

OFFICE BUILDING FOR SALE

7000 REGENT PARKWAY

Fort Mill, South Carolina 29715



PROPERTY HIGHLIGHTS

Located in the vibrant mixed-use area of Regent Park, 7000 Regent Parkway stands out as an ideal office building for operations centers and other sizable office tenants. Situated just a single exit south of the North Carolina border, and a mere 15-minute drive from Uptown Charlotte, Fort Mill is a flourishing community that offers ample opportunities for development and access to a skilled workforce.

- **Save the Commute** — As employees adapt to 'the new normal', avoid resuming the dreaded commute with suburban office space within close proximity to a large talent base in Fort Mill
- **Outdoor Space** — Ample outdoor second floor terrace space and excess land provide flexible work options and gathering space that allows for social distancing
- **Ample Daylight** — Interior atrium and floor to ceiling windows allow daylight to pour in from all directions
- +/- 50,694 SF
- +/- 8.679 Acres of Land
- Price - Call for Pricing
- Zone: BD-III
- Excellent Single Tenant Investment
- Current Tenant Can Remain or Vacate
- Parking Ratio: 4 per 1,000
- Excess Land included in offering can increase parking density
- Please consult counsel regarding economic incentive opportunities
- Loading dock access

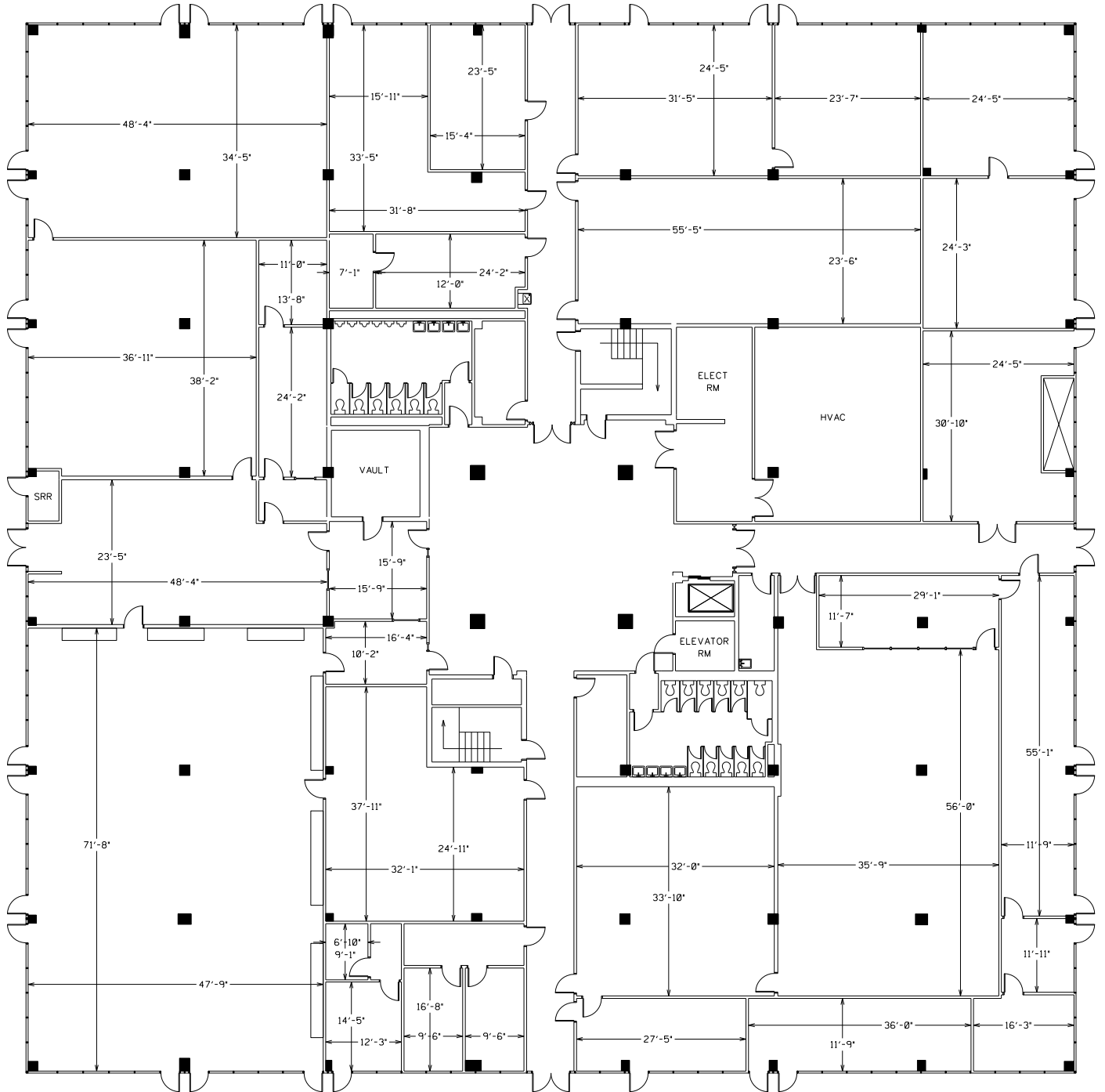
LOCATION



OFFICE BUILDING FOR SALE

7000 REGENT PARKWAY

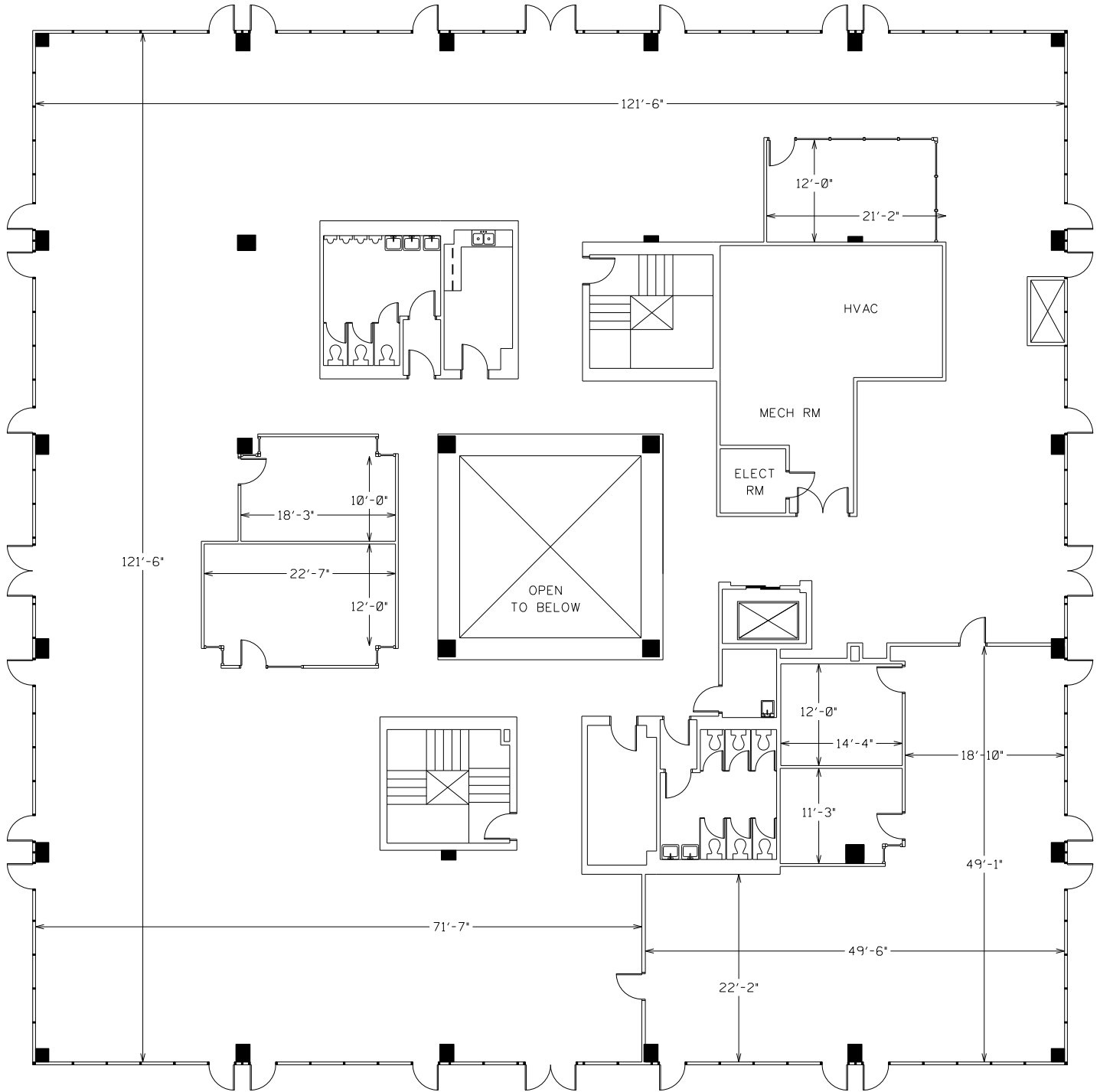
Fort Mill, South Carolina 29715



FIRST FLOOR PLAN | 28,872 GSF

7000 REGENT PARKWAY

Fort Mill, South Carolina 29715

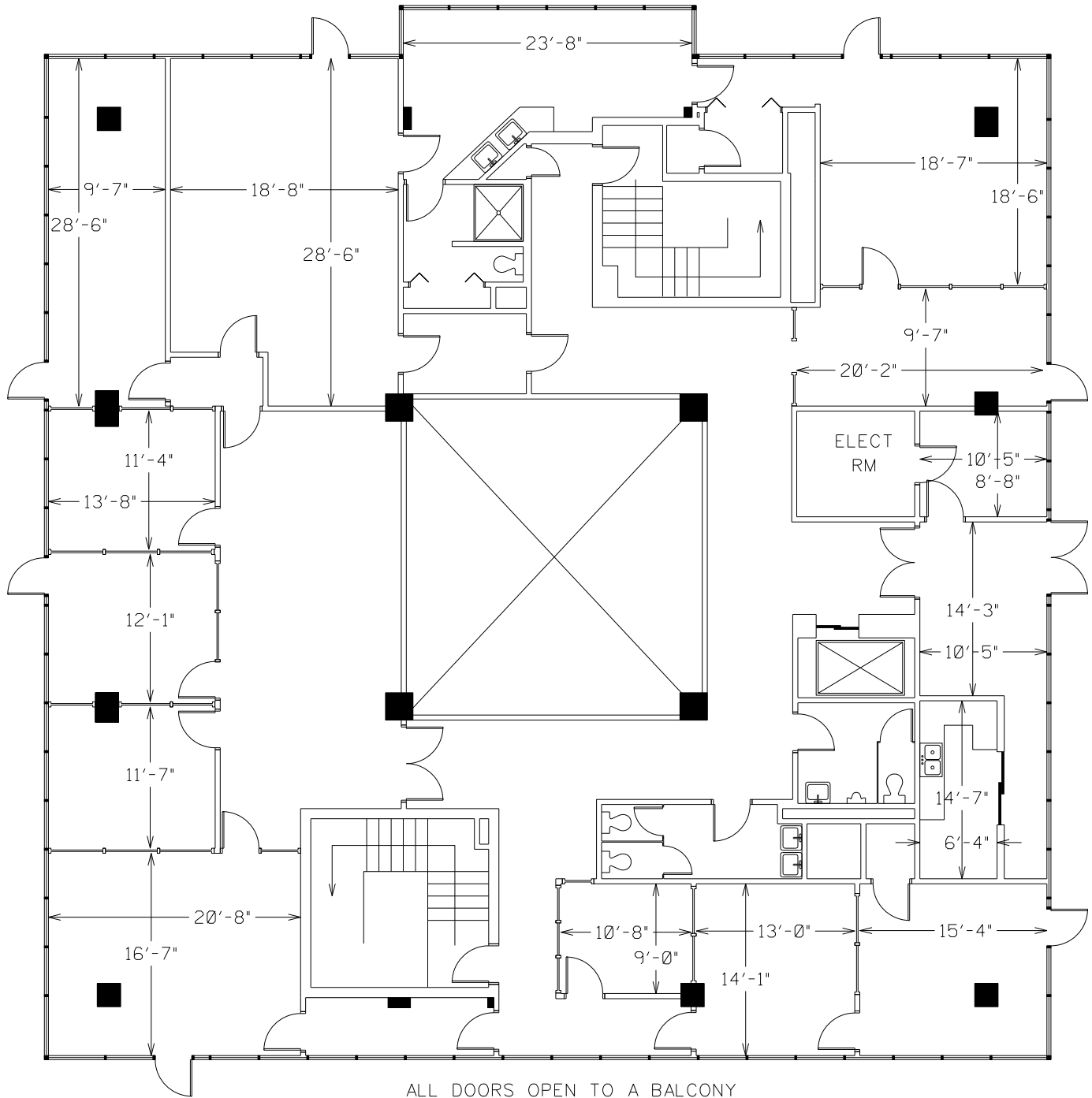


ALL DOORS OPEN TO A BALCONY

SECOND FLOOR PLAN | 14,925 GSF

7000 REGENT PARKWAY

Fort Mill, South Carolina 29715



THIRD FLOOR PLAN | 6,897 GSF