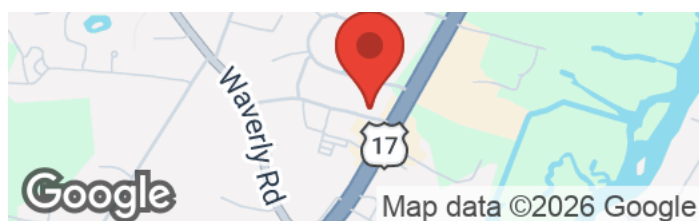


# OFFICE FOR LEASE

## 46 PROFESSIONAL LN.

PAWLEYS ISLAND, SC 29585



### PROPERTY OVERVIEW

Located in the heart of Downtown Pawleys, the Pawleys Outpost Building offers newly renovated executive office suites ideal for professional users seeking a polished and convenient office environment. The suite was recently built out as part of a complete renovation of the building and feature access to a shared conference room, kitchenette, and two common restrooms, including one ADA-compliant restroom. Situated at 46 Professional Drive in Pawleys Island, the property is surrounded by numerous walkable restaurants and amenities including Bistro 217, Rustic Table, and Pawleys Island Tavern. The location provides excellent accessibility within the Downtown Pawleys business district and offers monument signage opportunities for each suite. This executive suite is available with a one-year minimum lease term and are well suited for attorneys, therapists, financial advisors, insurance users, or other professional office tenants seeking a move-in-ready office in one of Pawleys Island's most desirable commercial corridors. The office is 13 1/2 x 10.

### OFFERING SUMMARY

|                          |                   |
|--------------------------|-------------------|
| LEASE RATE:              | \$670 Month       |
| LEASE TYPE:              | Gross             |
| LEASE TERM:              | 1+ Year           |
| MEASUREMENTS:            | 13 1/2 x 10       |
| RENTABLE SF EACH OFFICE: | 135               |
| TENANTS/UNITS AVAILABLE: | 1 - Suite F       |
| APN:                     | 04-0158-012-00-00 |
| COUNTY:                  | Georgetown        |
| BUILDING SF:             | 2,808             |
| HVAC:                    | Central           |
| YEAR BUILT:              | 1963              |

### Location Overview

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