

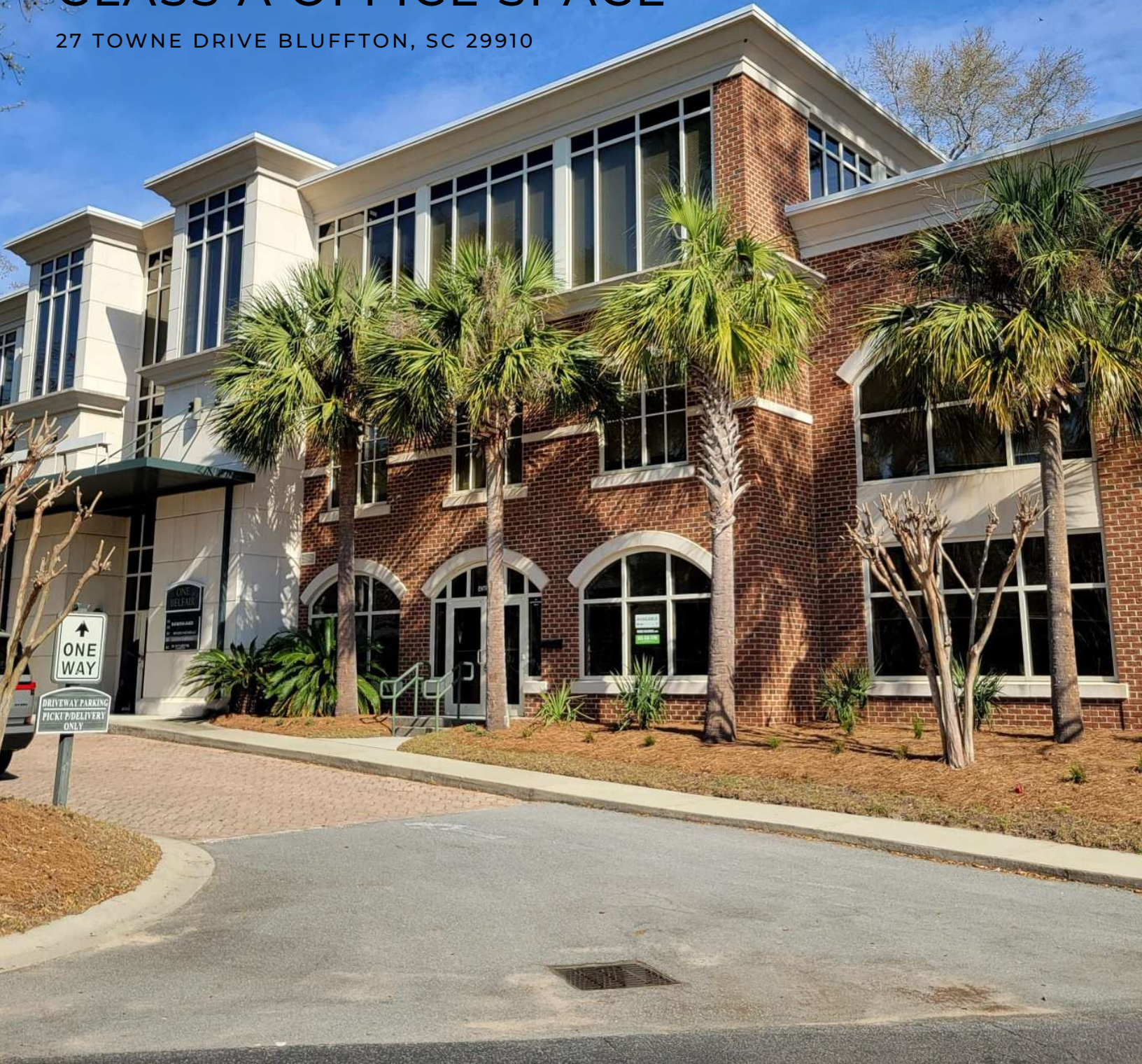
FOR LEASE

CLASS A OFFICE SPACE

27 TOWNE DRIVE BLUFFTON, SC 29910



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CONTACT

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FOR LEASE

PROPERTY OVERVIEW

27 TOWNE DRIVE BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	2,313 - 2,516 SF
Lease Rate:	\$23.00 SF/YR (NNN)
NNN:	\$6.61/SF/YR
Market:	Bluffton

