



Retail / Office For Lease In Landmark Center

49 Pennington Drive, Unit 2F
Bluffton, South Carolina 29910

Property Highlights

- Located in Sheridan Park off Highway 278 in Bluffton
- Unit 2F has a reception area, conference room, large work room with built-in desks around the perimeter and 2nd floor storage.
- Double doors in back for easy deliveries and shipping
- Easy access to all of Bluffton and just minutes from the bridge to Hilton head Island
- Signage allowed above each unit on the building and the front door.
- Tenant will have 2 parking spaces in the front of the building and 2 spaces in the back of the building.

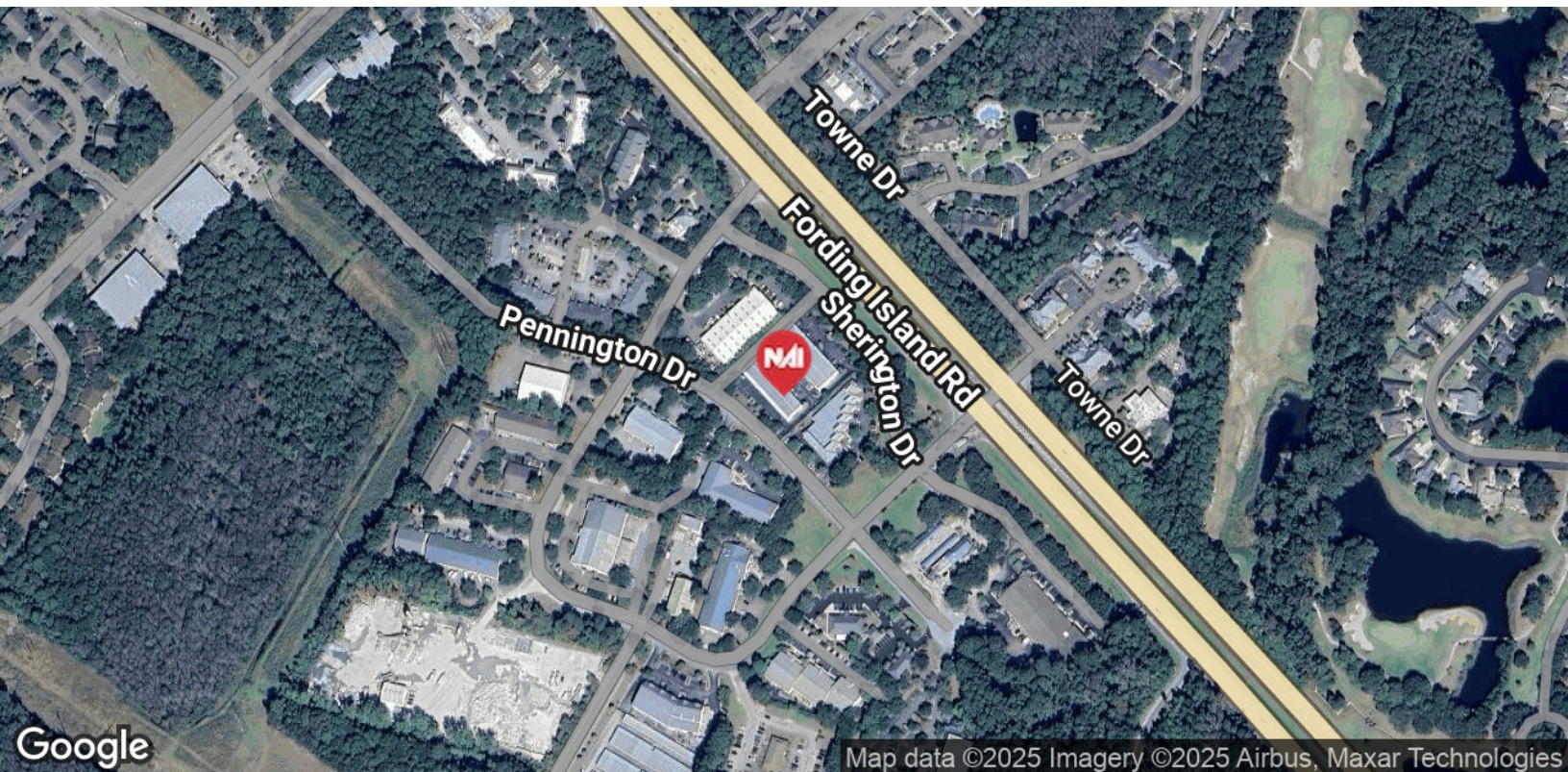
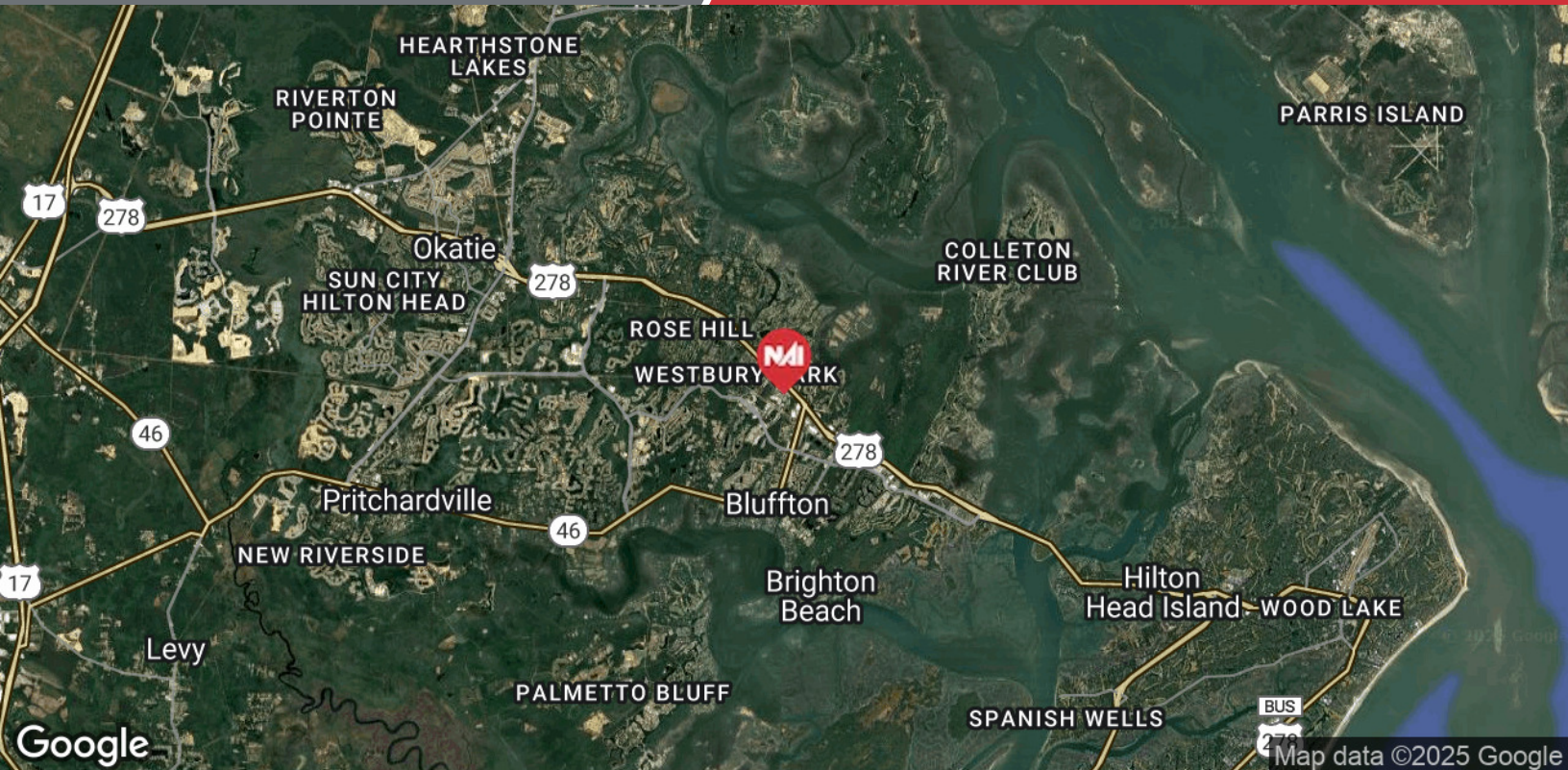
Offering Summary

