



**Stand Alone Medical Building
Available For Sale OR Lease**
4101 Main St, Suite E & F
Hilton Head Island, South Carolina 29926

Property Highlights

- Very attractive stand-alone medical office building located on Main Street on the north end of Hilton Head Island, just off Highway 278. The property provides easy access to Hilton Head Hospital, the surrounding professional area, and nearby Bluffton.
- The ground-floor layout includes multiple exam rooms, waiting area, private offices, and plumbing in place for additional exam or treatment rooms.
- Recently vacated, the building is ready for immediate occupancy, offering an ideal setting for medical or wellness users seeking a convenient and professional island location.

Offering Summary

Building Square Footage (Suites E & F):	+/- 3,600 SF
Sales Price:	\$1,348,000
Roof and HVAC Credit to Buyer:	Yes
Lease Rate:	\$22.00 PSF (NNN)
Annual Increases to Base Rent:	3%
Lease Term:	5+ Years
Medical Equipment:	Available for Sale

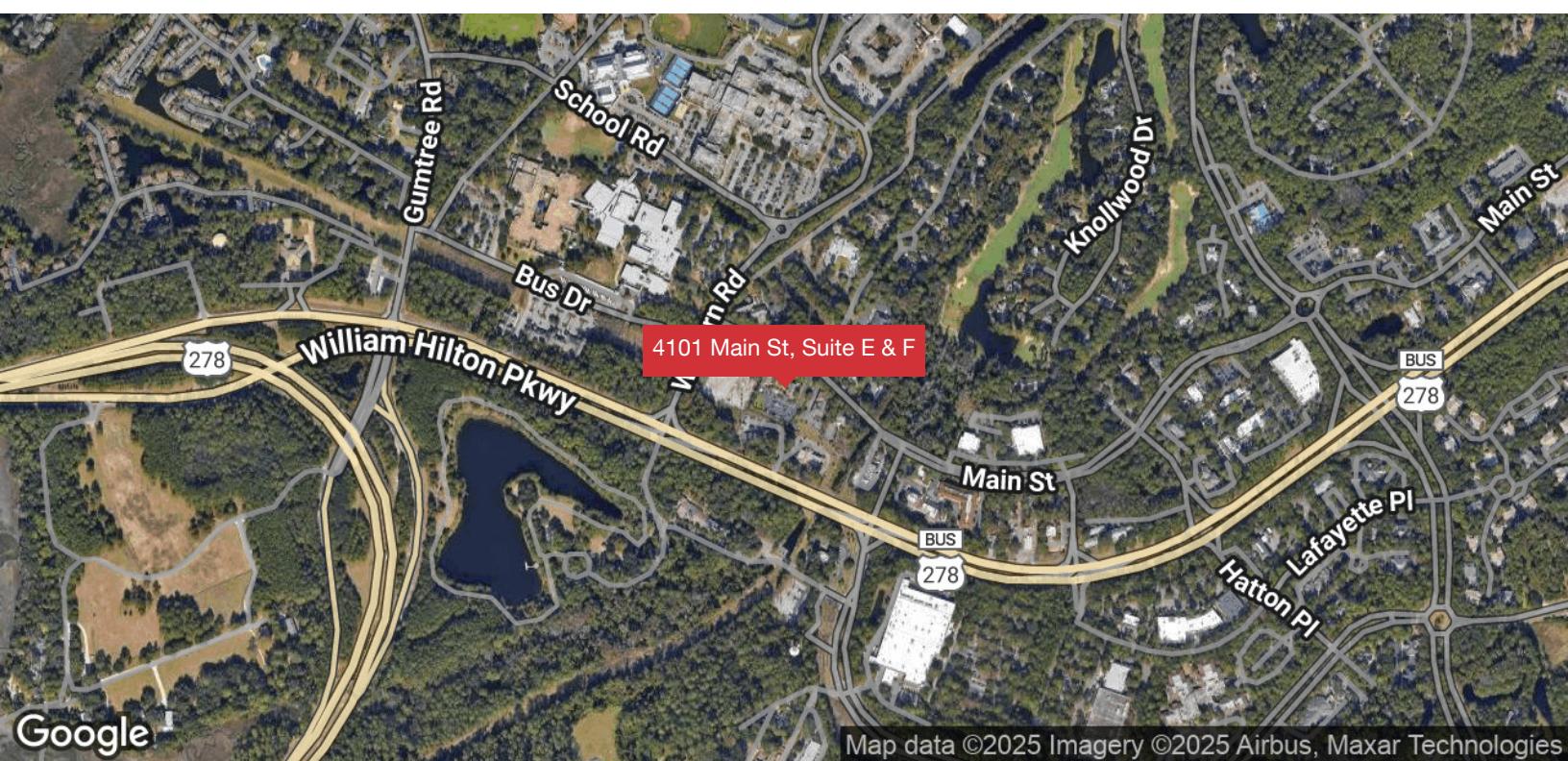
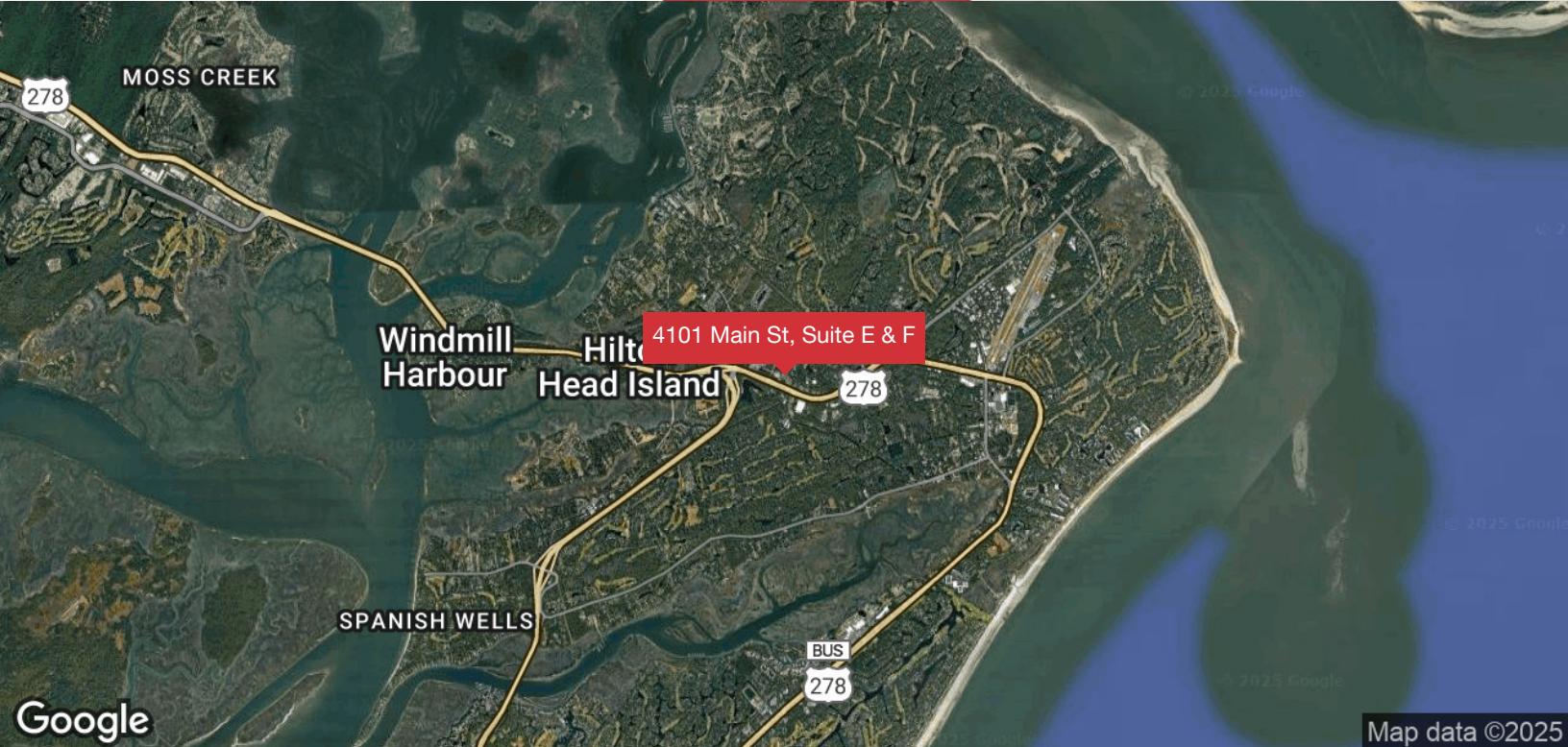
For More Information

