

Rental Commercial



Listing #	8455103	Rental Rate	\$5,900
Property Type	Rental Commercial	Status	New
Address	1201 Shadowlawn Dr.	Unit/Lot	
City	St.Marys	Zip	31558
County	Camden	State	GA
Complex Name	Shadowlawn Professional Offices	Area	CMSE
Anchor Tenant			
List Date	7/1/2018	DOM	80
Rate Per Sq Ft		Date Available	7/1/2018
Expire Date	11/30/2018		

[Schedule a Showing](#)



Tax ID	135L 102	Land Lot		Lot Dimensions	
Constr Status		District		Acreage	0.900
Square Footage		Section		Acreage Source	Public Record
Block		Lot		Deed Book	
Plat Book		Unit		Deed Page	
Plat Page		Year Built	1995		

List Agent	Terrell Brazell	List Agent 2	
List Agent ID	BRAZELLTERRE	LA Lic	273924
List Agent E-mail	tbrazell@mossyoakproperties.com	LA 2 ID	
List Agent Phone	Phone: 912-674-2700	LA 2 Email	
List Office	Mossy Oak Properties Coastal	LA 2 Phone	
List Office ID	MOPC01	List Office EMail	tbrazell@mossyoakproperties.com
	List Office Lic	List Office Phone	Office: 9126742700

CAM Fee		Sublease	
Escalation Type		Min Rental	
Commission	3.00	Max Rental	
Commission Type	%	Gross Rental	
Variable Rate Comm	No	Owner Name	
Showing Instructions	Appointment Agent, Call Agent Only	Owner Phone	

Public Remarks Premium Commercial Office Space for Lease from an individual professional office, up to the entire 21 office -5,576 Sqft Building. Single basic offices start as low as \$175 per month, premium offices with bathrooms start at \$425 per month, with the entire building being available at \$5,900 per month. Terms are flexible and will be discussed on an individual basis. The property is located in St.Marys, Camden County, GA and is minutes from Naval Submarine Base Kings Bay main gate. Easy access to Exit 1 and Exit 3 on I-95, the property is less than 25 minutes to the Jacksonville international Airport. Rent includes: 1. High speed private internet access 2. Twice monthly common area cleaning 3. Access to conference and waiting rooms See Additional Remarks:

Private Remarks 4. Keyless entry system with individual PIN codes 5. Ample parking for customers front and rear 6. Exterior signage on building 7. Interior signage in waiting room 8. Private bath / shower in select offices 9. All utilities (electric, water, trash) &

Office Remarks

Private URL

Directions Hwy 40 East from I-95 Turn right onto Shadowlawn Drive property on Right. Contact Lisitng Agent for Appointment to see building.

ER 1 Source		ER 1 ID	
ER 2 Source		ER 2 ID	

Information deemed reliable but not guaranteed.

Address 1201 Shadowlawn Dr.

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Ceiling Height
Total Entrances
Total Floors
Gross Space

Road Frontage
Total Buildings 1
Total Parking 50
Total Spaces

Accessibility Ramps
Business Type Office Building
Cooling CM Central A/C
Construction CM Brick
Energy Related Programmable Thermostat, Water Heater
-electric
Feature Name
Heating Source Electric
Heating Type Central

Lot Size 1/2 - 1 Acre
Min Space Available
Max Space Available
Parking CM Paved Lot

Rental/OMD
Rental Price
Selling Office

Contribution/Concession
Lease Terms
Selling Office License

Fee Paid
Close Date
Selling Agent

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