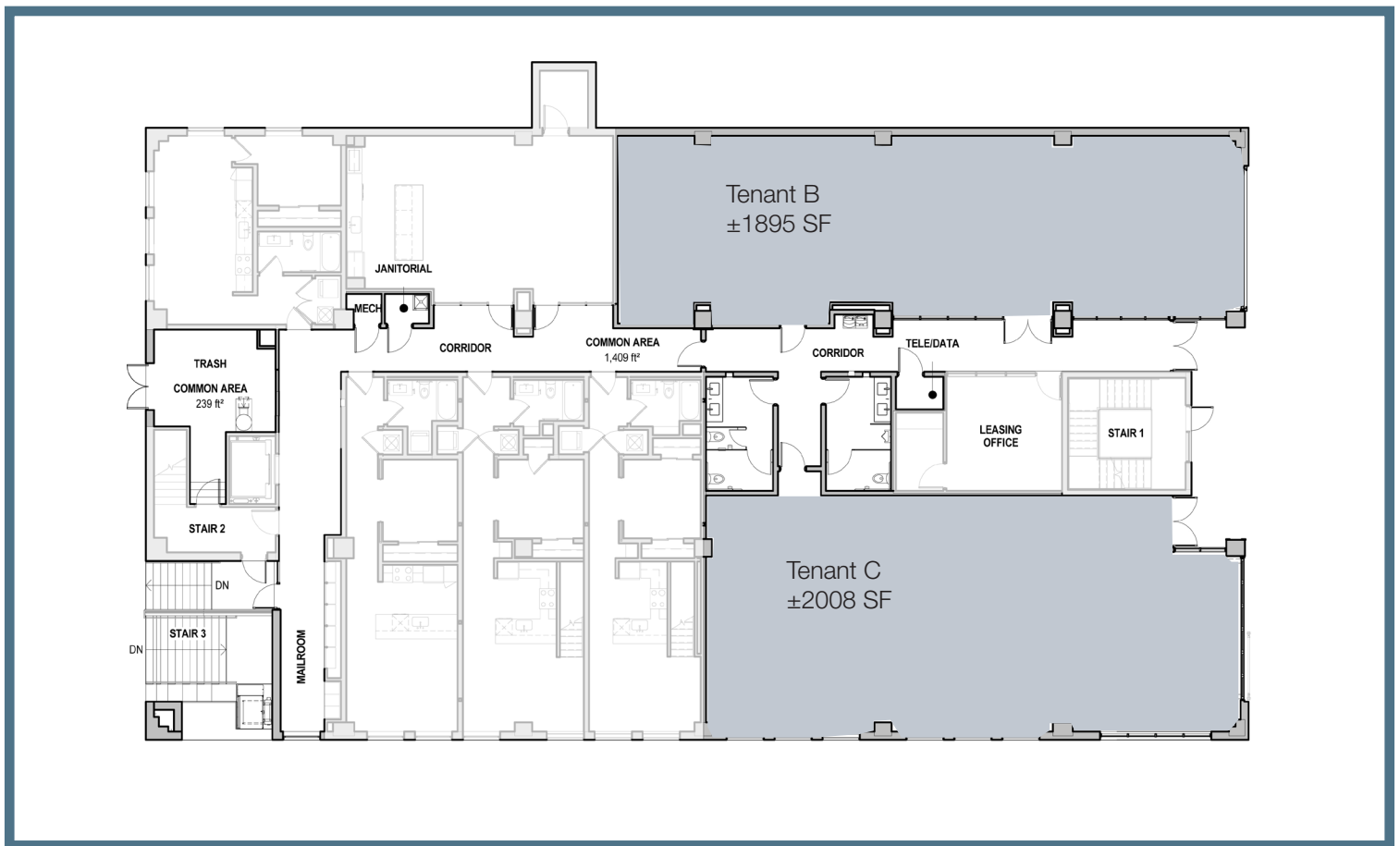




## Location Advantages

- Heart of downtown Spartanburg with pedestrian friendly sidewalks
- Center of downtown's Business District which has a daytime population of nearly 20,000
- Close proximity to retail, restaurants, and parks in the growing Downtown Cultural District
- Experience the downtown life by shopping at the local Hub City Co-Op or walking through the local parks.



