

**3,729 +/- SF Office Space in Downtown Beaufort**



## Office For Lease In Downtown Beaufort

1121 Boundary Street  
Beaufort , South Carolina 29902

### Property Highlights

- Great location in Downtown Beaufort off Boundary Street
- Close proximity to many retail, restaurants, medical and other professional office users.
- Layout consists of 6+/- offices, large conference room, restrooms, break room and storage closet.
- The space is on the 2nd floor and there is not an elevator.
- There is ample on-site parking available.

### Offering Summary

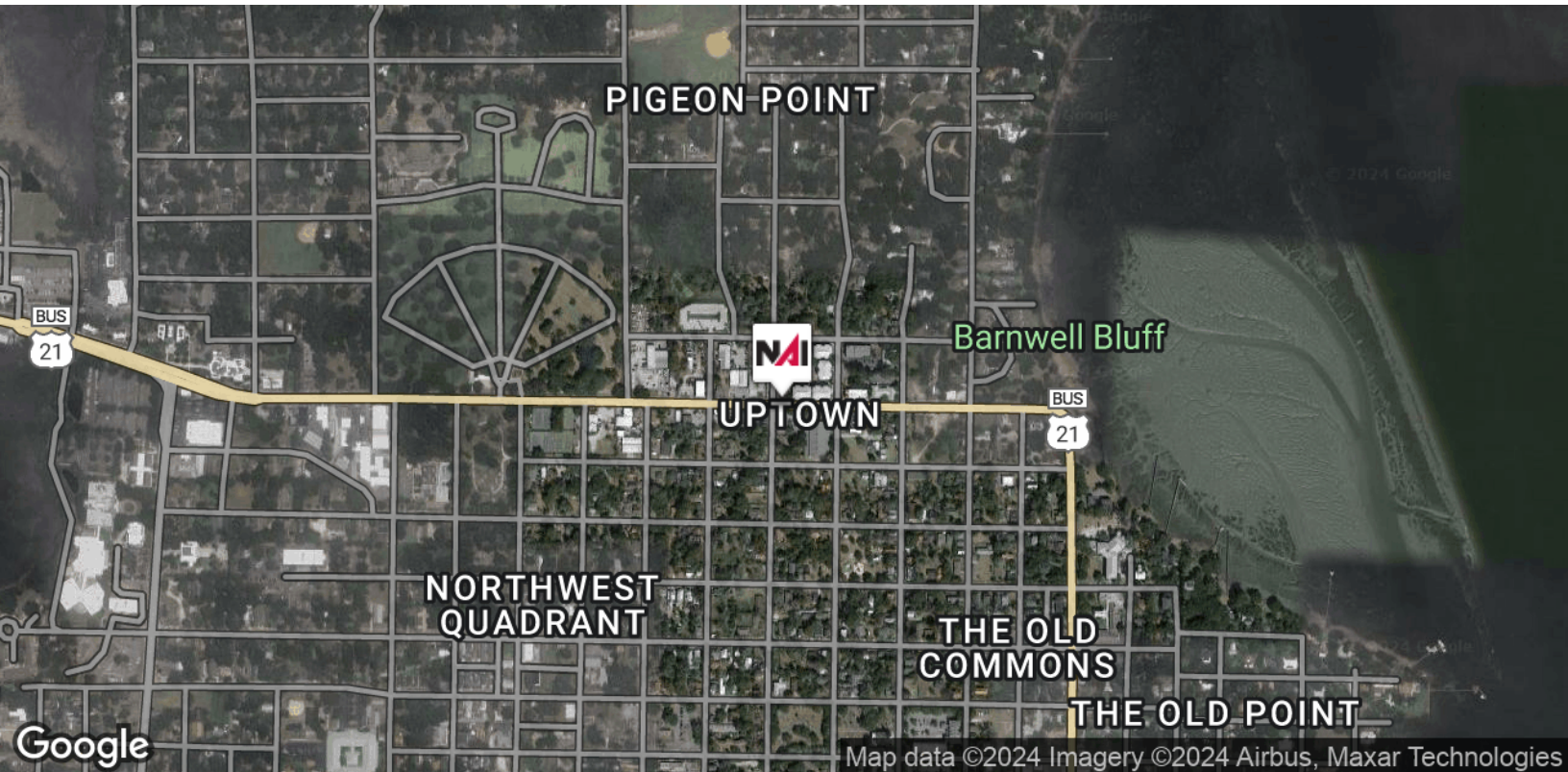
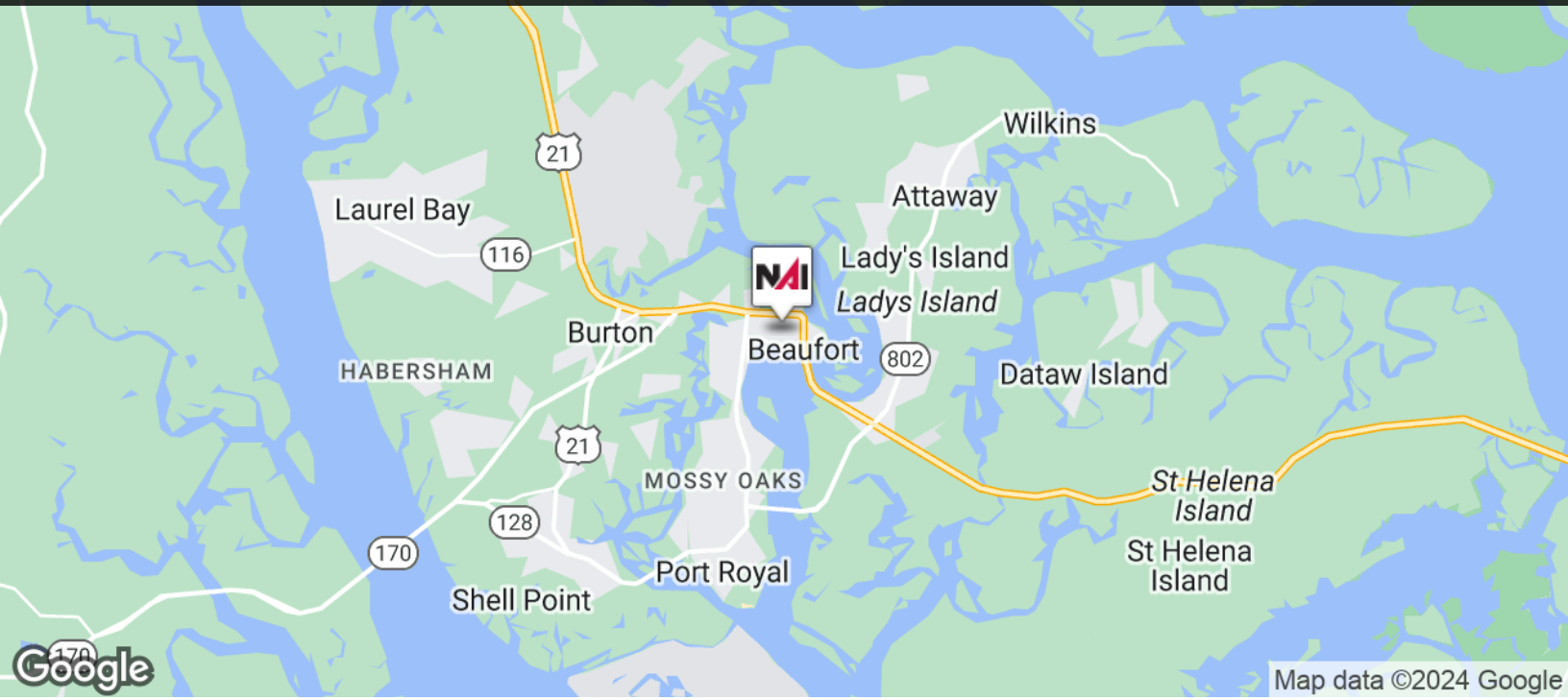
Property Type:	Office
Location:	Downtown Beaufort
Available SF:	3,729 +/- RSF
Annual Lease Rate (Year 1):	\$22.00 PSF
Annual Increases:	3%
Lease Type:	Full Service
Utilities:	Included in Rent
NNN:	Included in Rent
Tenant Improvement Allowance (TIA):	TBD

