

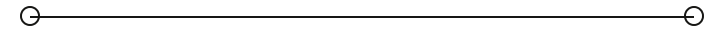


## LEASE

# New Lifestyle Center Designed For Class A Office Tenants

**255 NEW RIVERSIDE VILLAGE WAY**

Bluffton, SC 29910



## PRESENTED BY:

**TOM DEMINT, CCIM**

Partner

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Listed in conjunction with:

[BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]



## CITY INFORMATION



### LOCATION DESCRIPTION

Bluffton is one of the fastest growing markets in South Carolina and this location has twelve residential communities under development within two miles. The property is part of New Riverside Village which is a mixed use community composed of residential townhomes, apartments, retail/office, and restaurant uses built in a park setting with lagoons and walking paths. Just across the street is The May River Crossing Shopping Center anchored by Publix. The area is very attractive to retirees and young professionals who work in Bluffton, Savannah, and on the I-95 corridor. The medium family income is over \$90,000/year in this submarket.

### LOCATION DETAILS

<b>MARKET</b>	Bluffton
<b>COUNTY</b>	Beaufort

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$43 SF/yr (NNN)
<b>BUILDING SIZE:</b>	13,200 SF
<b>AVAILABLE SF:</b>	1,899 SF
<b>LOT SIZE:</b>	1.56 Acres
<b>YEAR BUILT:</b>	2025
<b>ZONING:</b>	PUD
<b>MARKET:</b>	Bluffton
<b>APN:</b>	R610 036 000 3714 0000

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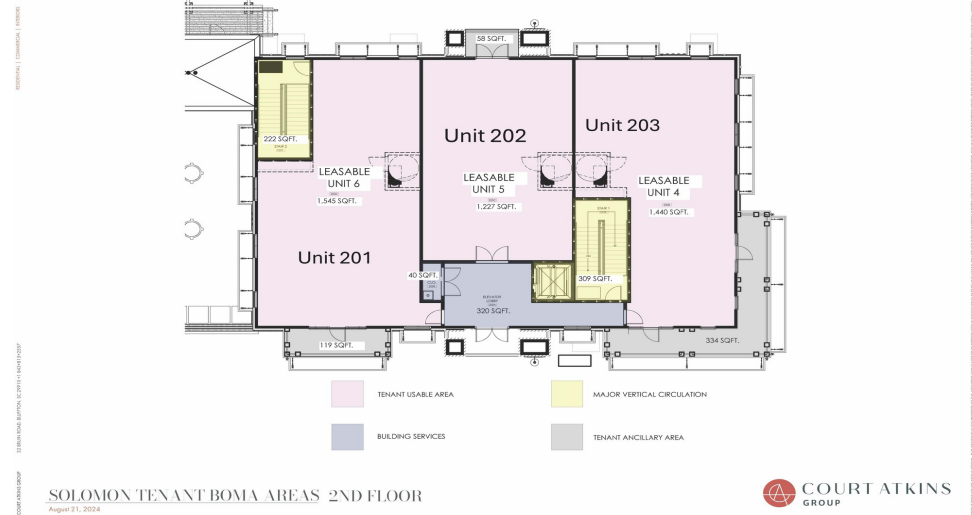
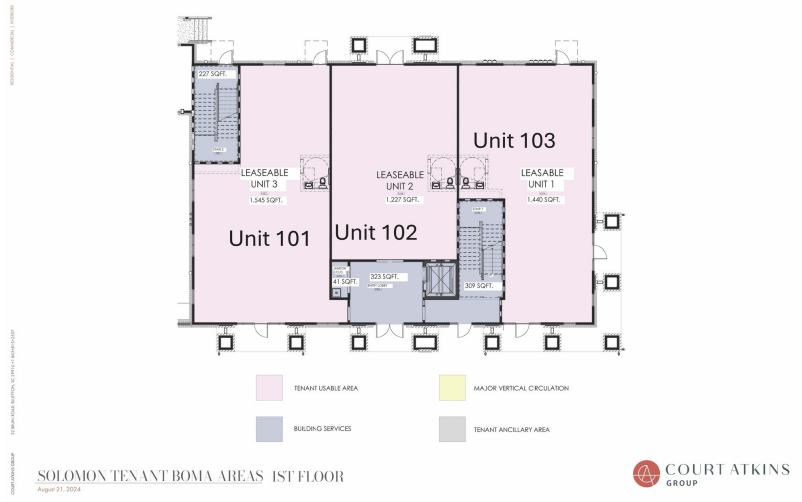
### PROPERTY OVERVIEW

Designed and built as a specialty lifestyle center, this two story building is perfect for Class A office & health/wellness tenants. The property is located in a Park setting in The New Riverside Village which has walking trails and bike paths.

