



## Class "A" Office Building

1 Carecore Drive

Bluffton, South Carolina 29910

### Property Highlights

- Class "A" Office Building for lease in Buckwalter Place
- 1 Carecore Drive is LEED Certified by the U.S. Green Building Council
- Great location just off Buckwalter Parkway with nearby businesses that include eviCore Healthcare, St. Joseph Candler, Kroger, Publix, Starbucks, Ace Hardware, Southern Barrel Brewing Company, Station 300, Frankie Bones, Plantation Cafe, and many others
- There are 400+/- parking spaces which are shared between 1 Care Core and 400 Buckwalter Place.
- 400 Buckwalter Place was recently leased and will be 100% medical.

### Offering Summary

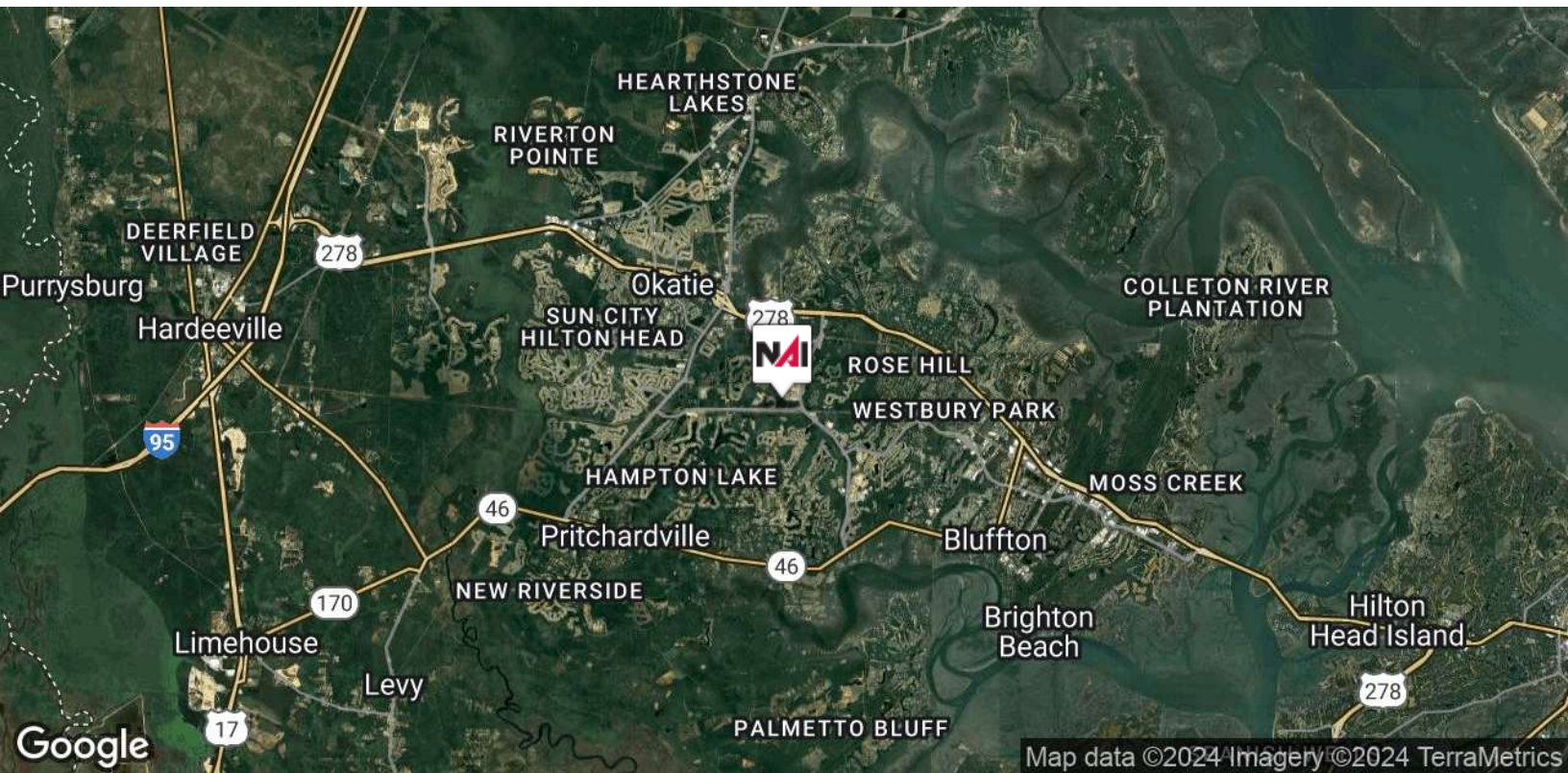
Suites 101, 201, 201A, 202 and 203:	LEASED
Suite 102 Available:	5,600+/- USF 7,386+/- RSF
Suite 103 Available:	2,861+/- USF 3,774+/- RSF
Base Rent:	\$25.00 per RSF
2024 Estimated NNN:	\$7.21 per RSF
TIA:	TBD per USF

