

PROFESSIONAL OFFICE SPACE FOR LEASE

174 FOLLINS LANE | ST. SIMONS ISLAND, GA



LOCAL MARKET EXPERTS

KIRK WATSON, CCIM, SIOR
Executive VP | South GA Broker
kwatson@phoenixrealty.net
T 912.268.4069
M 912.222.5840

LUKE JACKSON
Commercial Real Estate Associate
ljackson@phoenixrealty.net
T 912.268.4069
M 912.222.7142

NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.
561 Ocean Blvd
St. Simons Island, GA 31522

PROPERTY DETAILS



**±2,050 SF
Available**



**Easy Access To
FJ Torras Cswy**



**Year Built:
2001**

About The Space:

Reception area, 5 private offices, 2 bathrooms and includes a full kitchen/ break room

Premium Location:

Centrally located on Saint Simons Island

Accessibility:

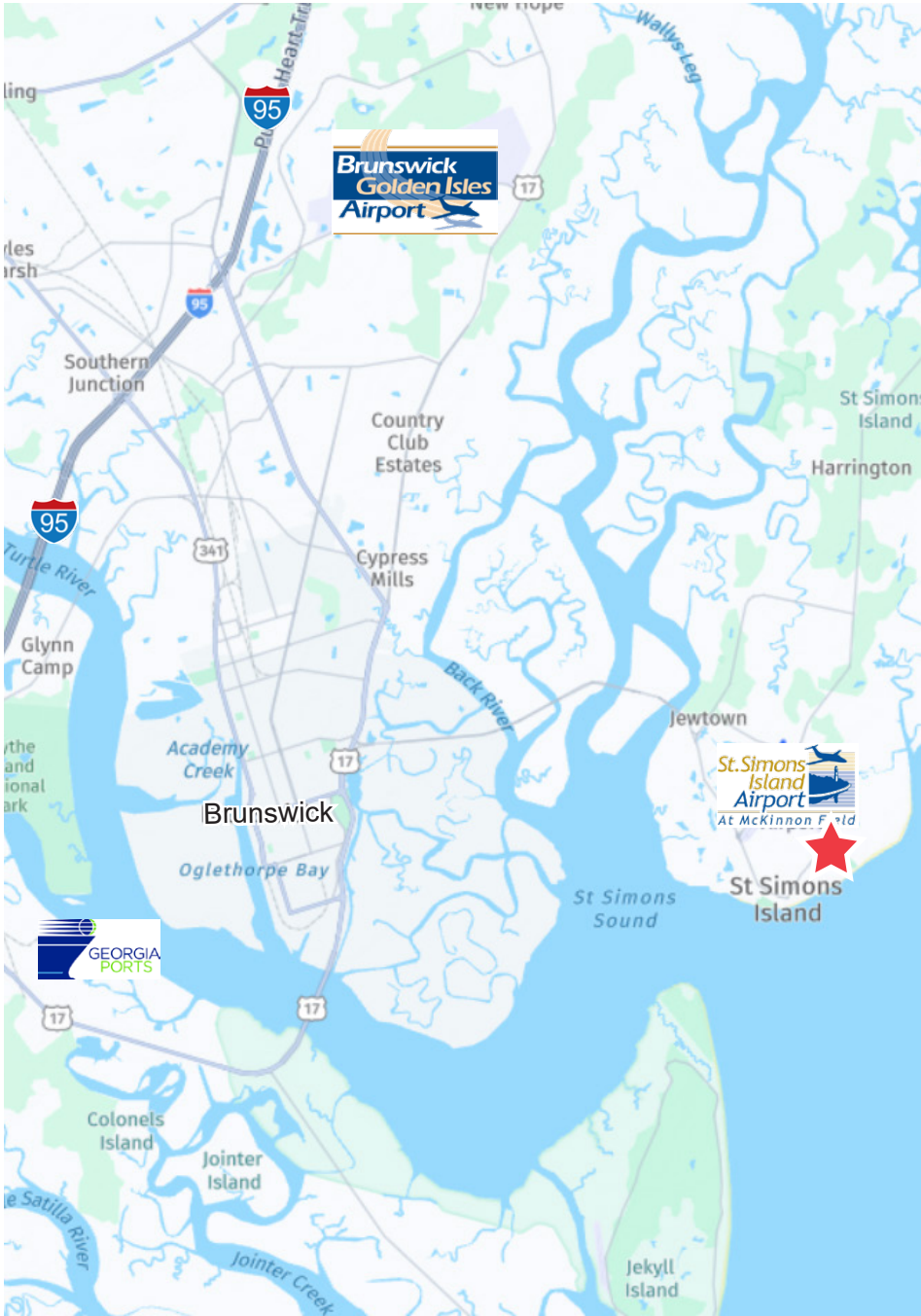
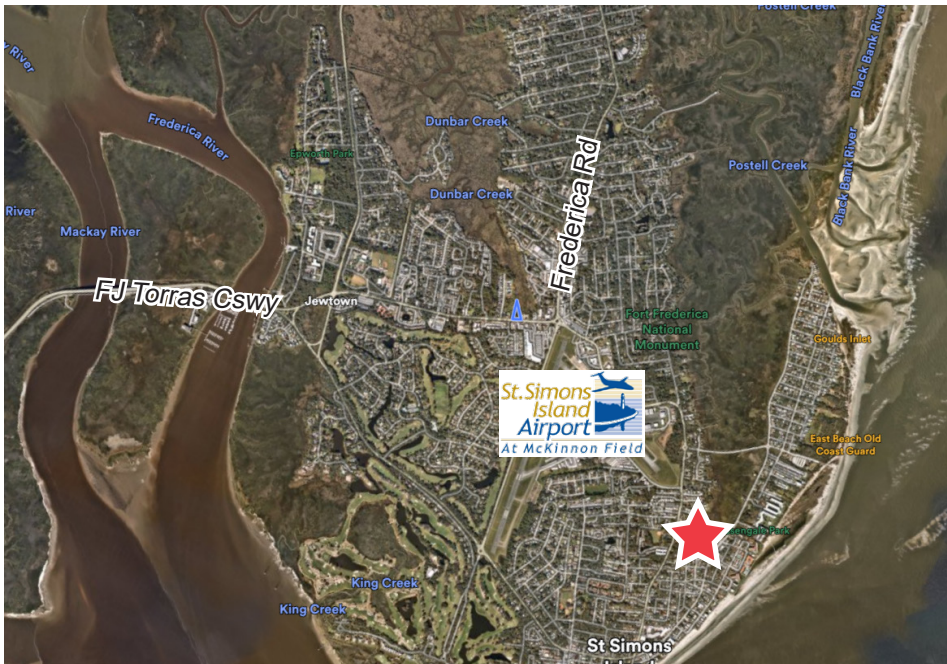
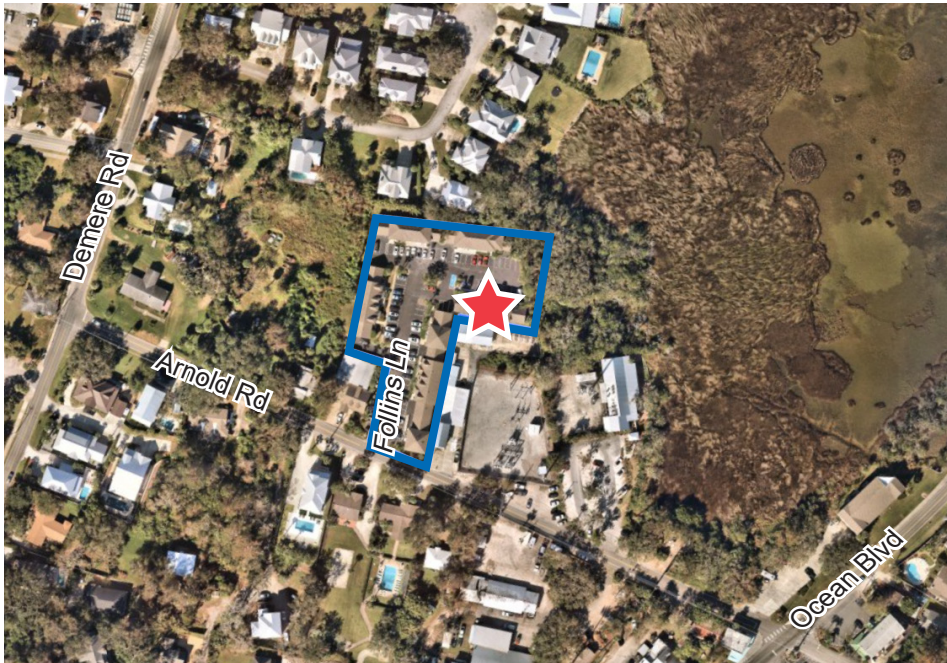
Walking distance to beaches, retail, and dining



Lease Rate: \$24.00/SF

174 Follins Lane offers unmatched Retail Development opportunities in St. Simon's rapidly growing landscape. With flexible permitted uses, High traffic counts, and a convenient location, it's an ideal solution for companies looking to tap into the market.

PROPERTY AERIALS



PROPERTY PHOTOS