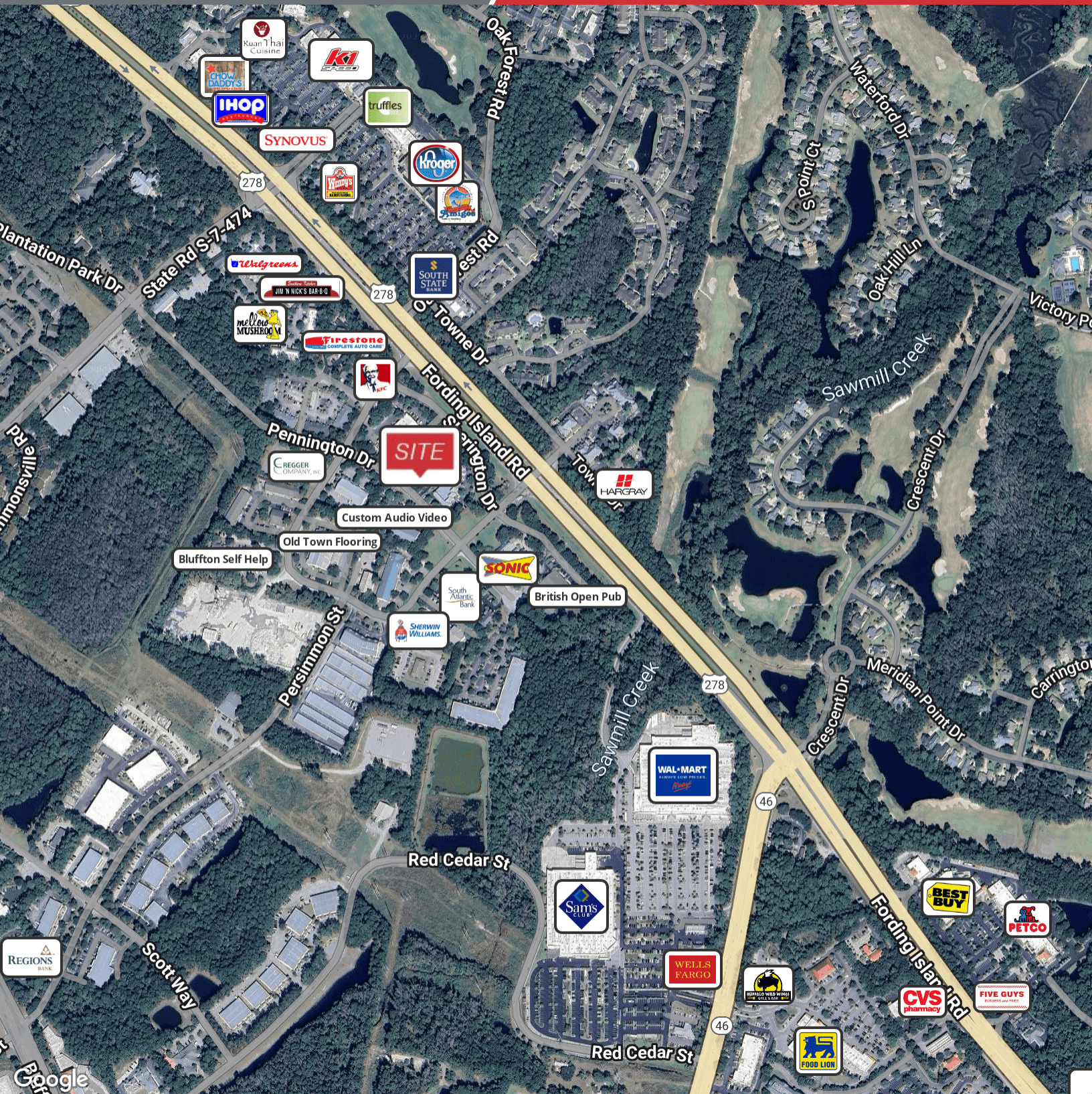
Available SF:	1,250+/-
Base Rent (year 1):	\$2,000.00/month
2025 NNN Budget:	\$425.00/month
Total Rent (2025):	\$2,425.00/month
Lease Term:	5 Years
Annual Increases to Base Rent:	3%
Property Type:	Retail / Office

For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com





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1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
na.carolinacharter.com





