



LEASE

3,675 SF Professional /Medical Office

1033 BAYSHORE DR SUITE B

Rock Hill, SC 29732

PRESENTED BY:

RANDY GRAHAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
TICAM EXPESNSES:	\$5.30 SF/yr
AVAILABLE SF:	3,675 SF
BUILDING SIZE:	6,165 SF
ZONED:	GC
APN#:	6330601045

PROPERTY DESCRIPTION

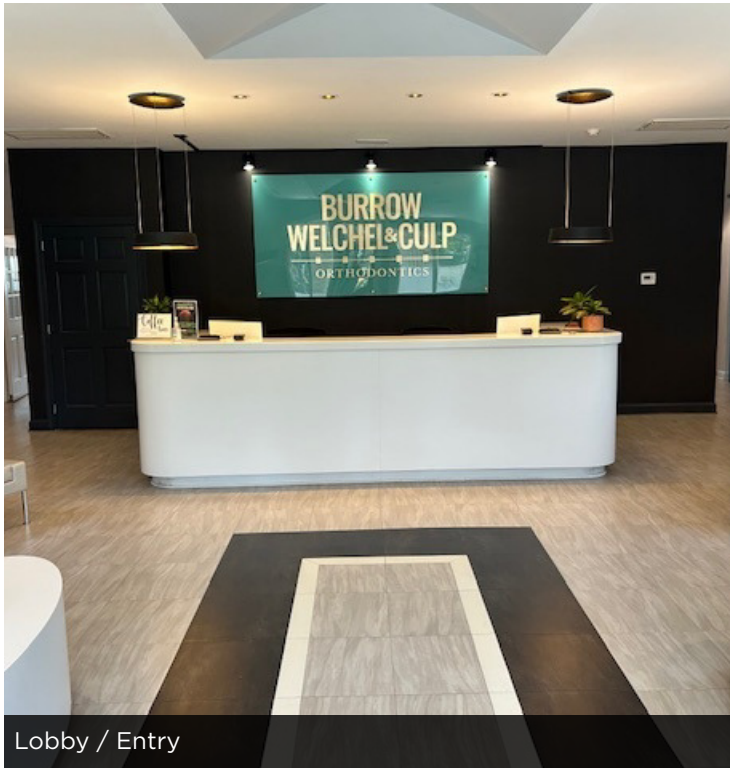
2 office condo building located in high demographic area in Rock Hill, SC. Available office has entry from main parking area and is fully upfitted as an orthodontics office.

PROPERTY HIGHLIGHTS

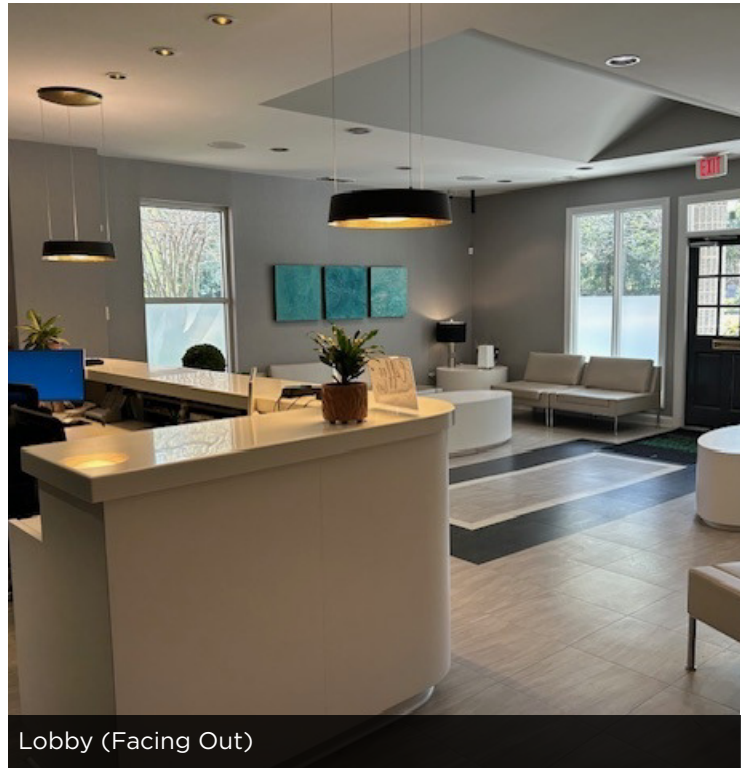
- Available August 2025
- Former Orthodontics practice
- Well maintained building
- Approximately 5 Minutes From I-77, off Celanese Rd.
- Ample Parking - 42 Total