Baker Wilkins

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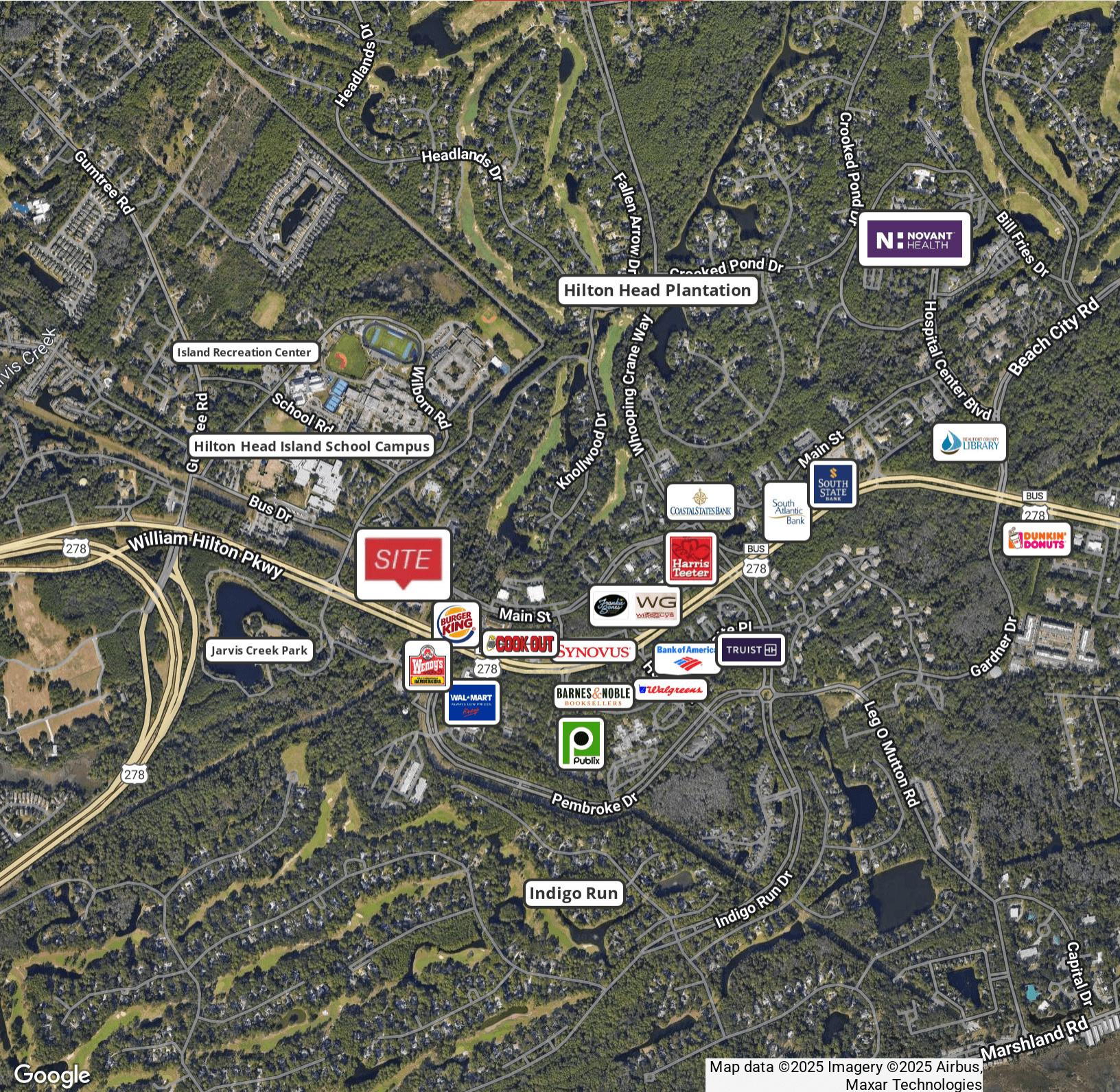
baker@naicarolinacharter.com

