



LEASE

**1658 Cranium Dr
Suite 102**

ROCK HILL, SC 29732

PRESENTED BY:

RANDY GRAHAM

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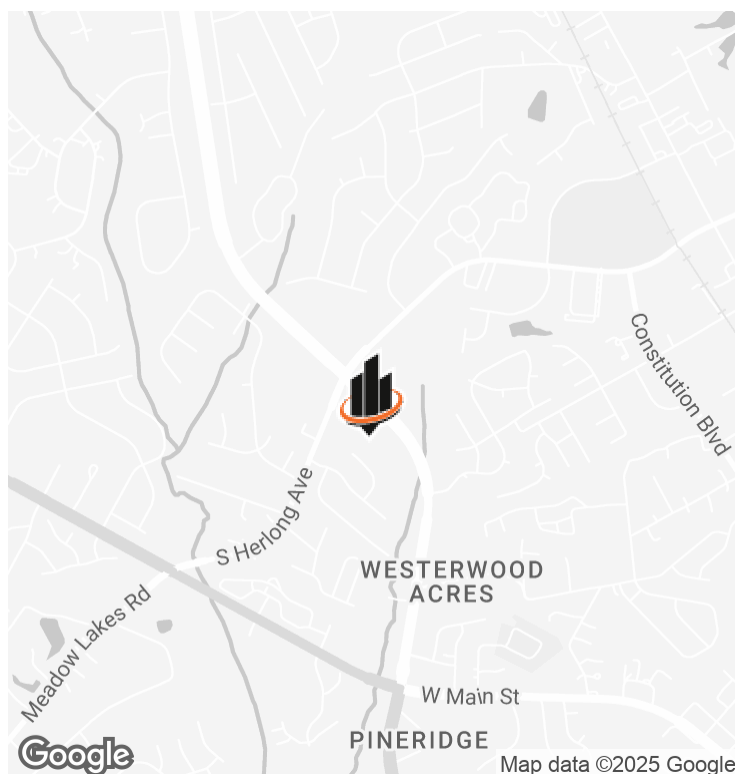
MARK MAYFIELD

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

BASE LEASE RATE:	\$21.00 SF/yr (NNN)
TICAM EXPENSES:	\$6.20 SF/yr
TOTAL MONTHLY RENT:	\$3,817.07/month
AVAILABLE SF:	1,684 SF
BUILDING SIZE:	30,257 SF

PROPERTY DESCRIPTION

Suite 102 in 1658 Cranium Dr. consists of a Lobby, Conference Room, Large Common Area, 5 Private Offices Men and Women's restrooms, and a Break Area. Base Rent \$21.00/yr. TICAM \$6.20/yr.

LOCATION DESCRIPTION

Located at the intersection of Heckle Blvd. & Herlong Ave. (adjacent to Walgreens).

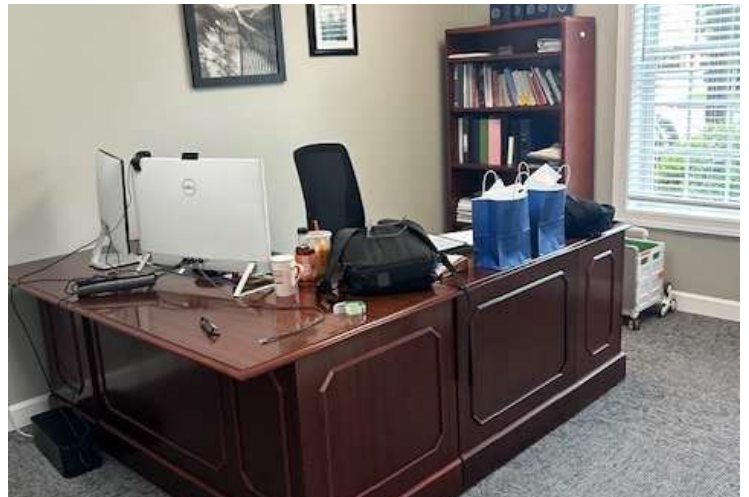
PROPERTY HIGHLIGHTS

- Prime location in Rock Hill, SC
- Spacious suite with flexible floor plan
- Modern design and high-quality finishes
- Ample parking for employees and clients
- High visibility for signage and exposure
- Close proximity to amenities and conveniences

