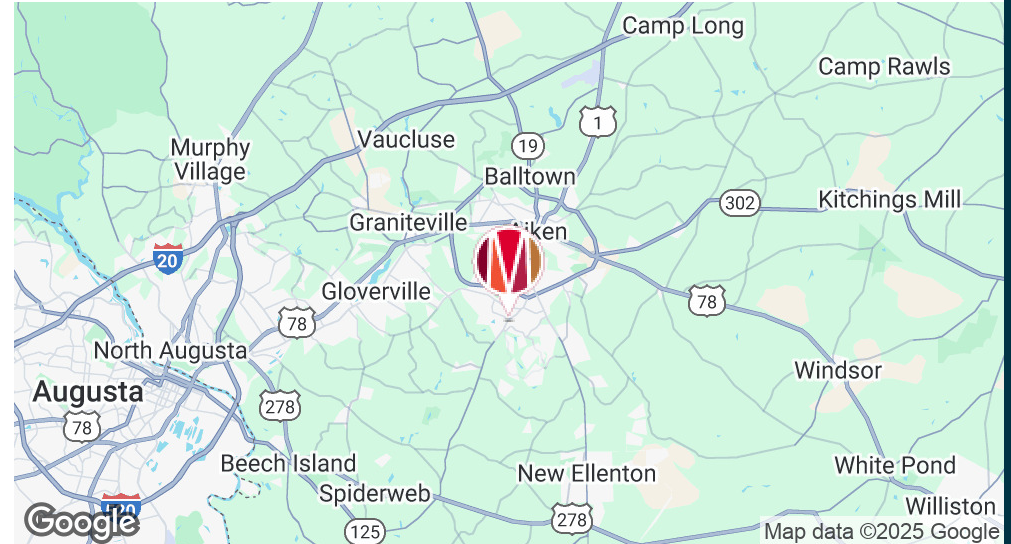


FOR LEASE: 6240 WOODSIDE EXECUTIVE COURT, AIKEN SC 29803



OFFERING SUMMARY

Lease Rate:	\$1,650 per month (MG)
Available SF:	1,094 SF
Building Size:	31,706 SF
Year Built:	1989
Zoning:	PR

PROPERTY OVERVIEW

Suite #6240 is 1,094 SF, and is available right away. \$1,650/month (water/sewer & trash service included). 2nd floor space, has a kitchenette, 4 office/treatment rooms, and waiting room with reception. Shared bathroom in common area. The tenant is responsible for the electricity and internet. Preferred lease term 2+ years, but one-year would be considered.

Premier executive office park located on Aiken's south side. Three attractive, modern, multi-tenant buildings, totaling over 90,000 SF on 8 acres, provide tenants a variety of office spaces well suited for executive, administrative, medical, healthcare and corporate uses. Building 6000 was built in 1989 on fairly level topography, with asphalt paving (ample parking), concrete curbing & sidewalks, and good landscaping. The buildings foundations are on a concrete slab with a steel frame. Building exteriors are stucco with asphalt shingle roofs, and double-hung windows. The interiors boast atriums/common area on each floor, which includes: stairwells, elevator, restrooms, conference room (2nd floor) and kitchen (2nd floor). Recent Capital Improvements include: new roofs, resurfacing of the parking lots, and several new air conditioners have been replaced each year. Current tenants include categories such as: medical, counseling, financial, fitness, therapy, and engineering.

PROPERTY DESCRIPTION

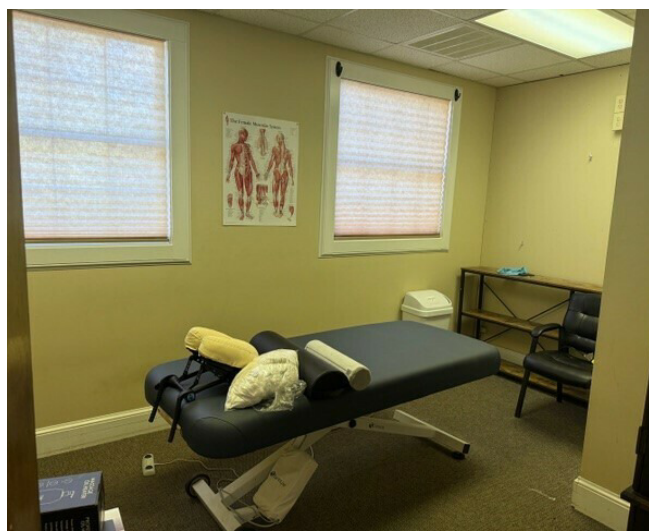
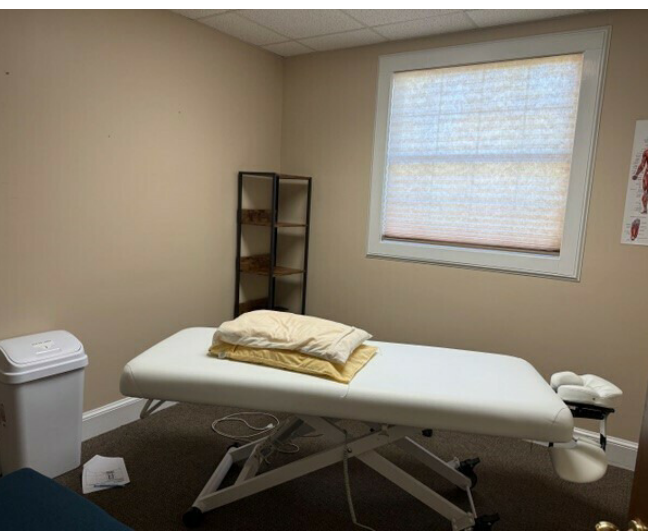


