



#### Property Description

Address: 1831 West Evans Street

Lot Size:  $\pm$  2.58 Acres

Total Building SF:  $\pm$  48,770 Square Feet

Year Built: 1985

Construction: Masonry

Parking:  $\pm$  173 Surface Spaces

Frontage:  $\pm$  277' on West Evans &  $\pm$  440' on N.Cashua

Zoning: Commercial General

#### Suites Available

**Suite 240** -  $\pm$ 2,029 Rentable Square Feet

- 2 Private Offices, Large Bullpen, Break room, Storage Room

**Suite 200** -  $\pm$ 2,424 Rentable Square Feet

- 4 Private Offices, Large lobby, Break room, Conference room

**Suite 310** -  $\pm$ 1,538 Rentable Square Feet

- 2 Private Offices, Lobby/Reception, Break Room, Conference Room/Bullpen

Available for Lease at—\$25 per rentable square foot (full service). Suites 200 & 240 are contiguous and can be combined for a total of  $\pm$ 4,453 RSF

This full service office building is located at the corner of West Evans Street and North Cashua Drive in Florence, SC. The four story, brick facade office building is home to several corporate tenants and is anchored by Truist Financial on the first floor. The location has easy access and is a short distance to all areas of Florence. Office requirements ranging from  $\pm$  1,000-12,000 contiguous square.