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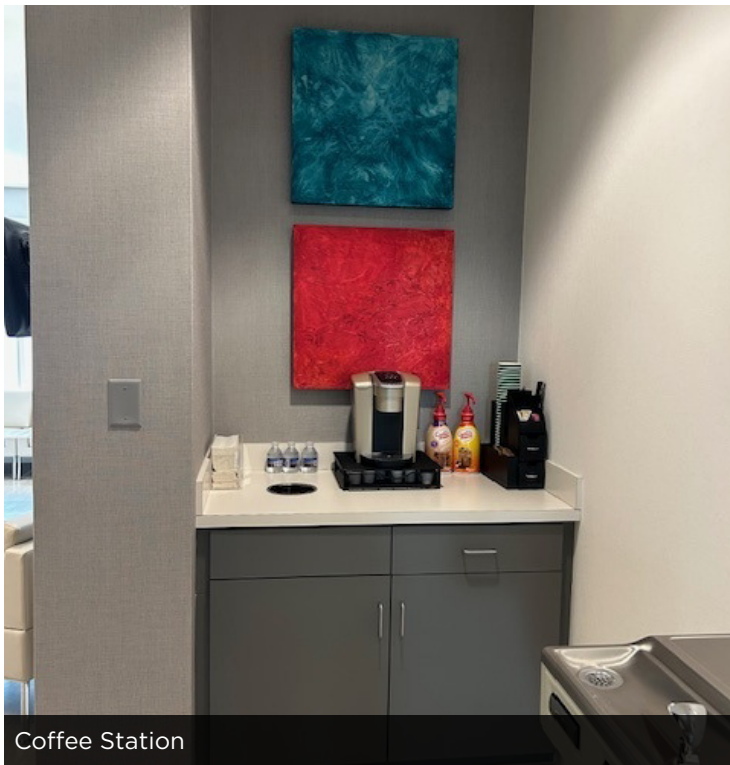
ADDITIONAL PHOTOS