### For More Information

#### **Baker Wilkins**

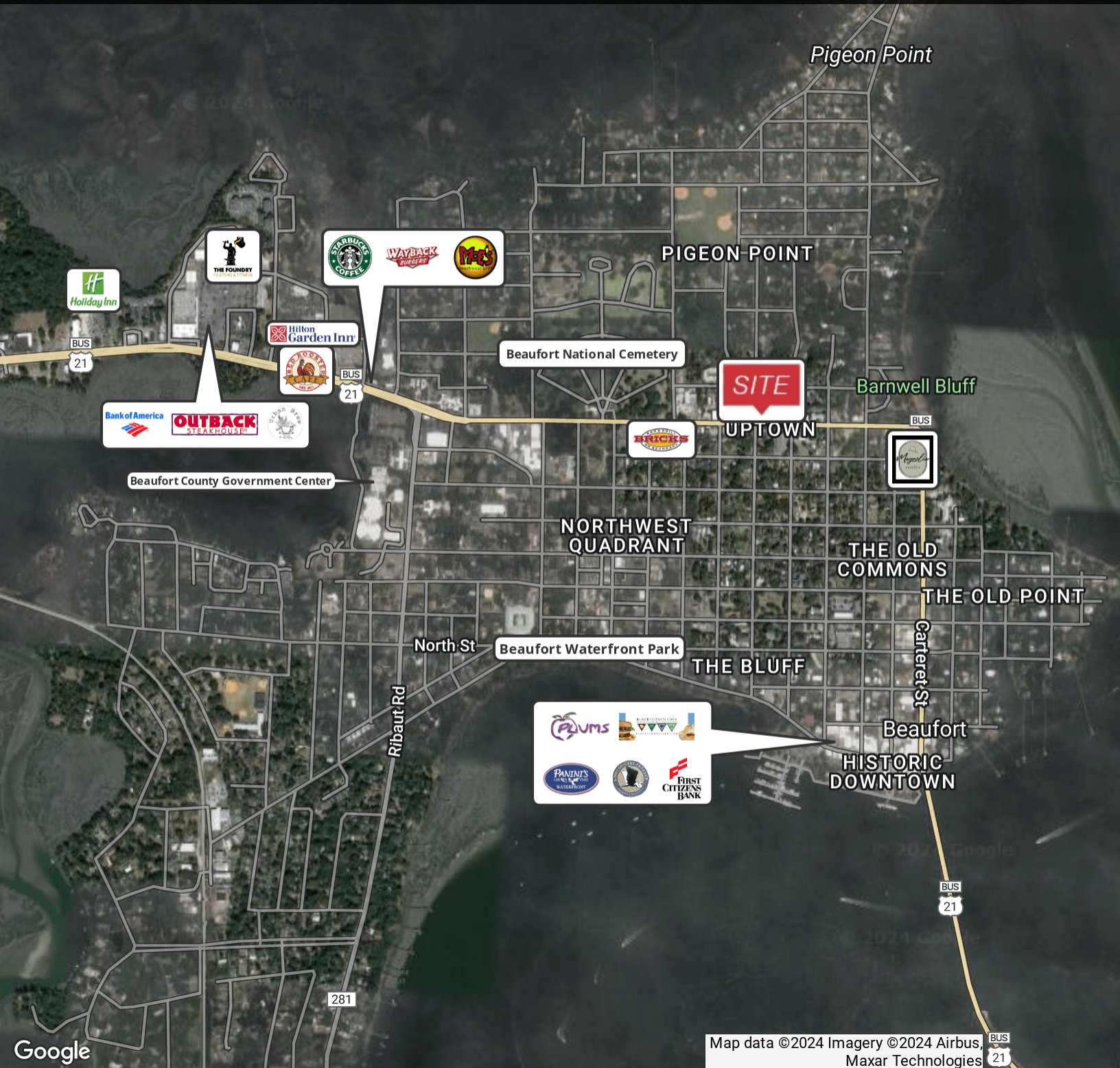
O: 843 837 4460 x2  
baker@naicarolinacharter.com

