

8106 | Calvin Hall Road  
Fort Mill, SC

25,000 SF - 151,500 SF  
Class A Office Sublease



Take a Video Tour

# Calvin Hall

Incredible Class A Office Building located in Bailes Ridge, one of Charlotte Region's most desirable corporate office locations. The office park and surrounding area are home to the headquarters of Movement Mortgage and Keer America. Additional neighboring companies include Honeywell, Continental Tire, Red Ventures, and Snider Tire. The surrounding area includes an abundance of residential subdivisions, apartments, restaurants, hotels, and the future home of MUSC Health Hospital. Sublease space options at 8106 Calvin Hall Road range from 25,000-151,500 SF.

## Building Highlights

Three-story building built in 2017

151,500 SF with 50,500 SF floor plates

7/1,000 parking ratio

Power-Over-Ethernet (POE) technology & Redundant broadband providers

Multiple conference/training rooms fully furnished & wired

On-site state of the art fitness center with locker rooms & showers

Cafeteria

Dual-diesel 500kW generators

Separate HVAC systems per floor

Fully furnished ground & second floors

EV charging stations



Asking Rate  
Negotiable

LED 10/31/32

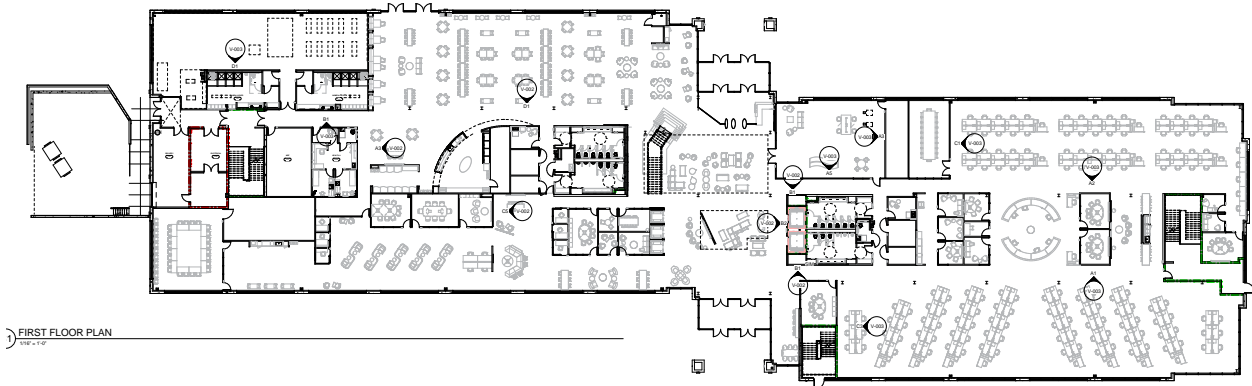


Third Floor  
Blank Canvas

Single or Multi Tenant Availability

Second Floor  
Move-In Ready

Ground Floor  
Multi-Tenant  
Opportunity

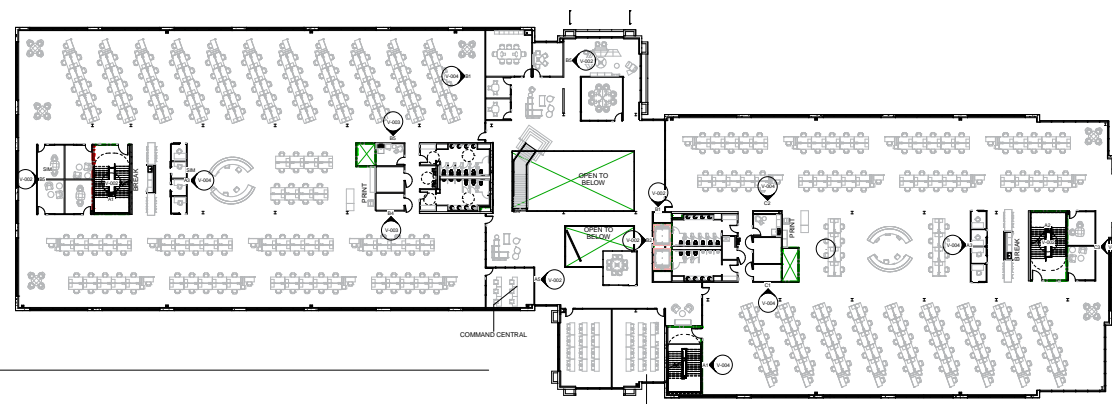


### Ground Floor

Click for 3D tour

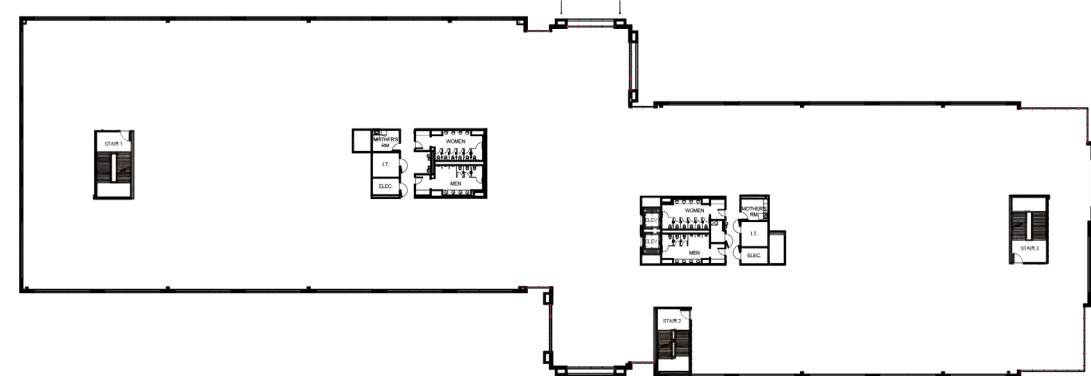
### Second Floor

Click for 3D tour



### Third Floor

Click for 3D tour



## Property Perks





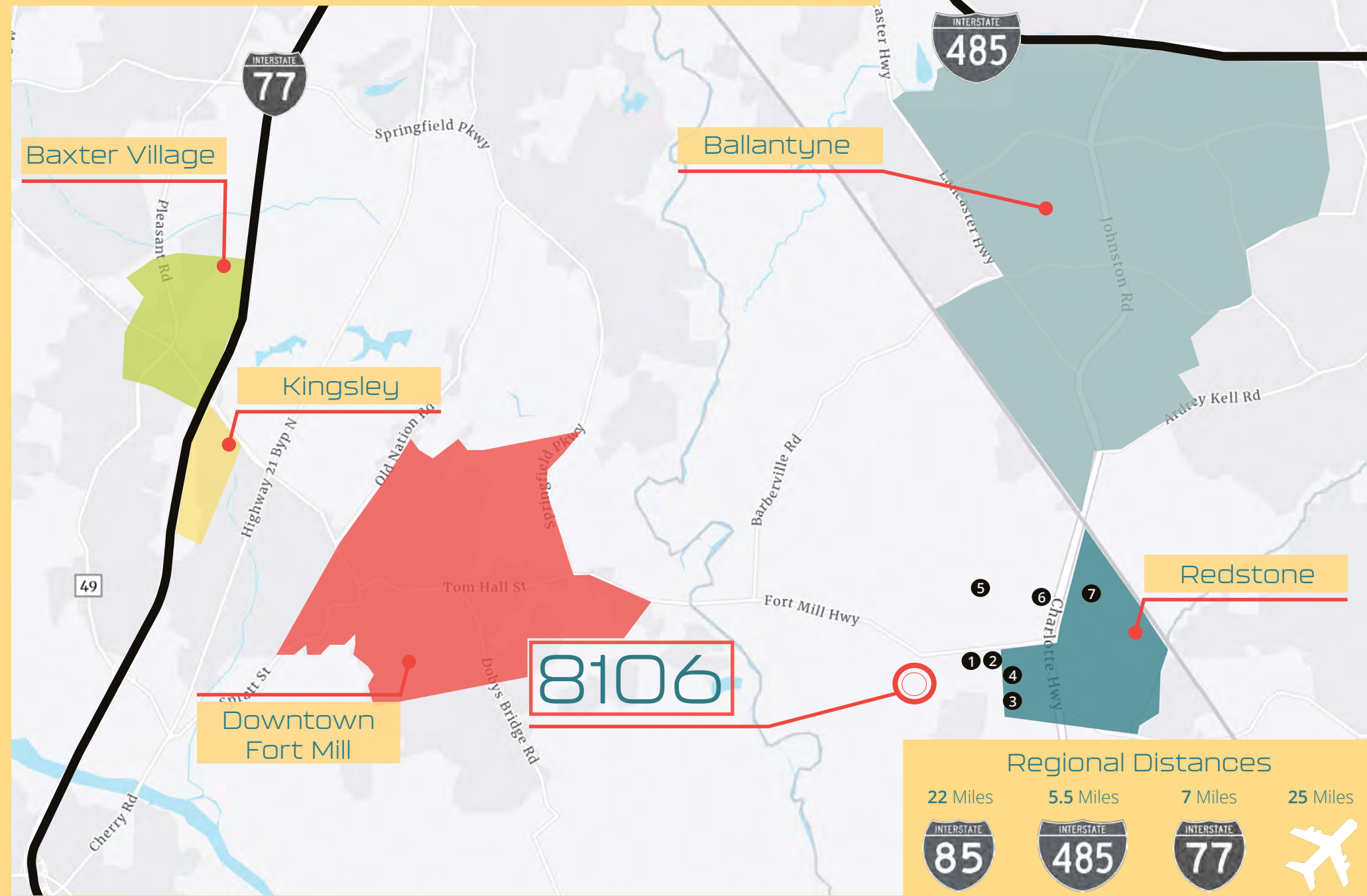
The neighborhood.  
ENDLESS amenities.