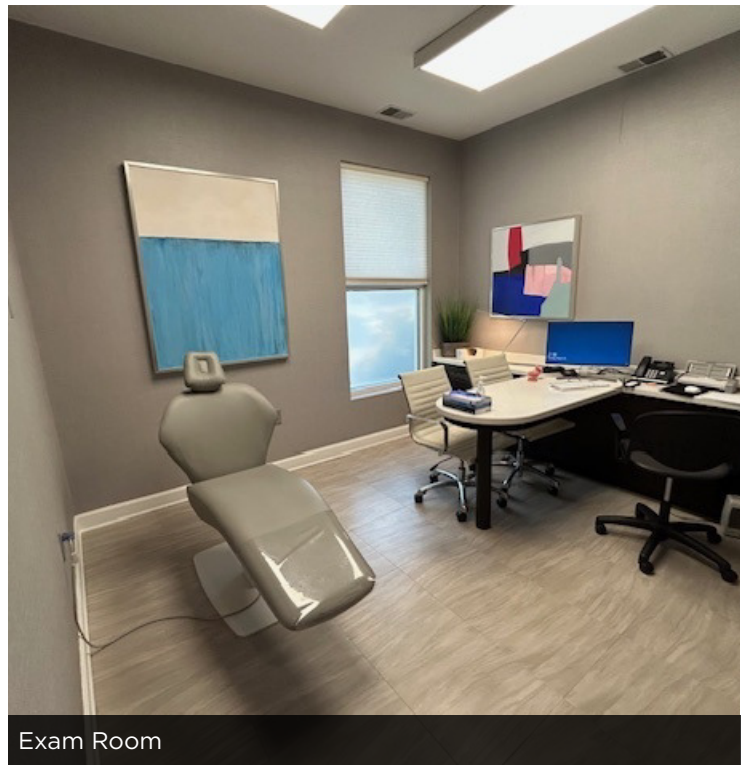
Lobby / Entry



Lobby (Facing Out)



