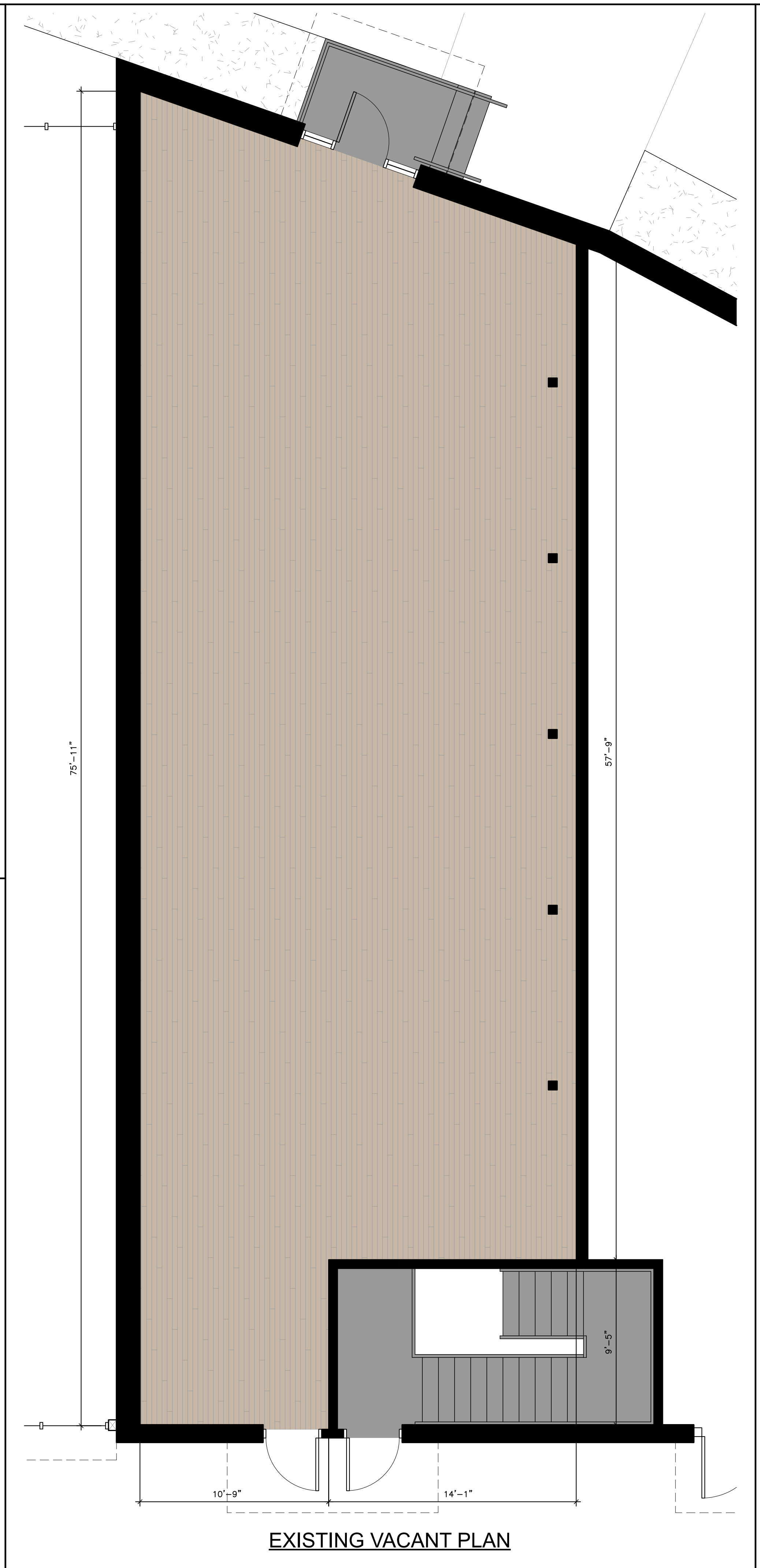


Suite 135A in the North Warehouses at Drayton Mill is a charming, brick-and-timber space with an "old world" feel. Positioned in a prime location in the center of the Historic Drayton Mills Warehouse complex, this space can perfectly facilitate a professional office setting, a retail establishment, or a boutique bar/restaurant. The space features frontage on The Alley to the south and the Pond Promenade on the north, assuring excellent access for patrons arriving from any direction, and any mode of transportation. The Drayton Mills campus fronts Drayton Road, and is located on the Spartanburg County Trail System.

