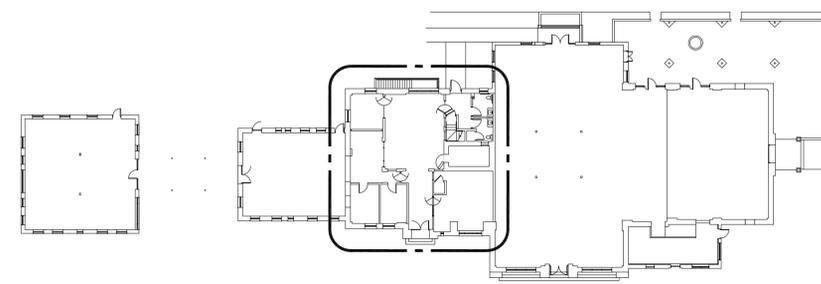


Suite 305 in the Company Store Building at Drayton Mill is a highly unique professional office space - one designed for incredible flexibility while honoring the beautiful historic character of the 1919 structure. The suite has been freshly renovated with restored plaster walls and heart pine floors, new heating and an air conditioning system, new lighting, and new restrooms. The space is designed to function equally well for a single business of approximately 13-15 people, or as a multi-tier co-working environment. The suite is oriented around a central open office area, with the perimeter spaces offering opportunities for additional privacy. Common suite entries are positioned on the Drayton Road side to the south, as well as on the campus side to the north. Additionally, the upper level has been designed to function as a "hospitality suite." This space can easily function in a wide range of capacities, from room for additional amenities for the office below, to an entirely independent apartment unit. With a full custom bathroom, kitchen, and laundry, this space can cater to "gym-to-work" individuals, as well as providing the space for in-house board meetings and team-building events. Hosting of guests or remote workers can be as simple as showing them to their private entry door from the common lobby. If your business is in a growth mode, the upper level can easily be converted to accommodate additional office space.

Drayton Mill is listed on the National Register of Historic Places, and the Company Store building is the most prominent building on the campus. Positioned directly fronting Drayton Road, the building is a very unique Tudor style, which is incredibly rare for an historic textile mill campus. Parking is conveniently located directly to the east, or 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.

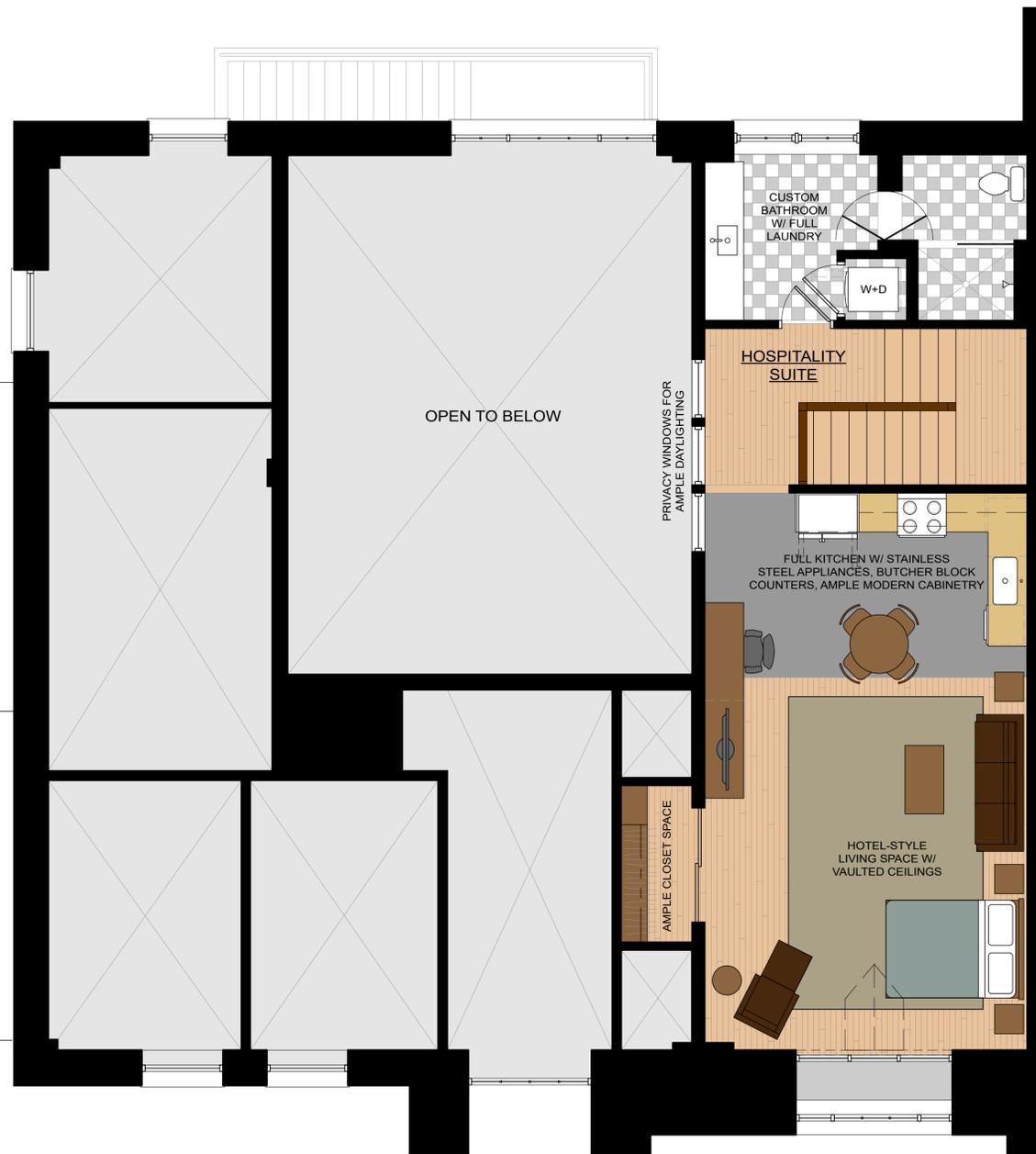
Suite 305 - Main Level: ±2500 SF
Upper Level "Hospitality Suite": ±800 SF