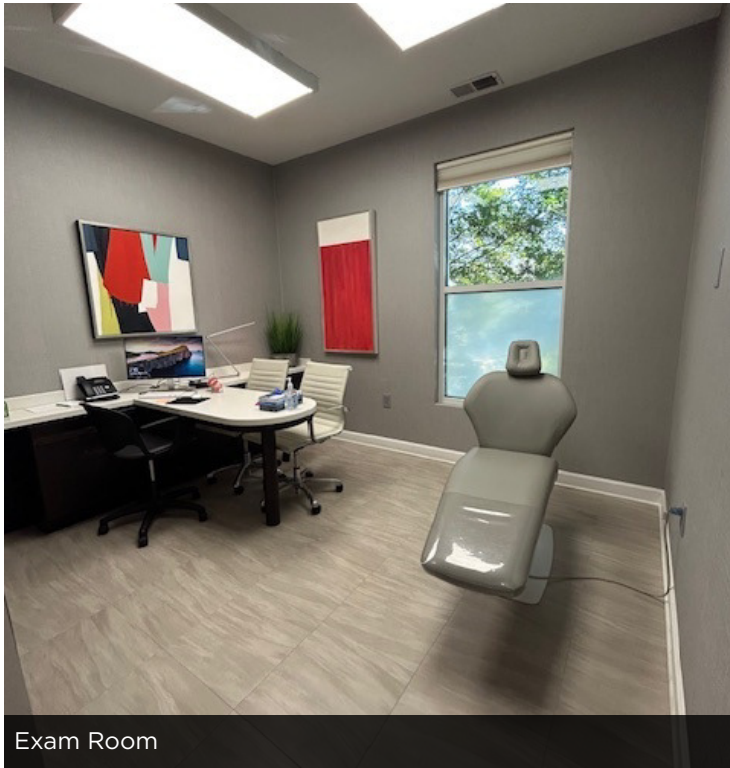
Coffee Station



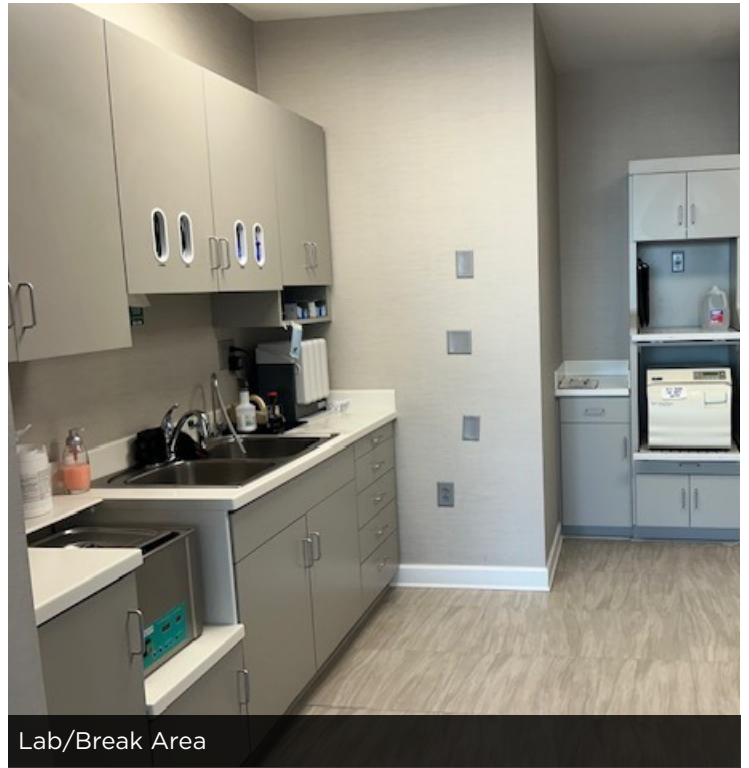
Exam Room

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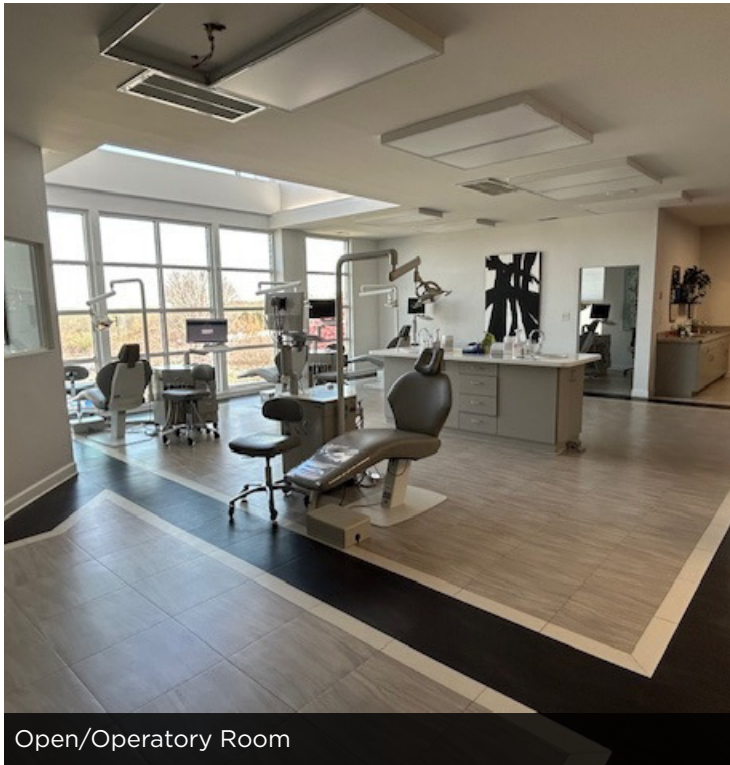
ADDITIONAL PHOTOS



