



#### Lease Rate:

# \$22.00/SF

Net Utilities and Janitorial

#### CONTACT

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#### Colliers | South Carolina

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#### FOR LEASE

## ±2,932 SF Office Building Located in Woodcreek Farms Development

1713 Woodcreek Farms Road | Elgin, SC 29045

#### Highlights

- ±2,932 SF building
- Efficient 7 office layout with restrooms on both floors, break room and reception area
- Parking on site
- Two story building, no elevator
- First floor is ADA accessible with ramp access
- Property improvements underway including new flooring and interior paint

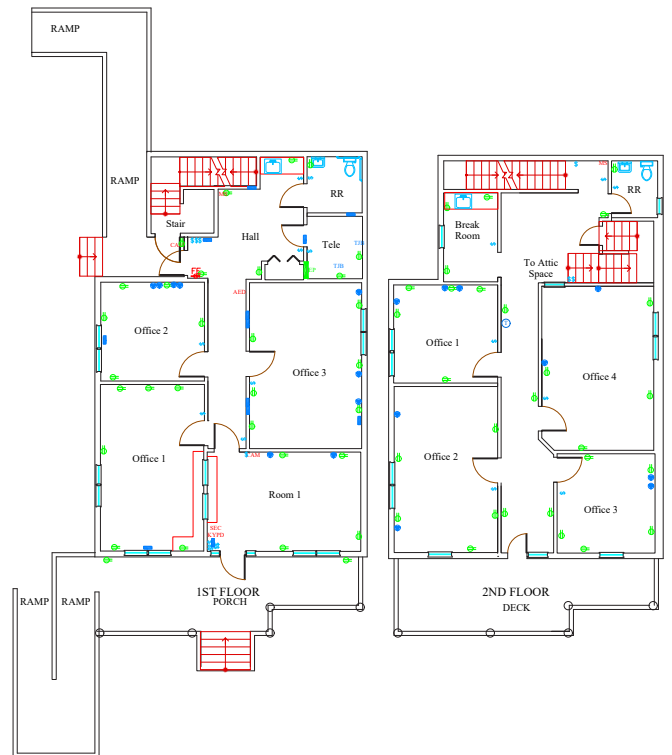
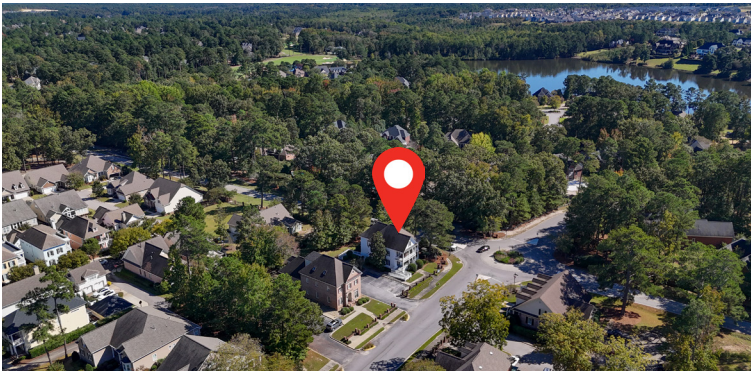
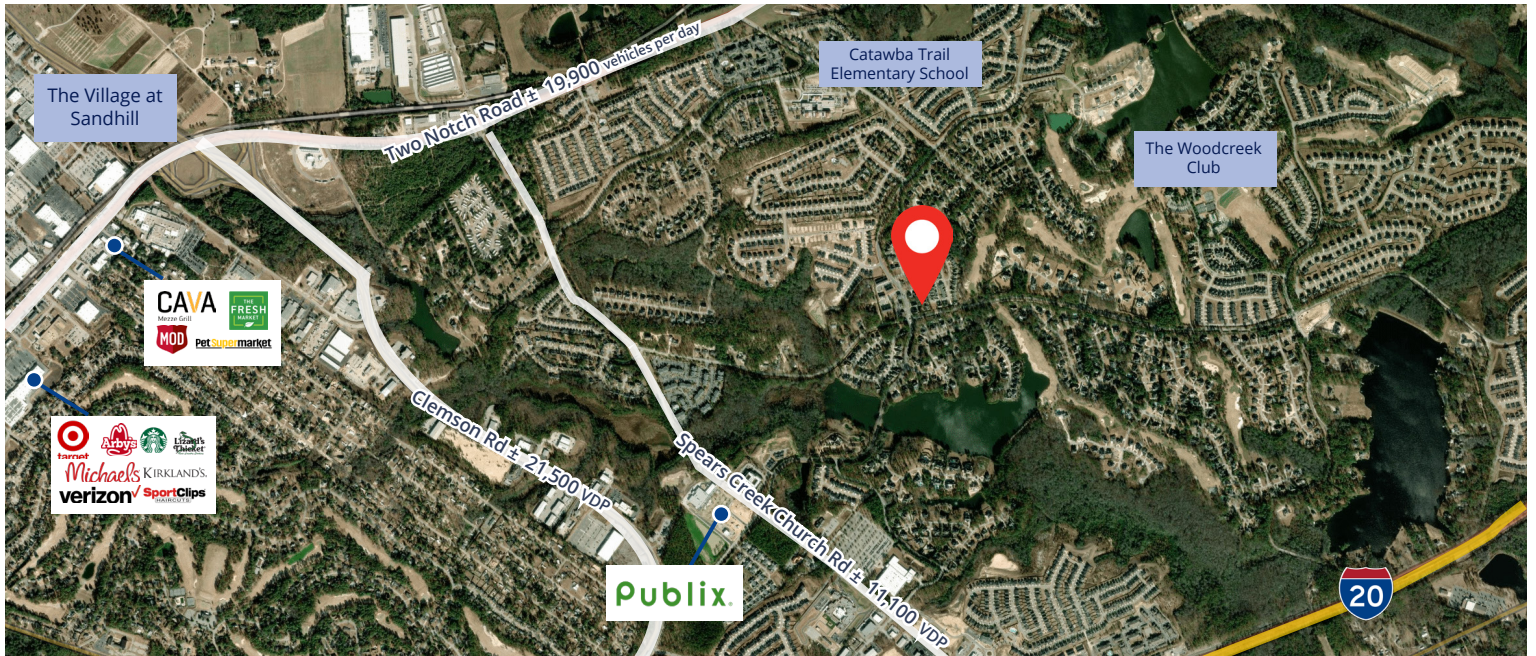
1713 Woodcreek Farms Road is conveniently located in the Woodcreek Farms development in Elgin, South Carolina. This office property offers excellent accessibility. It is surrounded by residential, retail and professional spaces, and just minutes from I-20.

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**FOR LEASE**

Demographics 2025 est.	1 mile	3 miles	5 miles
Total Population	4,905	25,728	74,267
Number of Households	1,922	10,502	29,809
Avg. HH Income	\$148,310	\$120,200	\$112,914



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