DRAYTON MILL
CENTRAL CAMPUS

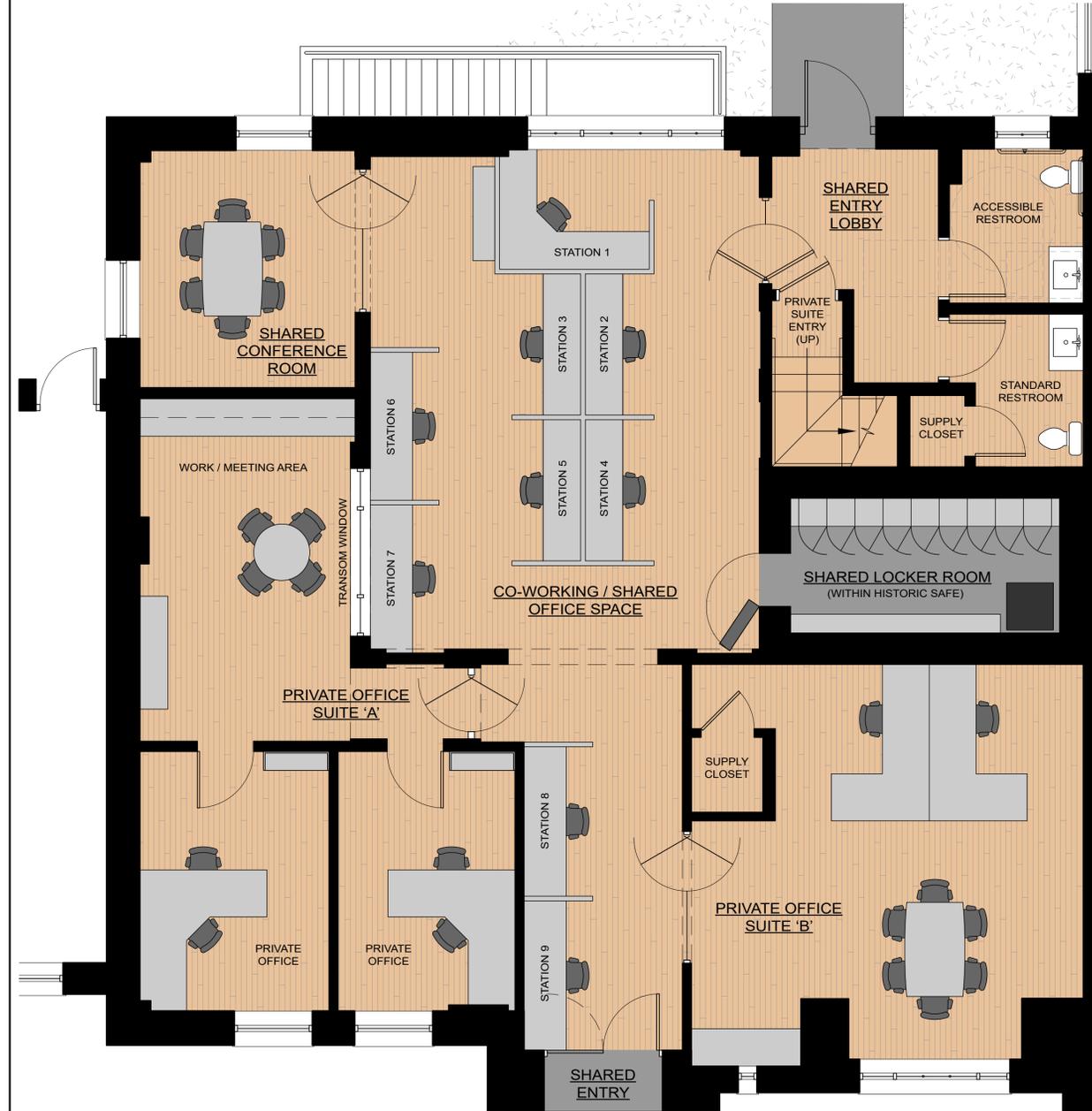


DRAYTON ROAD

COMPANY STORE KEY PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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A SHERBERT GROUP PARTNER
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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.

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1800 Drayton Road
Spartanburg, SC 29307
GENERAL CONTRACTOR

CONSULTANTS

PROJECT TITLE & ADDRESS

SUITE 305
The Company Store @ Drayton Mill
Tenant Improvement
1800 Drayton Road, Suite 309
Spartanburg, South Carolina 29307

Project No. 19-305-CS-01
Date 27 JAN 2020
Issued For REVIEW
Drawn by MDS
Scale AS NOTED

REVISIONS
Date & Description

SHEET CONTENT
SPACE PLAN

A101

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