PROPERTY HIGHLIGHTS

- Professional Office Space For Lease
- Central Location
- Abundant Parking
- Shopping and Dining Immediately Adjacent
- On-site Parking and Monument Signage
- TI Negotiable

PROPERTY OVERVIEW

Professional office suites available for lease in Belfair Village. Both units have elevator access and floor to ceiling windows. Suite 201 is currently configured with multiple large private offices, a large reception and waiting area and conferencing space. Suite 302 is has three offices and a large open area. Well appointed common areas and restrooms, including shared kitchen on the third floor. On site parking and monument signage included. Tenant improvements are negotiable.

LOCATION OVERVIEW

Located within Belfair Towne Village, at the signalized intersection of Simmonsville Road in Bluffton's central business district and retail corridor. SCDOT indicates over 60,000 vpd on Highway 278 and approximately 13,000 vpd on Simmonsville Rd. The property is well situated to provide access throughout the market within minutes, and is surrounded by residential and commercial developments. High growth market. 2024 demographics denote a population of nearly 48,000 people within a five mile radius with average household incomes exceeding \$133,000. Considerable shopping and dining options in walking distance.

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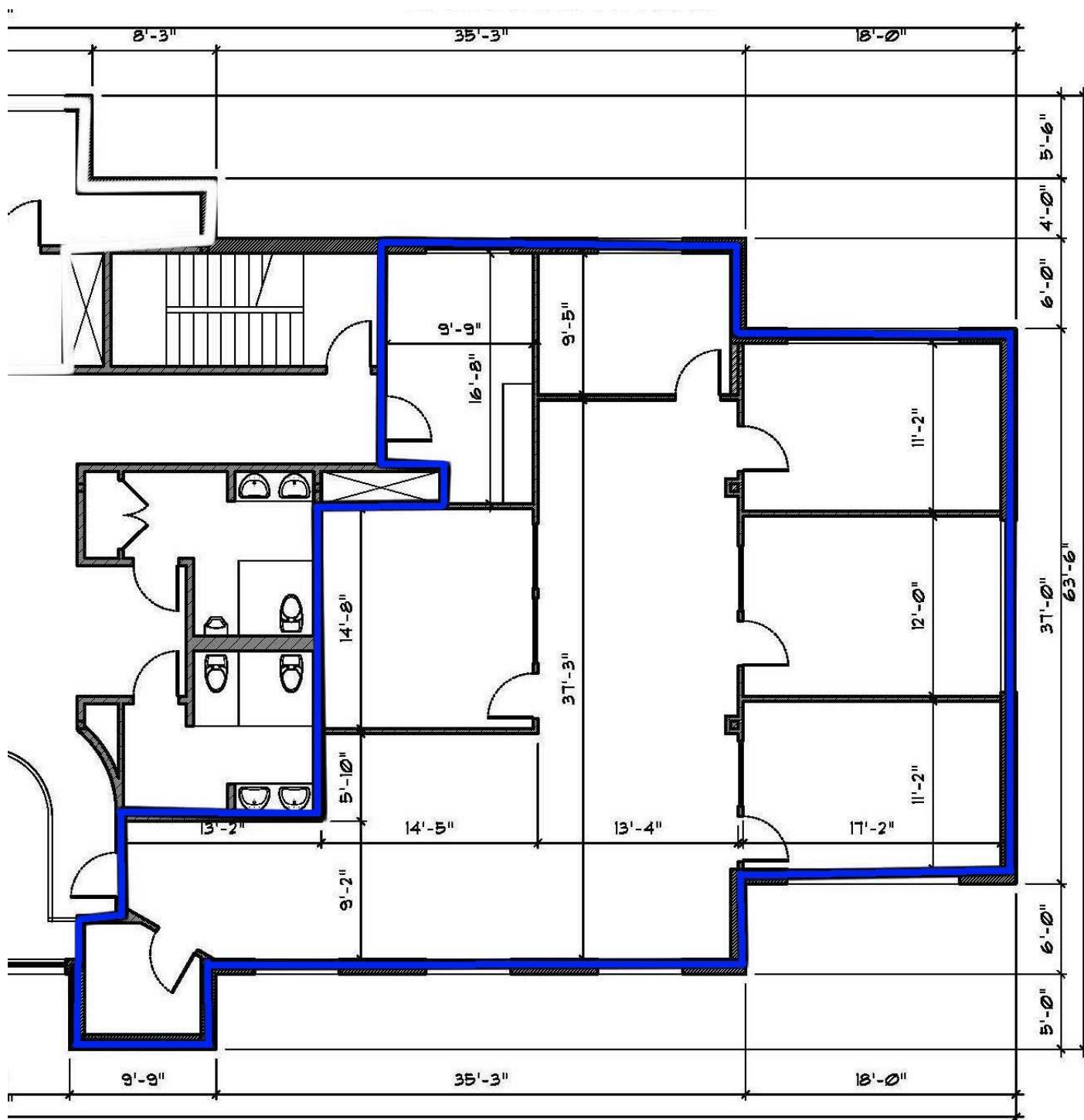
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SUITE 201 FLOOR PLAN

