



## 345 Patricia Ln, Suite 105

### FORT MILL OFFICE/MEDICAL SPACE FOR LEASE

Located at 345 Patricia Ln (Suite 105), this expansive 8,988 SF professional office and medical suite offers a premier leasing opportunity in Fort Mill. The highly functional layout features six massive open rooms—each over 700 square feet—providing ultimate flexibility for collaborative workspaces, training centers, or large-scale clinical use. Situated within an established park alongside a strong mix of medical tenants, the property delivers an ideal environment for your growing operations. Offered at \$29.50/SF (NNN) with unbeatable proximity to I-77, Gold Hill Road, and Tega Cay, this suite seamlessly blends impressive scale with premier accessibility.

**Property Highlights:**

- ▶ 8,988 SF office/medical suite in an established Fort Mill office park
- ▶ Surrounded by a strong mix of existing medical and professional tenants
- ▶ Versatile, large-scale footprint ready to accommodate your operations
- ▶ Unbeatable proximity to I-77, Gold Hill Road, and Tega Cay



Rent  
**\$29.50/sf**

TICAM (est)  
**\$10.59**

**8,988**  
SF

Lease Type  
**Triple Net  
Lease (NNN)**

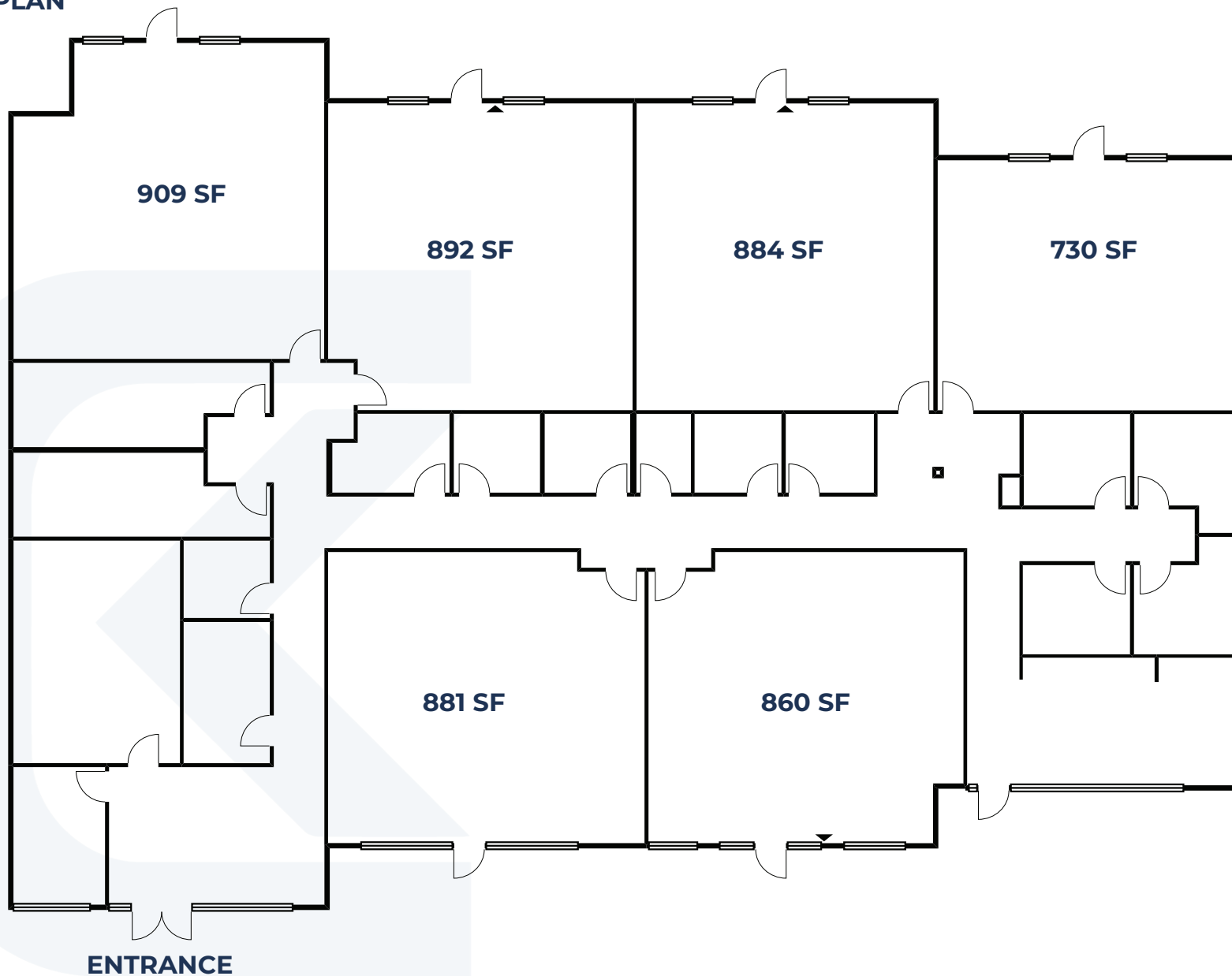
Zoning  
**Office &  
Institutional**

**PROPERTY DEMOGRAPHICS**

STATISTIC	1 MILE	3 MILES	10 MILES
Population	10,058	47,631	427,327
Households	4,111	19,186	177,552
Avg. Household Income	\$133,457	\$140,218	\$110,147
Daytime Employees	2,858	13,355	207,744



**FLOOR PLAN**





**PROPERTY DETAILS**

<b>Address</b>	345 Patricia Ln. Suite 105 Fort Mill, SC 29708
<b>Zoning</b>	Office & Institutional (OI)
<b>Square Footage</b>	8,988 SF
<b>Rent</b>	\$29.50/SF
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM (est)</b>	\$10.59/SF



**Kuester  
Commercial**

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