

It is a well-established location for over 40 years, in close proximity to Wexford, Long Cove, Shipyard, and Sea Pines Plantations—each home to a large contingent of affluent residents.

- High visibility and strong community awareness: between 500 and 900 people patronize the restaurants at Orleans Plaza each night.
- Flexible and fair lease terms.
- Local management.
- Plenty of parking.

Everything is negotiable, and the structure of the lease is flexible. I do not offer lease terms shorter than three years. The rental rate is determined by several factors: the amount of space leased, the location of the space, the length of the lease term, the professional abilities and talents of the proprietor(s), and the financial strength of the guarantor(s).

The lease I offer is a Modified Gross Lease, as opposed to a Net Lease. All Common Area Maintenance (C.A.M.) costs are covered by the landlord. The tenant is responsible for all costs associated with individually metered usage of electricity, water and sewer, phone, internet, and cable TV.

The only “Additional Rent” costs that may be assessed annually are those resulting from a pro-rata share of any increase in property taxes and/or insurance for the common areas and the building shell, if applicable. Taxes have remained steady in recent years, and insurance costs tend to fluctuate annually. I will review these details with you during lease negotiations, but rest assured these expenses are typically minor and do not occur every year.

The security deposit amount is based on the financial strength of the lease guarantor(s) and ranges from two to four times the final month’s rent of the lease term.

I’m always available to show vacant spaces at your convenience—just give me a call to schedule a time.