Seabrook  
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Google

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1227 May River Road, Suite 100  
 Bluffton, SC 29910  
 843 837 4460 tel  
 naicarolinacharter.com

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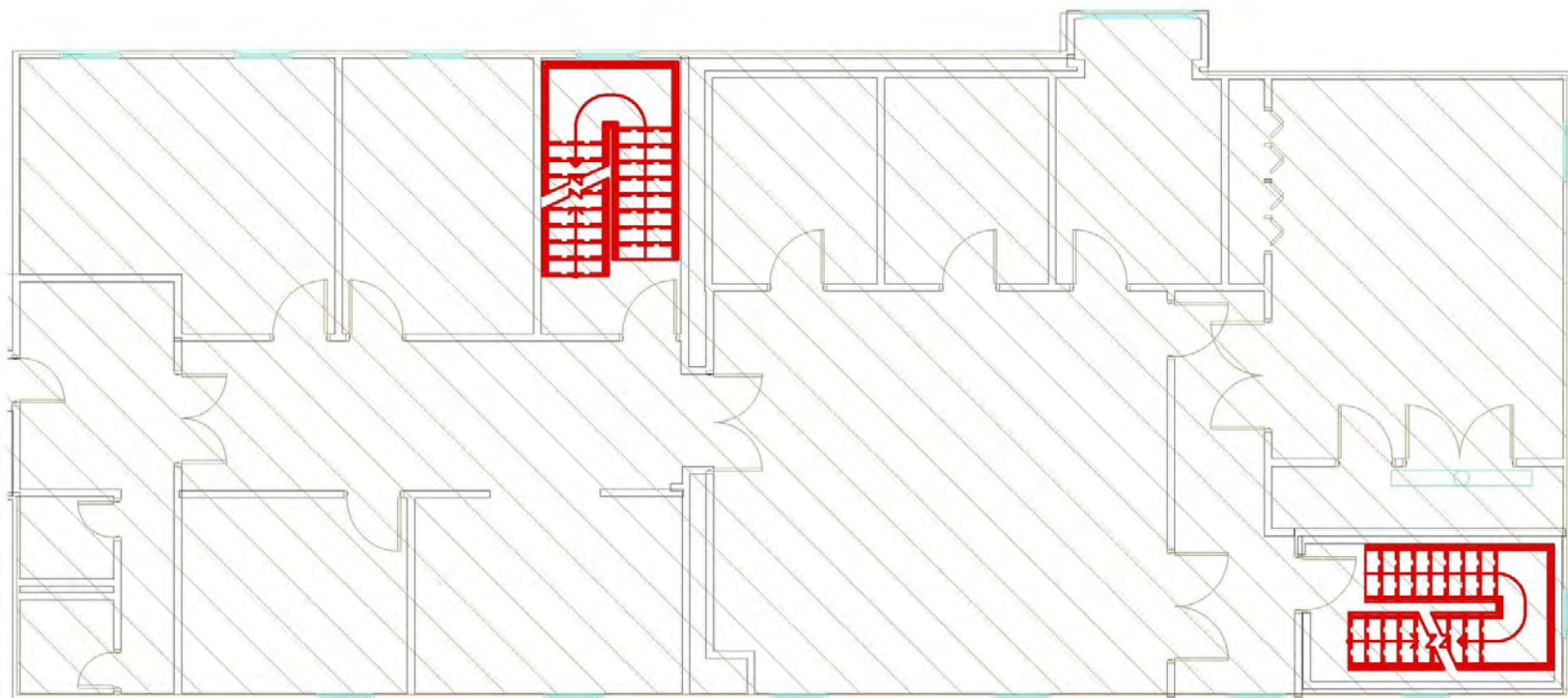


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Airbus

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