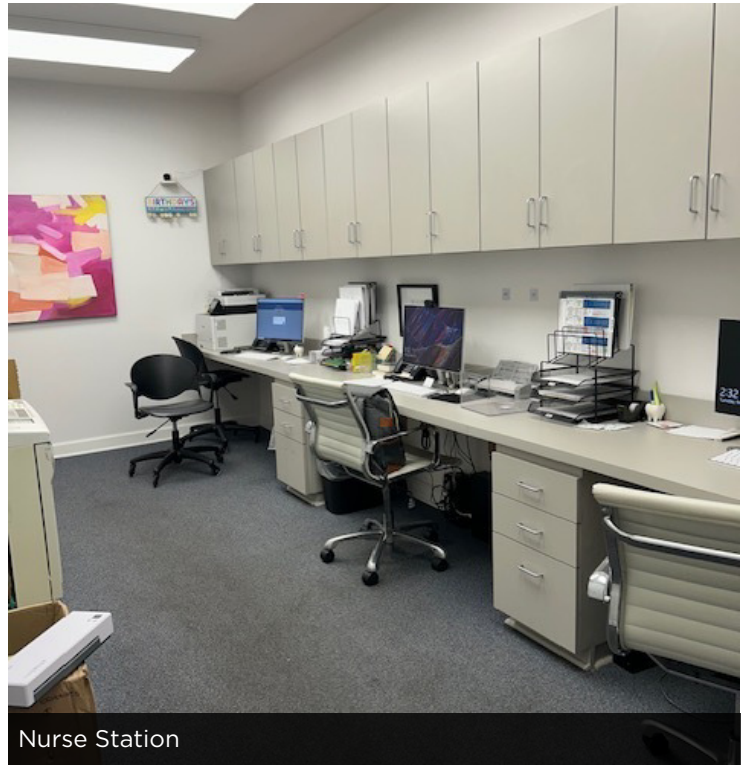
Exam Room



Lab/Break Area



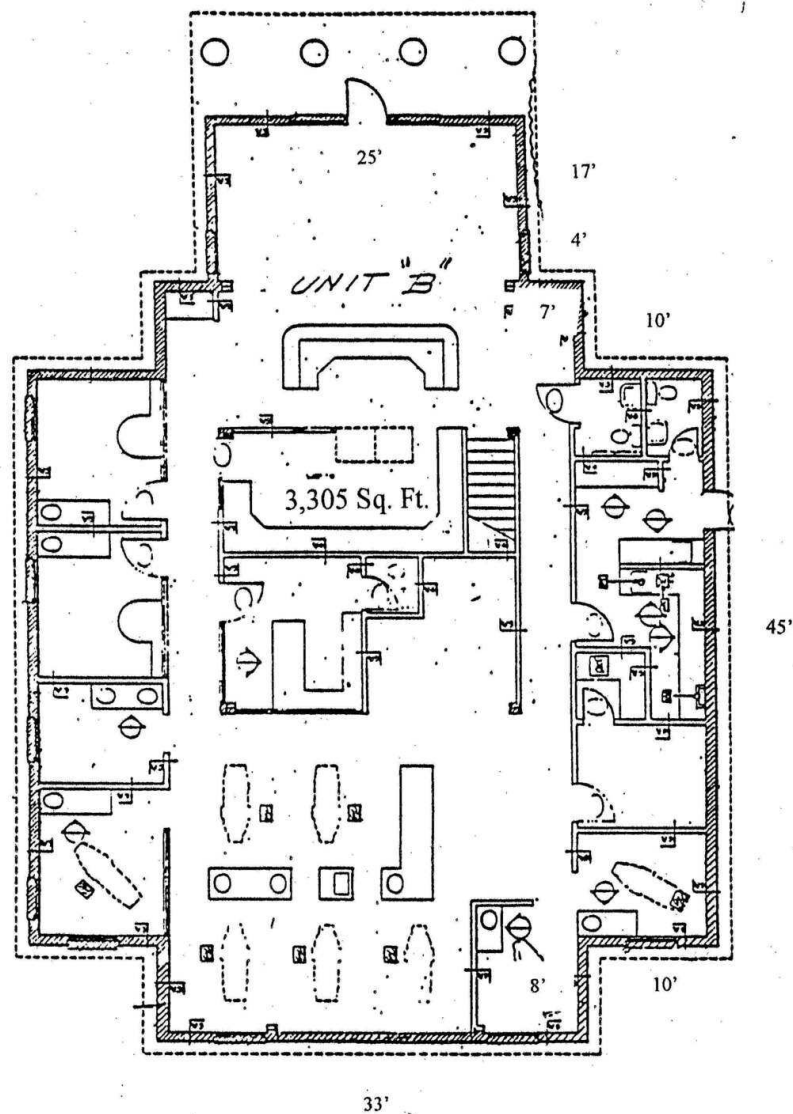
Open/Operatory Room



Nurse Station

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FLOOR PLANS



BUILDING PLAN (FIRST FLOOR)

A Dental Office Condominium, located at 1033 Bay Shore Drive
in Rock Hill, York County, SC.

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RETAILER MAP



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