### For More Information

#### Baker Wilkins

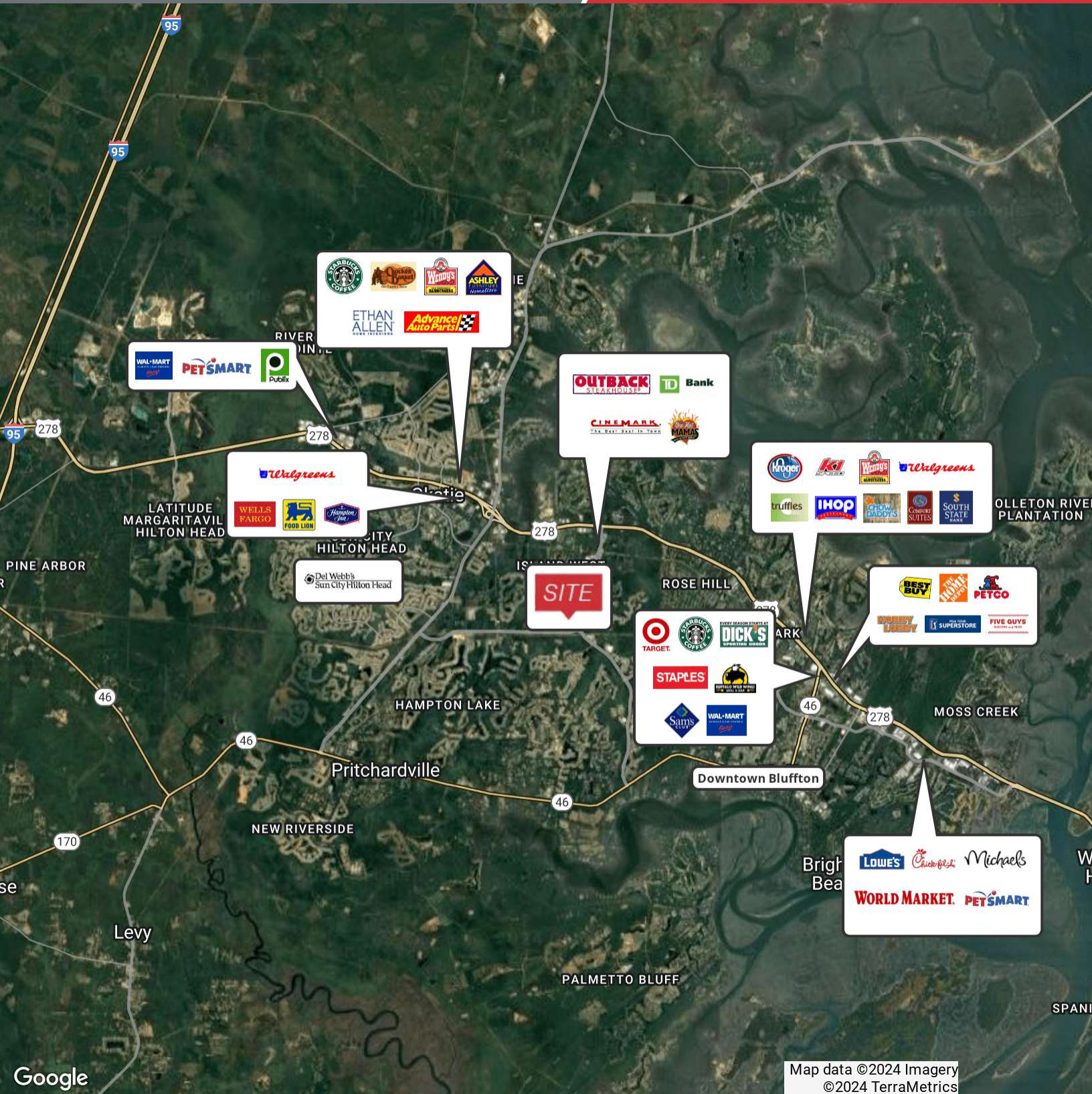
O: 843 837 4460 x2