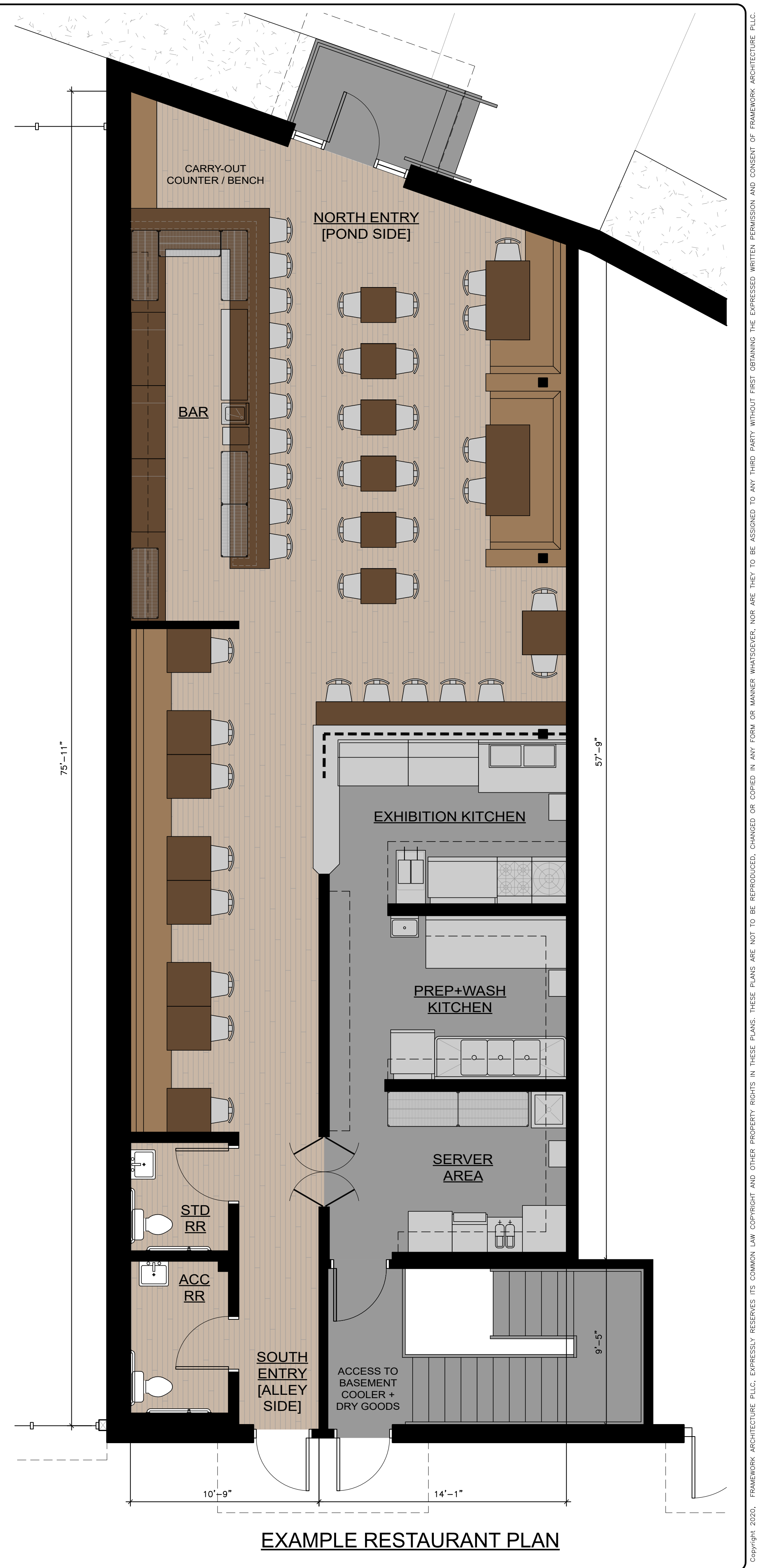
The space is currently "cold-dark shell," but ready for interior improvements. The shell construction has been recently restored. In addition to the main floor level, access to the lower level is available for "back-of-house" and storage functions. The included example floor plan depicts a ±57 seat bar/restaurant with an exhibition kitchen and ample opportunities for outdoor seating. The lower level provides space for a walk-in cooler and dry storage (not shown).

Drayton Mill is listed on the National Register of Historic Places, and the Warehouses hold high prominence on the campus. Positioned fronting Drayton Road, the buildings are understated, robust examples of early 20th century industrial vernacular. In addition to on-site parking, additional space is conveniently located across Drayton Road, which features a new traffic light and crosswalk. The campus features a host of food-and-beverage venues, as well as a wide range of professional service companies.

Suite 135A - Main Level: ±1760 SF  
 Lower Level "Back-of-House": ±200 SF (with additional available as needed)



EXISTING VACANT PLAN



EXAMPLE RESTAURANT PLAN

**FRAMEWORK ARCHITECTURE**  
 A SHERBERT GROUP PARTNER  
 Headquarters:  
 13777 Balantyne Corp. Place, Suite 325  
 Charlotte, NC 28227  
 Mailing:  
 8137 Hovingham Way  
 Raleigh, NC 27616  
 D: 810-841-2245 O: 704-399-4455  
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 The professional services of the architect are undertaken for and are performed in the interest of the client listed below. No contractual obligation is assumed by the architect for the benefit of any other party.

**AVAILABLE NOW**

**DRAYTON MILLS**  
 1800 Drayton Road  
 Spartanburg, SC 29307  
 GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS  
**SUITE 135A**  
 The Warehouses @ Drayton Mill  
 Tenant Improvement  
 1802 Drayton Road, Suite 135A  
 Spartanburg, South Carolina 29307

Project No. 20-135A-WH-01  
 Date 25 FEB 2020  
 Issued For MARKETING  
 Drawn by MDS  
 Scale 1/4" = 1'-0" (@36X24 SHEET)

REVISIONS  
 # Date & Description

SHEET CONTENT  
 VACANT & SAMPLE FLOOR PLANS

A101