



OFFICE SPACE FOR LEASE

Harbourgate Resort Office Space

2100 SEA MOUNTAIN HWY NORTH MYRTLE BEACH, SC 29582



DREW LANGWAY

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Harbourgate Resort Office Space

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 NORTH MYRTLE BEACH, SC 29582



PROPERTY DESCRIPTION

OFFERED FOR LEASE: Is the commercial office space at Harbourgate Resort & Marina in North Myrtle Beach, SC. Harbourgate Resort consists of a seven-story condominium project overlooking the Harbourgate Marina and Intracoastal Waterway. This offering is an ideal location for professional office.

PROPERTY HIGHLIGHTS

- PIN: 35004030113 TMS: 1301206120
- Reception / Professional Office(s) - Approximately +/- 450 SF
- Conference Room / Office w/ Harbour View - Approximately +/- 343 SF
- Utilities Included: Water, Electric, WIFI and Trash.
- Two (2) Common Area Restrooms
- Est. 2026 CAM Fees: \$3.00/SF

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	793 SF

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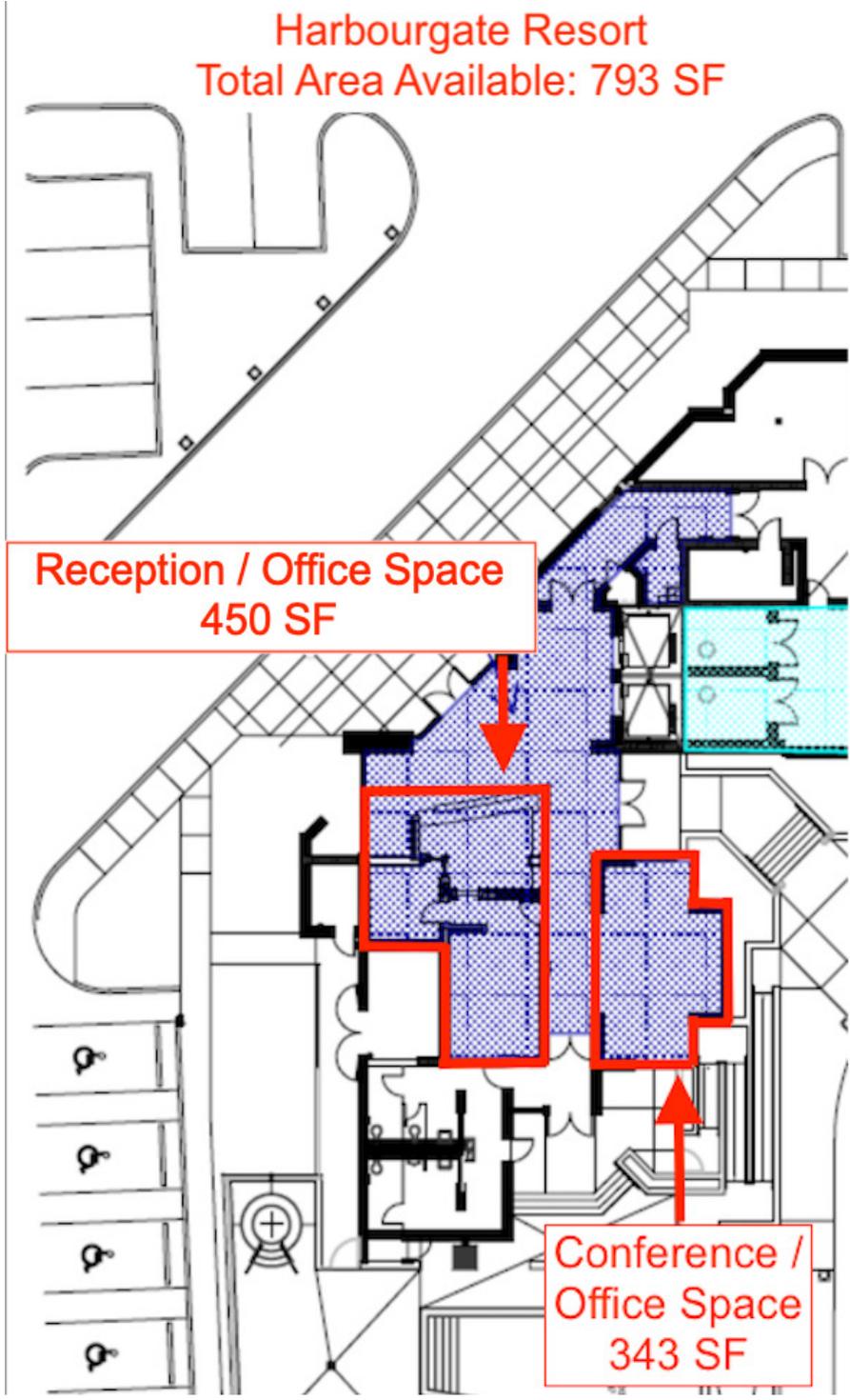