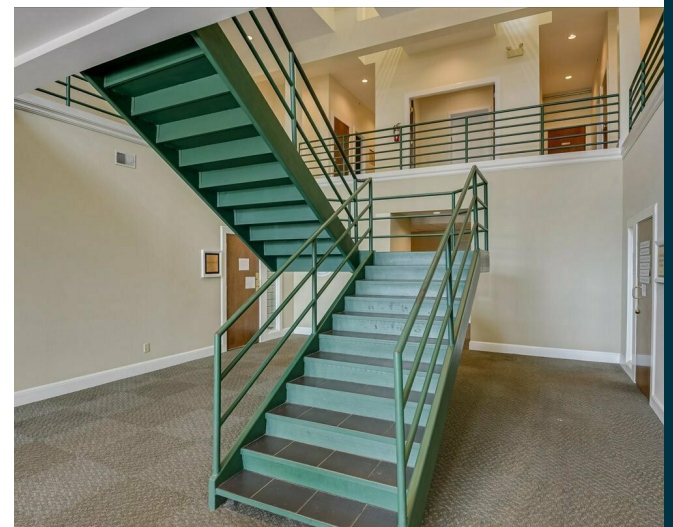
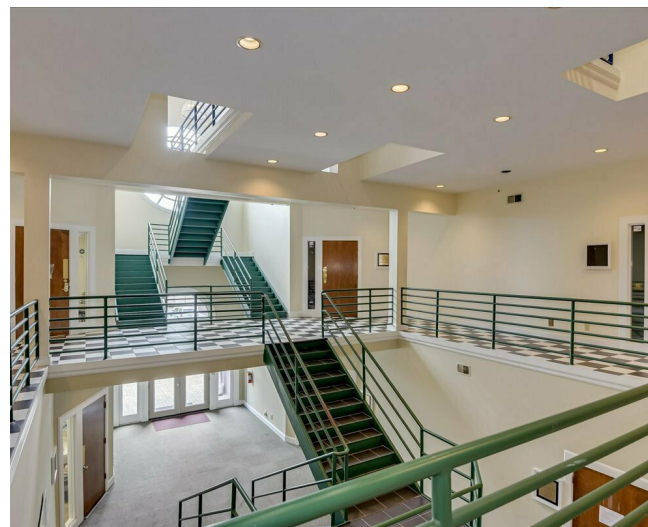
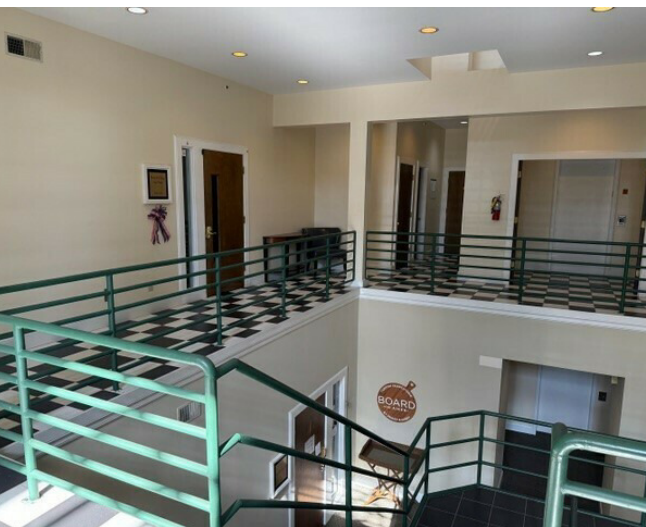
LOCATION DESCRIPTION

Located on the south side of Aiken's city limits, Woodside Executive Park is off of Silver Bluff Road less than two miles south of the Pine Log Road intersection, and surrounded by residential & commercial properties. Aiken is the largest city in, and the county seat of, Aiken County, in western South Carolina. Located only 30 minutes from Augusta, Georgia, it is one of the two largest cities of the Central Savannah River Area. It is part of the Augusta-Richmond County Metropolitan Statistical Area. Aiken is ideally located close to it all. With easy access to Fort Gordon, Augusta and Columbia, employment opportunities abound. The beach and the mountains are within driving distance, and in three hours, one can be in Asheville, Charlotte, Atlanta, Charleston or Savannah. Aiken's residents have the best of both worlds—they can enjoy big city life without having to live in a large metropolitan area.