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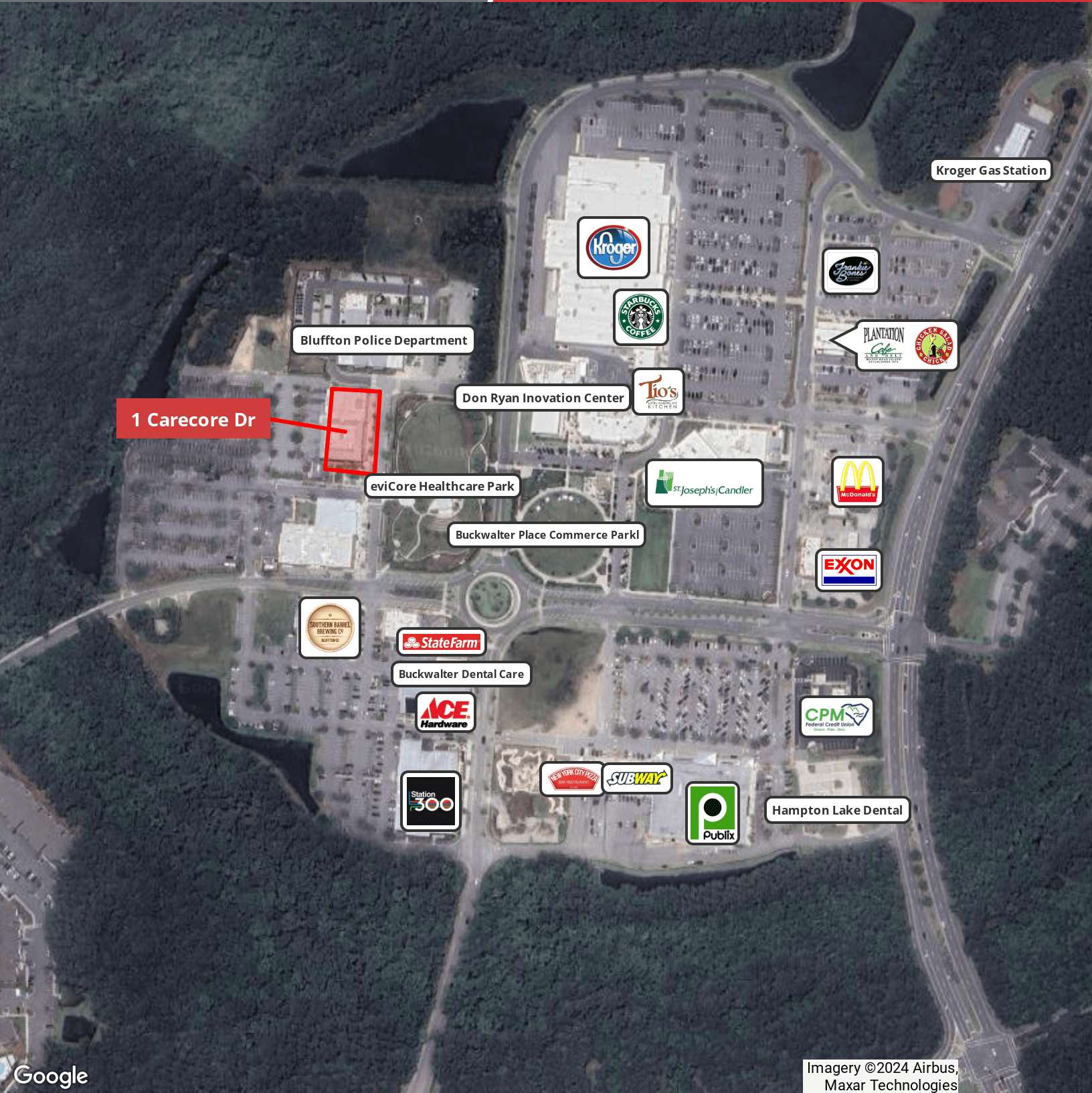