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Harbourgate Resort
Total Area Available: 793 SF

Reception / Office Space
450 SF

Conference /
Office Space
343 SF

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Keystone Commercial Realty, LLC, has prepared this document in order to market the sale/lease of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.



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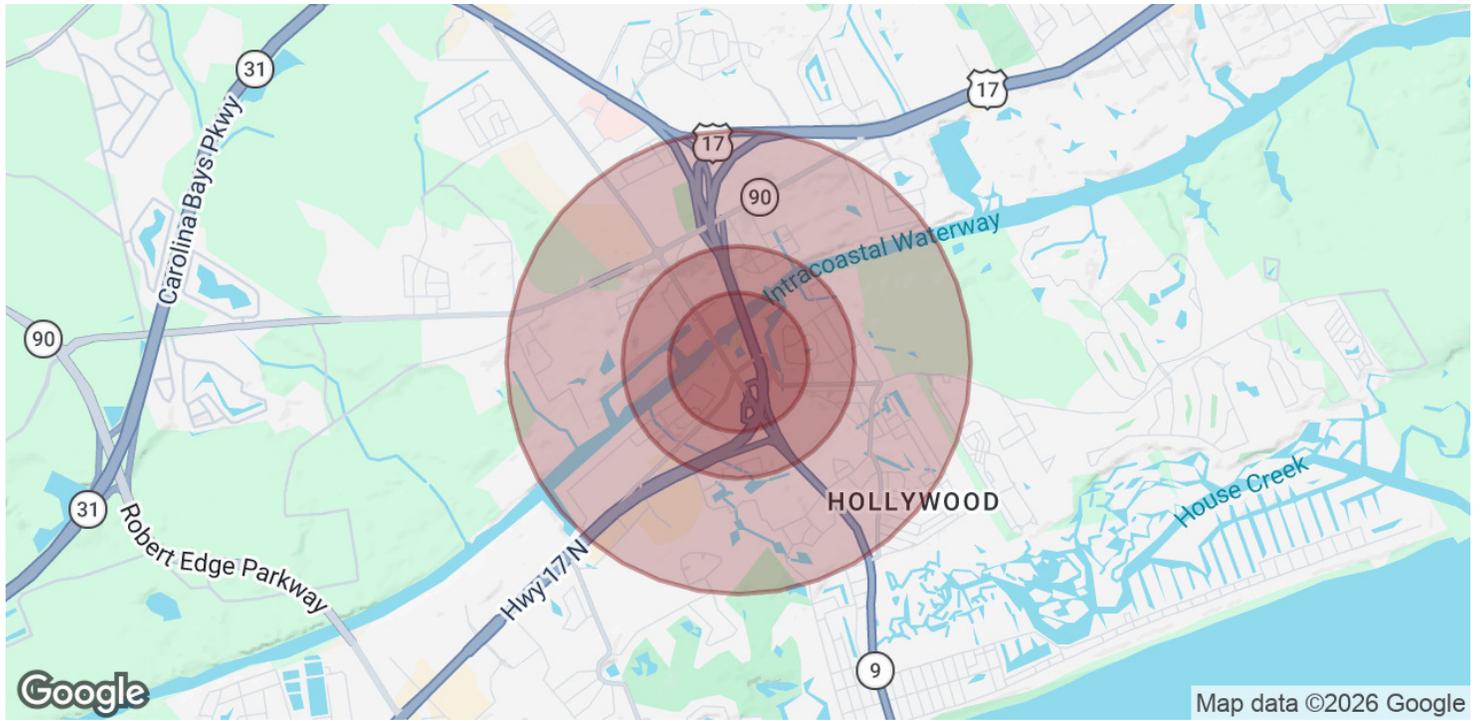


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	1,273	4,396
Average Age	59	57	58
Average Age (Male)	58	57	57
Average Age (Female)	59	58	58
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	118	661	2,259
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$85,987	\$90,184	\$94,445
Average House Value	\$425,555	\$385,726	\$388,706

Demographics data derived from AlphaMap

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