Major employers in the area include: Savannah River Nuclear Solutions, CB&I AVEVA MOX Services LLC, Carlisle Tire & Wheel, Savannah River Remediation, Aiken Regional Medical Centers, AGY and University of SC Aiken.

Aiken is a vibrant and wealthy community with exceptional household income and growth demographics. Aiken is known for its progressive business approach, as demonstrated by its strong record of attracting new firms, existing industries expanding, and job growth projected for the next decade.

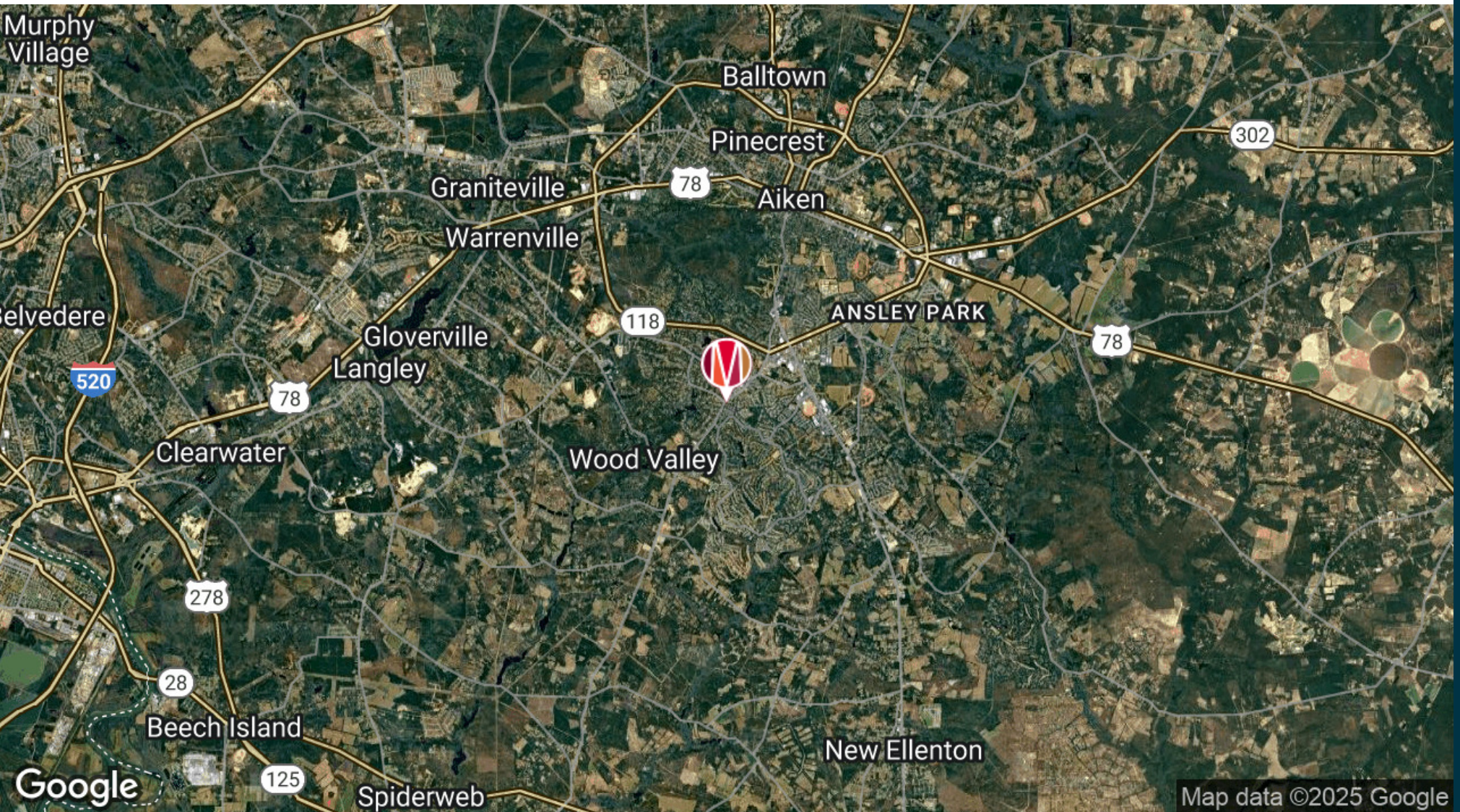




RETAILER MAP



LOCATION MAP

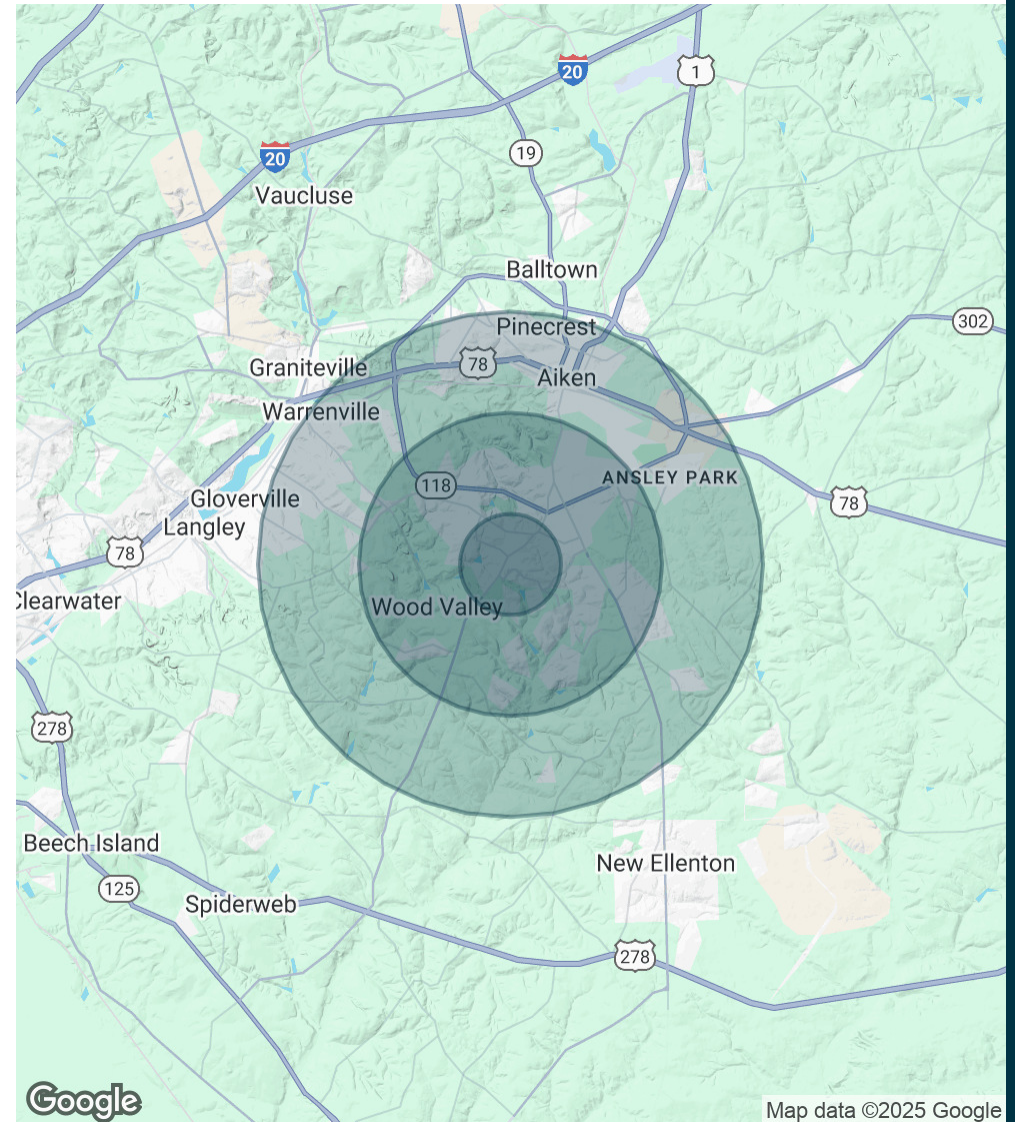


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,838	28,579	52,781
Average Age	50	47	46
Average Age (Male)	49	46	44
Average Age (Female)	51	48	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,678	12,872	22,919
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$120,263	\$108,746	\$98,319
Average House Value	\$377,477	\$347,018	\$318,522

** Demographic data derived from 2020 ACS - US Census*



TEAM PAGE

KAREN DALY



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PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business together with properties that fit their needs and goals. As a Vice President and Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021, 2023 & 2024 as well as the Chairman's Award in 2022. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on several boards, including the Aiken Association of Realtors (Director 2022 - 2024, Vice President 2025), Board of Zoning Appeals (City of Aiken), and the Aiken Corporation, and previously served on the Board for the United Way of Aiken County.

DEAN NEWMAN



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SC #49942

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and five grandchildren.