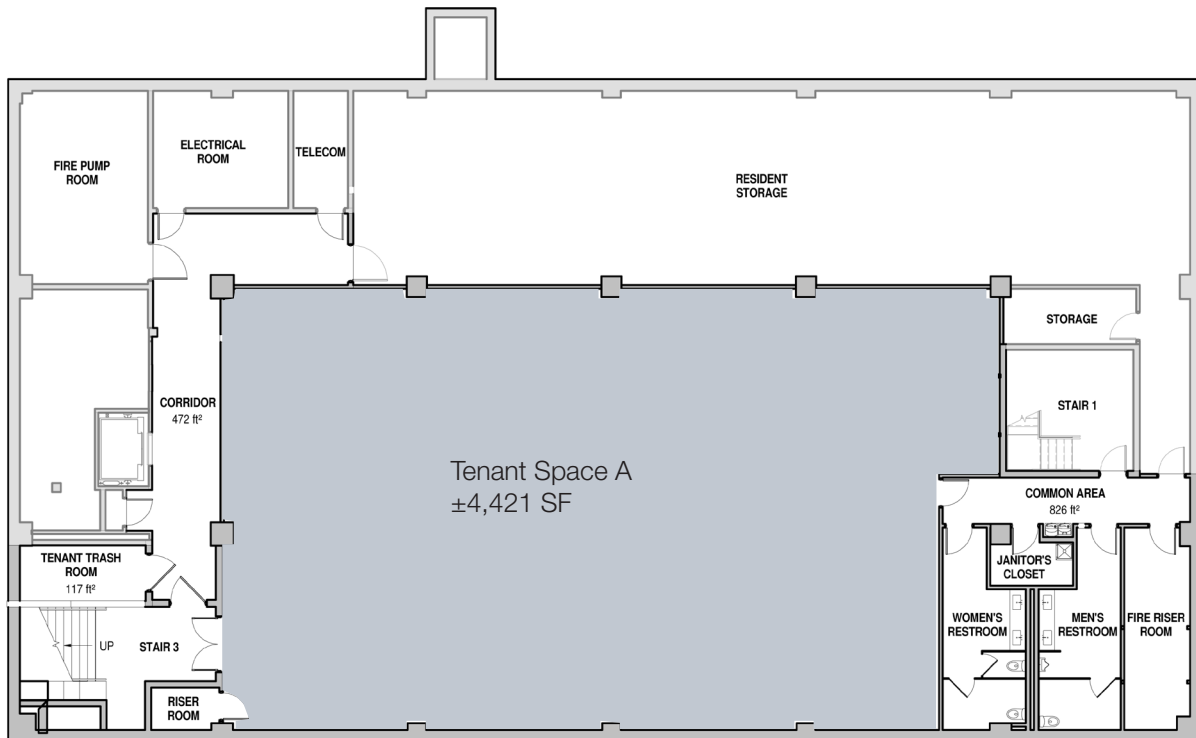


## First Floor

- Tenant B ±1895 SF
- Tenant C ±2008 SF
- Common bathrooms, trash room and janitorial space
- Class A office or retail space



# Basement Level



## Basement Level

- Tenant space A ±4,421 SF
- Ideal space for a restaurant
- Bathrooms provided by landlord, trash room and janitorial space
- Class A space

# Leasing Opportunities

Appendix

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Downtown adaptive reuse of a historic Spartanburg icon with early 20th-century architectural character. 45 apartments with high walkability, and main street retail allow you to experience the unique qualities of the healthy urban lifestyle of living, dining, and working downtown.



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