

MOVE-IN READY OFFICE OPPORTUNITY

2331

S CENTENNIAL AVE
AIKEN, SC



FOR LEASE

- +/- 27,000 square feet available
- Prime locations in Aiken South Carolina near E Pine Log Road and Whiskey Road
- Asking Rent: \$10.00/SF/NNN

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SOUTHEASTERN.COMPANY



PROPERTY HIGHLIGHTS

Centennial Corporate Center is a four building office park in Aiken, South Carolina. The buildings are single-story, Class B office buildings each with $\pm 51,250$ rentable square feet, for a park total of $\pm 205,000$ rentable square feet. The office park is situated on ± 24.6 acres, which is beautifully landscaped with professional property management on-site. Tenants of Centennial Corporate Center also enjoy ample on-site surface parking with a parking ratio of 8 spaces per 1,000 RSF.

Centennial Corporate Center features a park-like setting with numerous amenities in close proximity, including shopping, dining, and entertainment. The Aiken submarket offers a strong labor force, and is strategically located along the I-20 corridor between the state capitols of Columbia, South Carolina and Atlanta, Georgia. The region's low cost of doing business, pro-business policies, skilled workforce, and high quality of life make the region an ideal place to do business.



FLOOR PLAN



EXECUTIVE SUMMARY

2331 S Centennial Ave is a single-story, $\pm 53,058$ SF office building strategically positioned on a ± 6.28 -acre parcel featuring approximately 300 dedicated parking spaces.

Located within the Centennial Corporate Center in Aiken, South Carolina. Centennial Corporate Center (Building 2) presents 26,756 SF of move-in ready office space in a dense and growing submarket of Augusta, GA.