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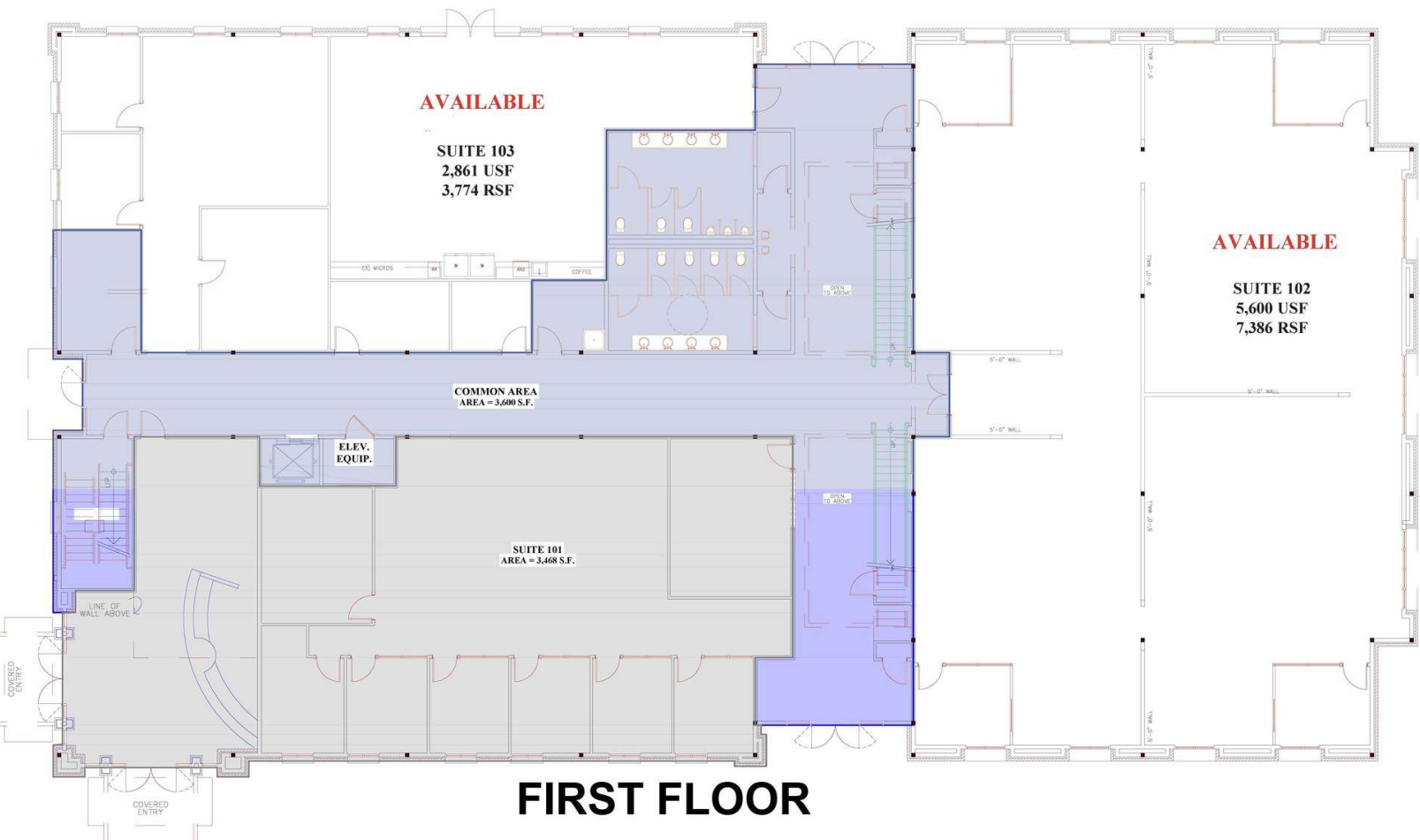