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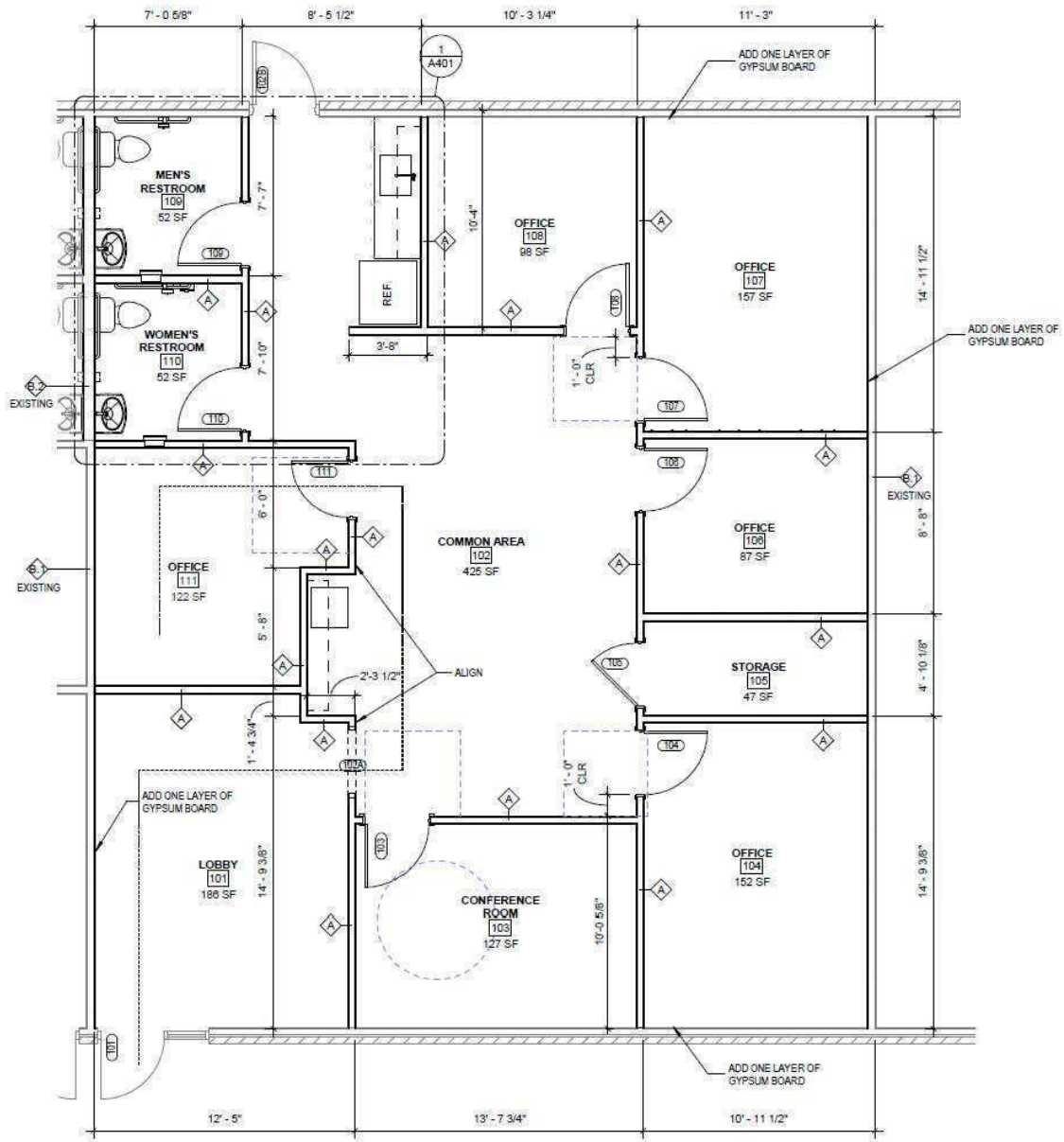
ADDITIONAL PHOTOS



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FLOOR PLAN



1 FLOOR PLAN

A101 1/4" = 1'-0"

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CRANIUM - LOCATION MAP



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