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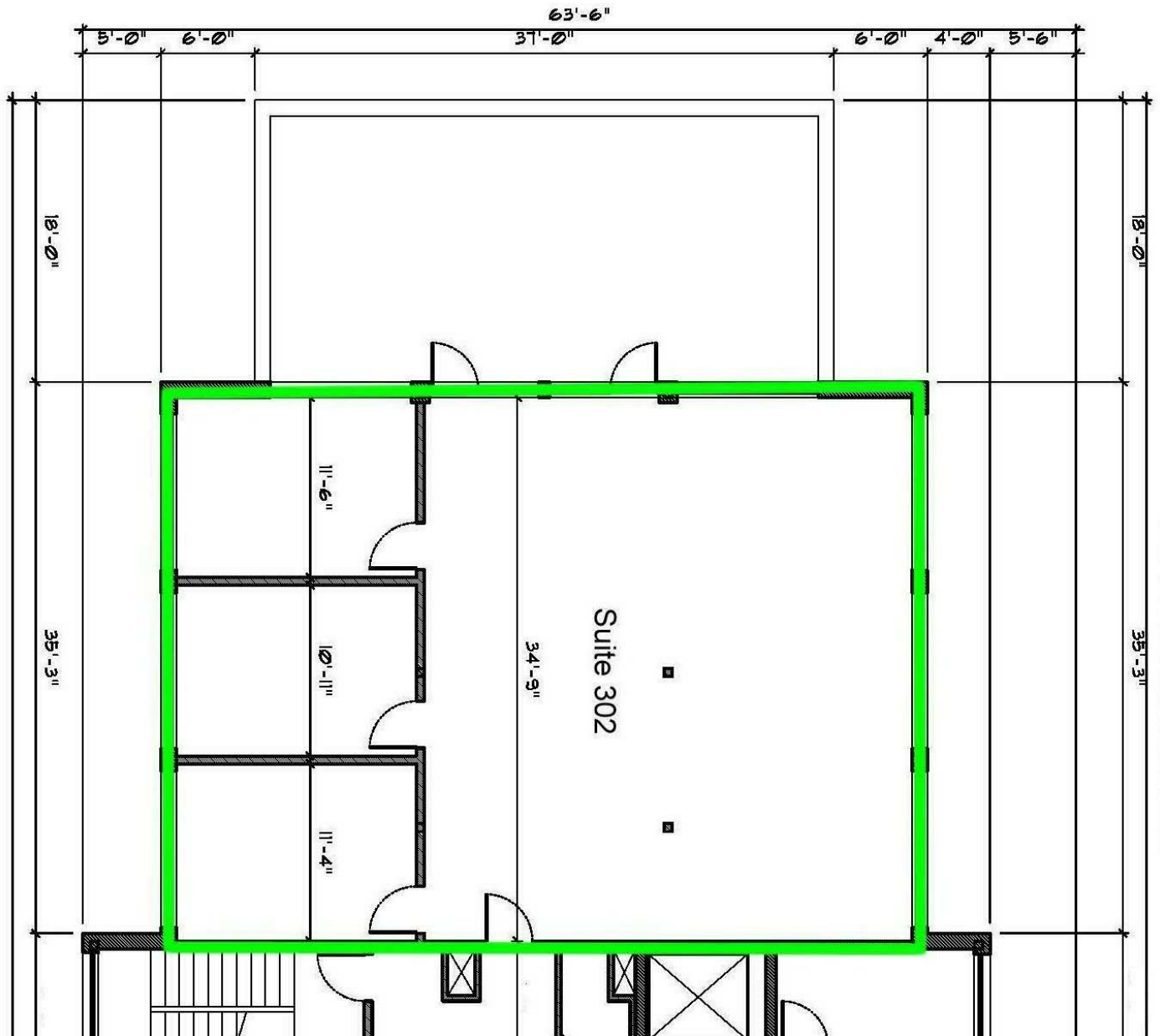