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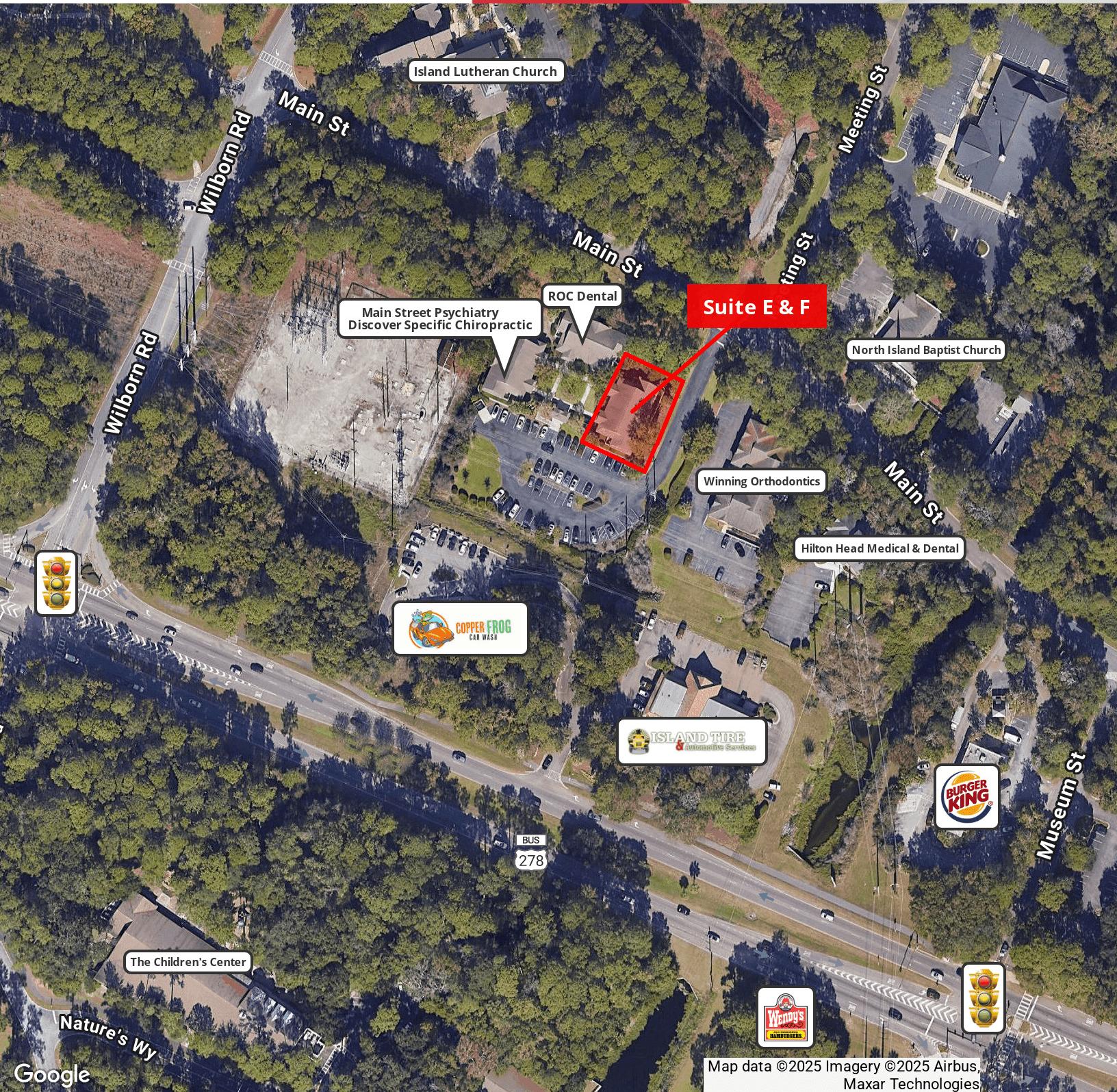
