

For Lease

# Class "A" Office Space

1,593 SF | \$16.00 SF/yr

## Class "A" Office Space

23B Shelter Cove Lane, Suite 201  
Hilton Head Island, South Carolina 29928

### Property Description

Other tenants include: Burr Forman McNair Law Firm, Edward Jones, Oppenheimer DDS, South Coast Management, PrimeLending, Movement Mortgage and S. Wilkins Design

### Property Highlights

- Class "A" Office Building
- Prime Mid Island Location in Shelter Cove
- Ready for Occupancy
- Great views of Shelter Cove Harbour
- Leasable SF includes pro-rata share of common area

Leasable SF:	1,593 SF
Base Rent (Year 1):	\$16.00 / sf (NNN)
NNN:	\$6.46 / sf
Power:	\$1.43 / sf
Condition:	Ready for Occupancy / Furnished
Location:	Shelter Cove