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SUITE 302 FLOOR PLAN

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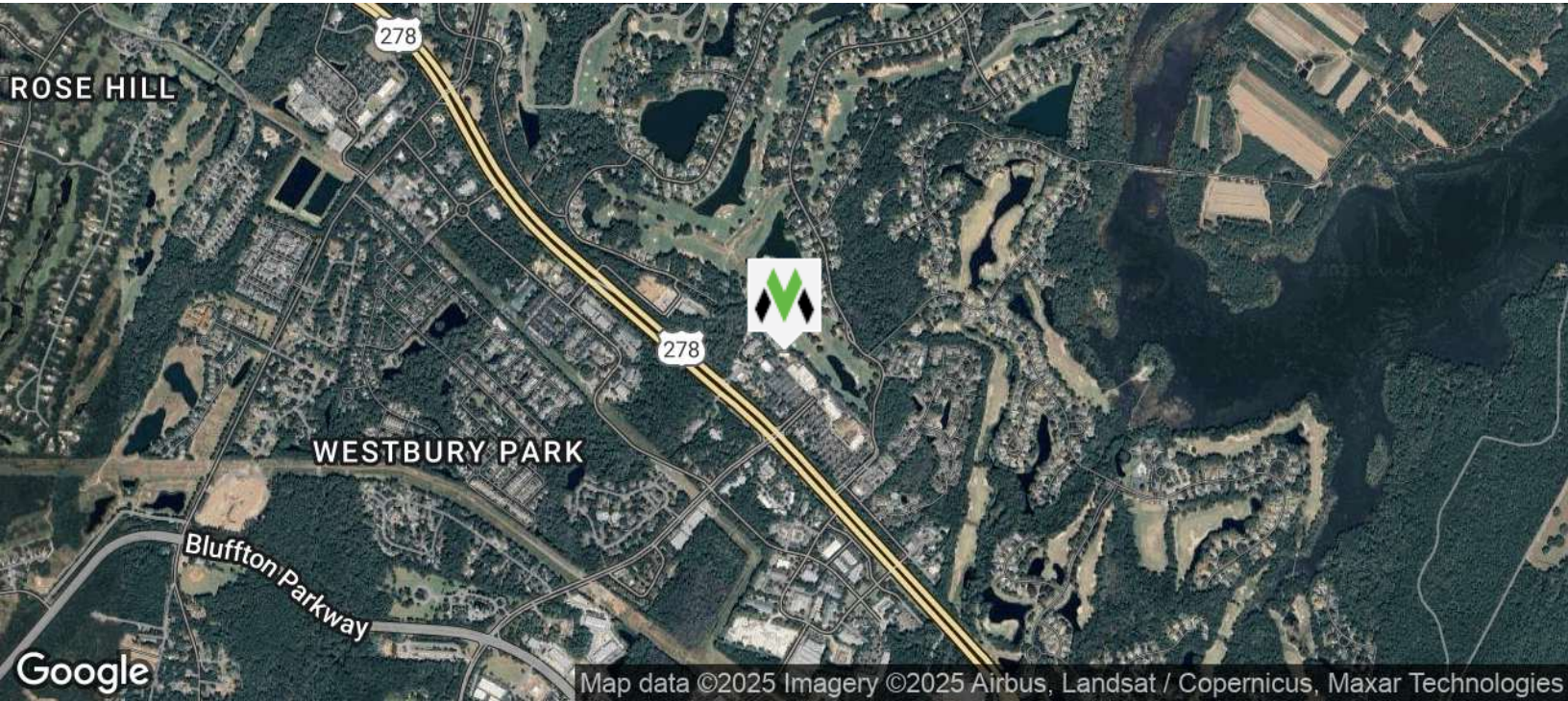