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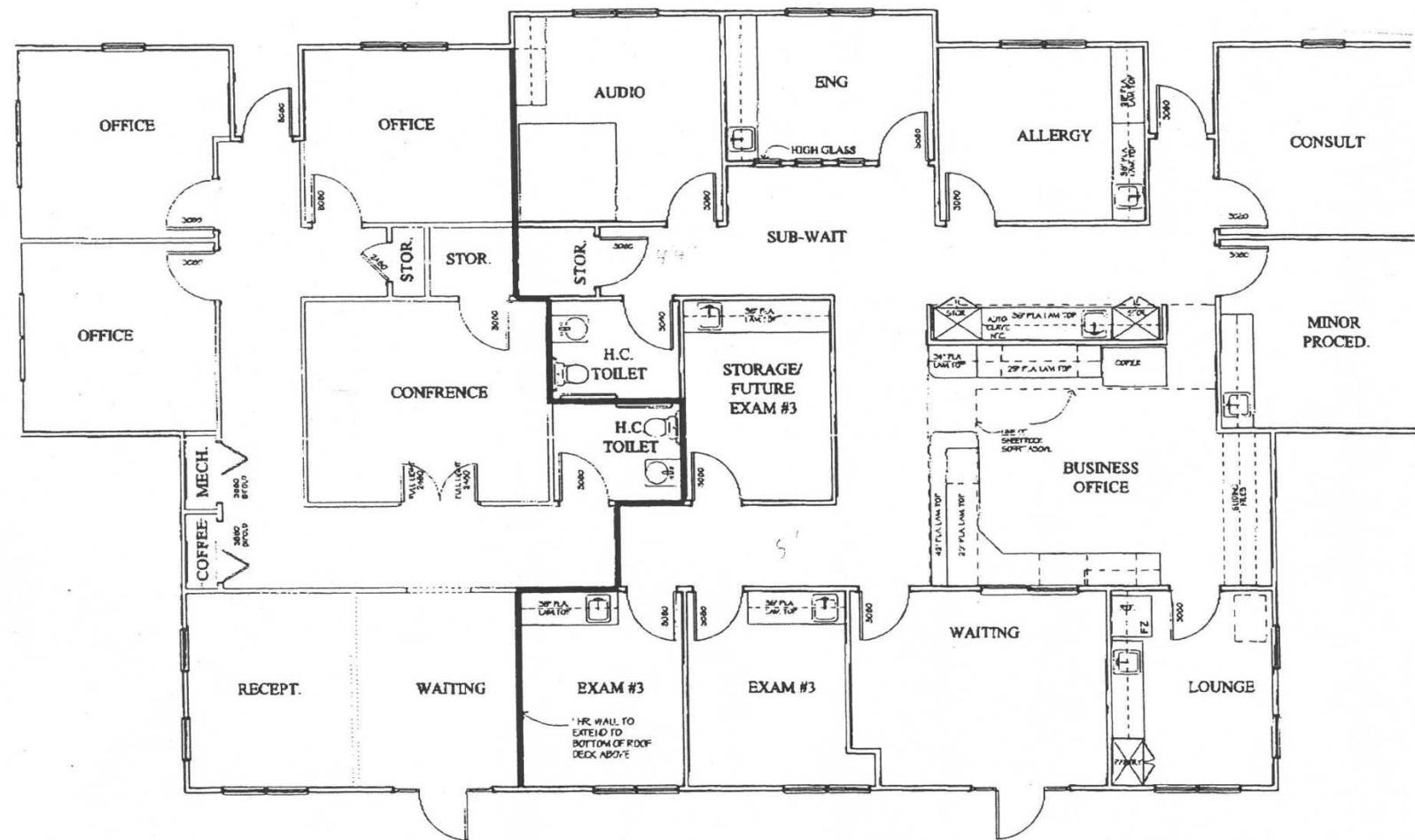
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