### PROPERTY HIGHLIGHTS

- New Lifestyle Center
- Class A Offices
- Located In The New Riverside Village

# LEASE SPACES



## LEASE INFORMATION

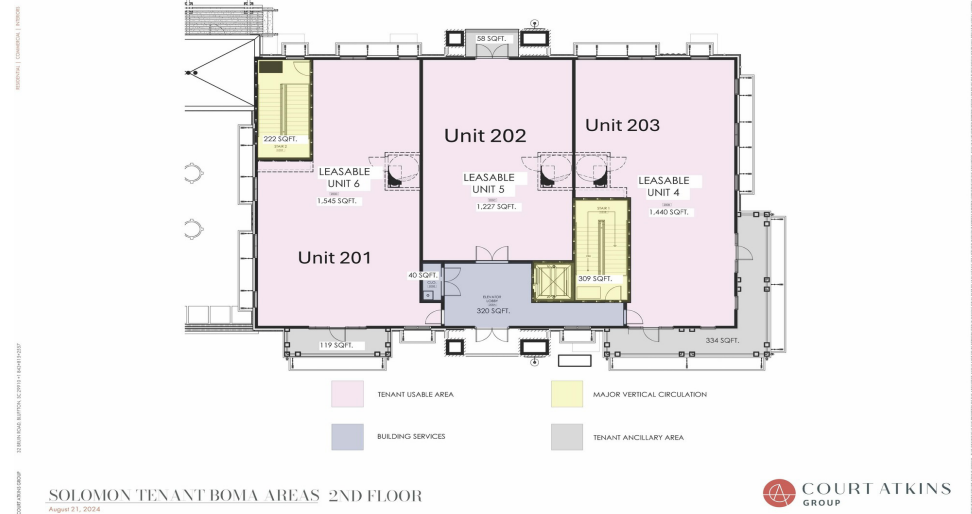
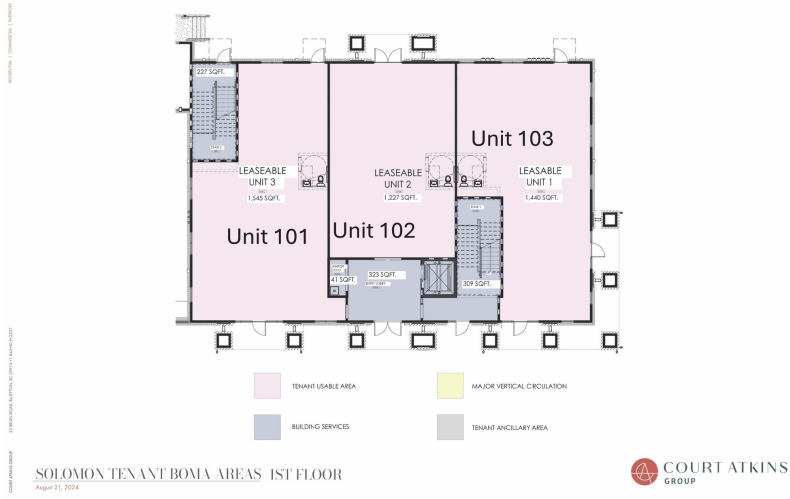
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,763 - 3,662 SF	<b>LEASE RATE:</b>	\$43 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	LGB Interiors, LLC	1,763 SF	NNN	\$43.00 SF/yr	-
Suite 102	-	1,400 SF	NNN	\$43.00 SF/yr	-
Suite 103	-	1,643 SF	NNN	\$43.00 SF/yr	-
Suite 201	Available	1,899 SF	NNN	\$43.00 SF/yr	-