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LOCATION MAPS

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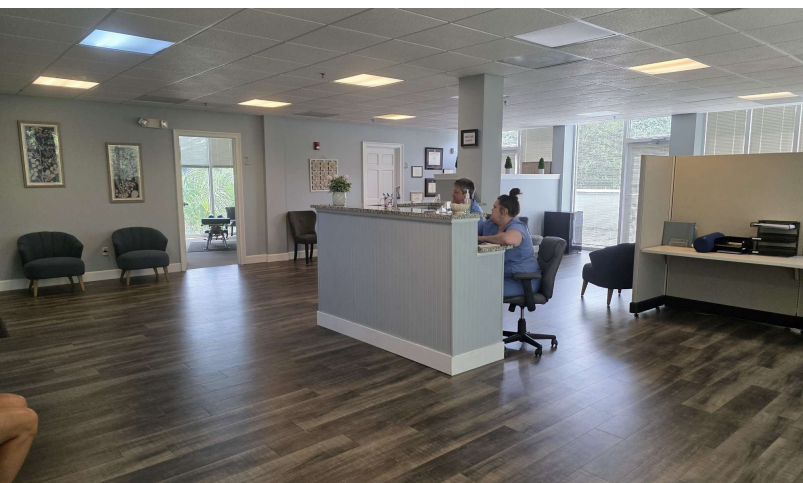
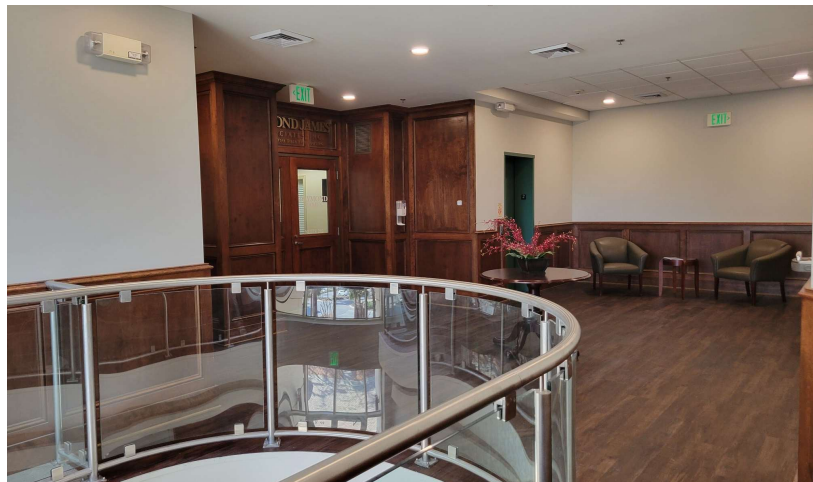
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PICTURES

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