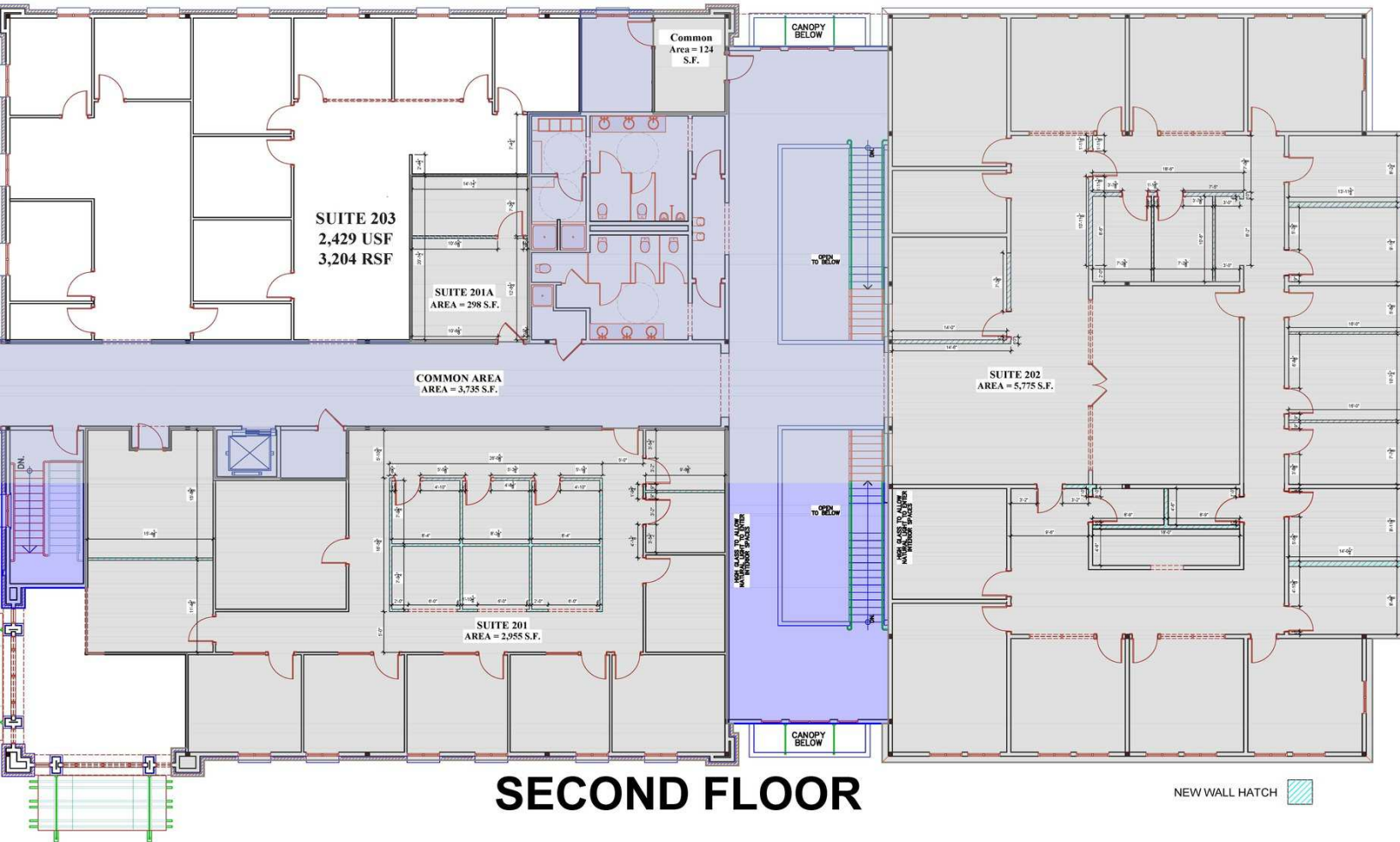
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