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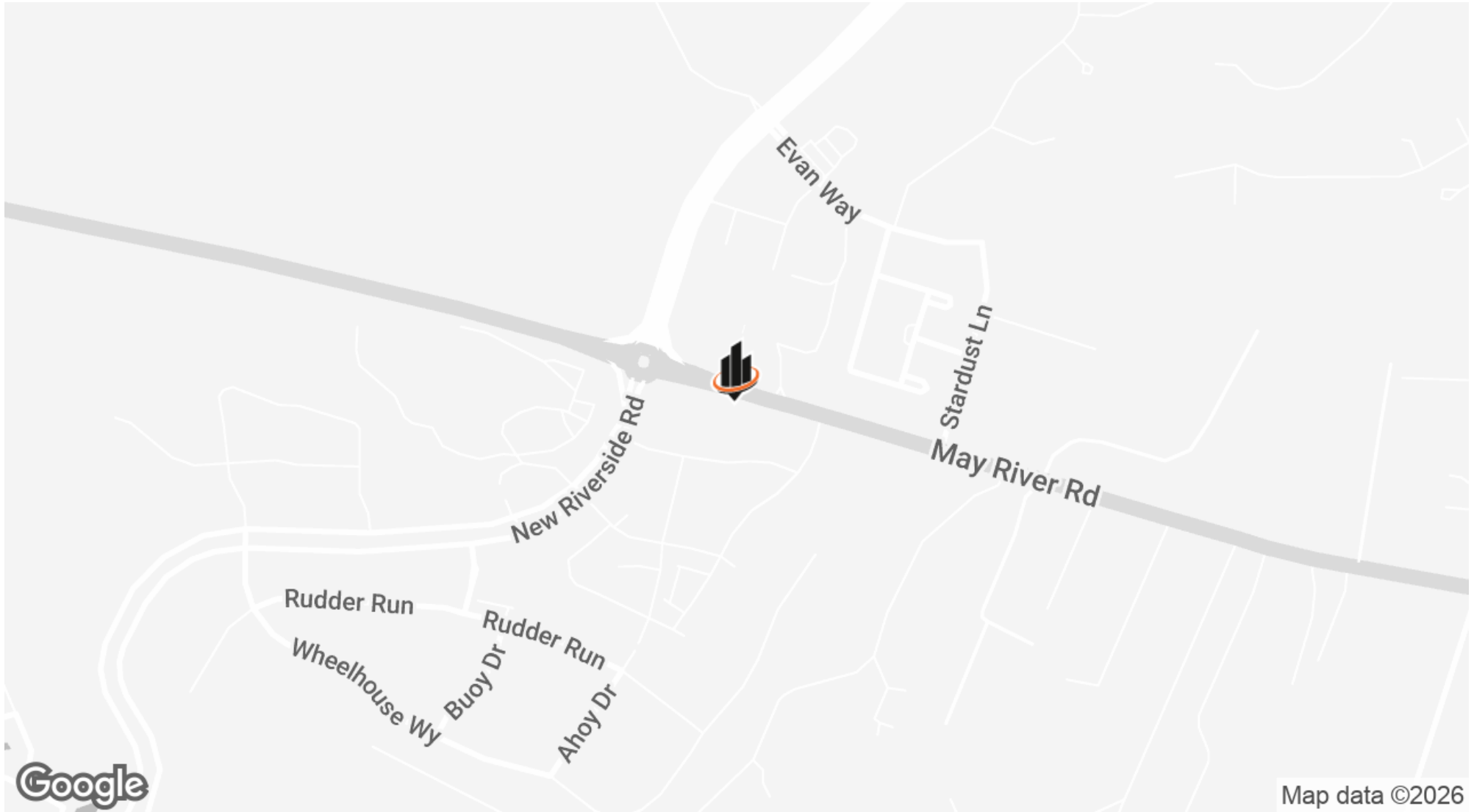
# LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	-	1,466 SF	NNN	\$43.00 SF/yr	-
Suite 203	-	2,024 SF	NNN	\$43.00 SF/yr	-

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# LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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