More than 20  
restaurants  
within a  
5-minute drive

# Middle of Everything

Endless conveniences within a 15 minute drive



# Endless Conveniences

## Food & Drink

- Armor Artis Brewing
- Bojangles
- Brixx Wood Fired Pizza & Craft Bar
- Carolina Ale House
- Chick-Fil-A
- Chipotle
- Dunkin' Donuts
- Emmets Social House
- Empire Pizza
- Epic Chophouse
- Famous Toastery
- Farm Haus Butcher and Beer Garden
- FM Eatery
- Freddy's Frozen Custard & Steakburgers
- Hobo's
- Jim N' Nicks
- Lore Brewing Co
- Margarita's
- McDonald's
- Napa at Kingsley
- New York Butcher and Beer Garden
- Panera Bread
- Portofino's
- Red Rock Cafe
- Replay Brewing
- Showmars
- Spice Asian Kitchen
- Smashburger
- Starbucks
- Stogie and Brew
- Subway
- Taco Molino
- The Greek Grill
- The Improper Pig
- The Office Craft Kitchen
- Tropical Smoothie Cafe
- Viva Chicken
- Which Wich
- Whitaker's

## Apartments

- 1 Madison Ridge - 240 Units
- 2 Enclave at Bailes Ridge - 246 Units
- 3 The Flats at Indian Trail - 289 Units
- 4 IMT Edgewater - 289 Units
- 5 Capital Club - 312 Units
- 6 Tapestry Patterson Lane - 115 Units
- 7 The Court at Redstone - 260 Units

## Hotels

- Aloft Charlotte
- Comfort Suites
- Courtyard
- Extended Stay
- Hampton Inn & Suites
- Hilton Garden Inn
- Holiday Inn
- Home 2 Suites
- SpringHill Suites
- Staybridge Suites
- The Ballantyne Hotel
- TownePlace Suites Tru

## Lifestyle

- Anne Springs Greenway
- Atrium Health Urgent Care
- Ballantyne's Backyard
- Carolina Family Eyecare
- Carolina Yoga
- Carolinas Healthcare
- Dave & Busters
- Exercise Times
- LA Fitness
- Novant Health GoHealth
- Piedmont Medical Center
- Redstone 14 Cinemas
- YMCA

## Shopping

- Aldi
- CVS
- Dollar Tree
- Harris Teeter
- Lowe's
- Publix
- QuikTrip
- The Peach Stand
- Walgreens
- WalMart

### Location Map Key

● Baxter Village	● Ballantyne
● Kingsley	● Redstone
● Downtown Fort Mill	● Apartments

# Favorable Business Climate



Right-to-work state

3rd

3rd lowest rate of unionization in the nation at 3.2%

2.3M

Productive workforce of 2.3 million within 75 miles

3rd

State has 3rd lowest labor costs

5

Top 5 for workforce development programs

5%

5% state corporate income tax rate and no local corporate income tax

0

No state property tax, No local income tax, No inventory tax

2

2 postsecondary institutes in the county



Designed  
for NOW



**#1**  
Fort Mill  
Best Public  
Schools in SC

**#2**  
Fort Mill  
Best Place to  
buy a house

**40**  
International  
Companies in  
York County



## Tenant Incentives

Job Tax Credit

Corporate Headquarters Tax Credit

Fee-In-Lieu of Tax (FILOT) agreements

Job Development Credit

Investment Tax Credit

Research & Development Tax Credit

## Indian Land



Forbes magazine named Indian Land a top "Boom Town" in the nation



Lancaster County is South Carolina and the Charlotte Region's fastest growing county



Corporate headquarters for 7 international companies in Lancaster County

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