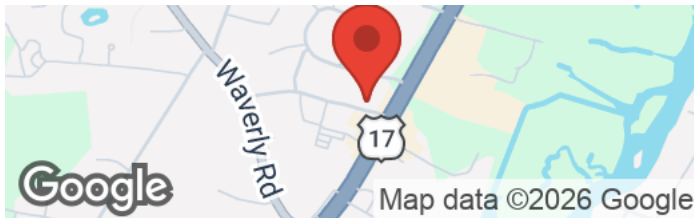


2 OFFICES FOR LEASE

46 PROFESSIONAL LN.

PAWLEYS ISLAND, SC 29585



PROPERTY OVERVIEW

Located in the heart of Downtown Pawleys, the Pawleys Outpost Building offers newly renovated executive office suites ideal for professional users seeking a polished and convenient office environment. The suites were recently built out as part of a complete renovation of the building and feature access to a shared conference room, kitchenette, and two common restrooms, including one ADA -compliant restroom.

These executive suites are available with a one-year minimum lease term and are well suited for attorneys, therapists, financial advisors, insurance users, or other professional office tenants seeking a move-in-ready office in one of Pawleys Island's most desirable commercial corridors. Each office is 13 1/2 x 10. There are 2 offices available.

OFFERING SUMMARY

LEASE RATE:	\$670 Month
LEASE TYPE:	Gross
LEASE TERM:	1+ Year
MEASUREMENTS:	13 1/2 x 10
RENTABLE SF EACH OFFICE:	135
TENANTS/UNITS AVAILABLE:	2 - Suites F & G
APN:	04-0158-012-00-00
COUNTY:	Georgetown
BUILDING SF:	2,808
HVAC:	Central
YEAR BUILT:	1963

Location Overview

Situated at 46 Professional Drive in Pawleys Island, the property is surrounded by numerous walkable restaurants and amenities including Bistro 217, Rustic Table, and Pawleys Island Tavern. The location provides excellent accessibility within the Downtown Pawleys business district and offers monument signage opportunities for each suite.

NAI THE LITCHFIELD COMPANY

10554 Ocean Highway
Pawleys Island, SC 29585



CHIP ABERNETHY

843-241-2654
chip@abernethyandjones.com

MAX JONES

843-251-4053
max@abernethyandjones.com

www.naitlc.com