

FOR LEASE

**Prime Downtown Aiken Office
Suites Available
Individual Offices for Rent!**

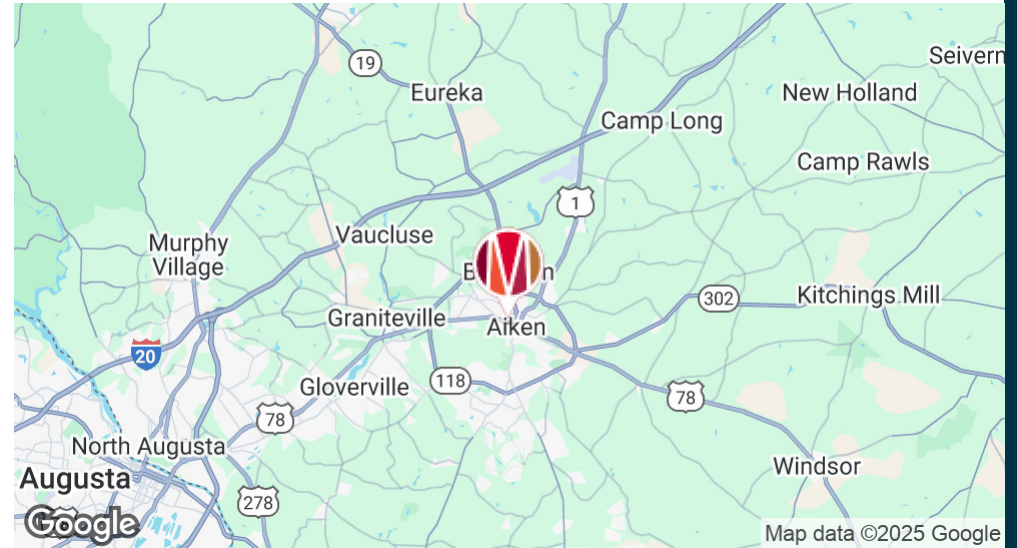
147 Laurens Street, Aiken, SC 29801



FOR LEASE
142 Laurens Street
Aiken, SC, 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$340.00 - 1,640.00 per month (Gross)
Available SF:	134 - 690 SF
Building Size:	11,292 SF
Year Built / Renovated:	1920 / -
Zoning:	DB

- **Flexible lease terms available.**
- **For more information or to schedule a private tour, contact Curt Hanna at (cell): 864-993-2501**

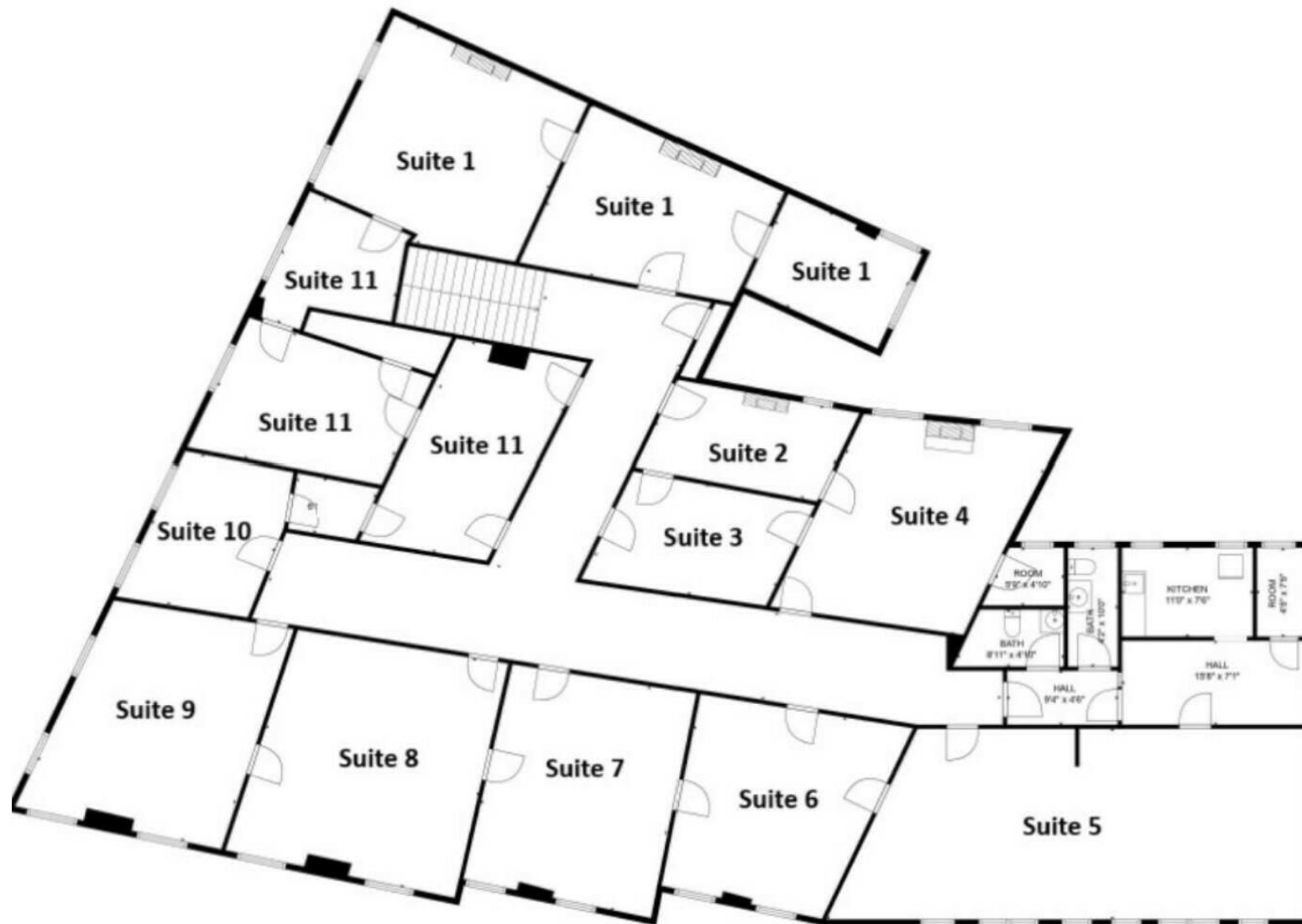
PROPERTY OVERVIEW

Location: Second-floor space with stair access only; no elevator
Flexibility: Option to lease the entire floor or individual office suites
Interior Features: Exposed brick walls, large windows for natural light, hardwood floors
Amenities: Shared restrooms, communal break area, and street parking

LOCATION OVERVIEW

Discover an exceptional leasing opportunity in the heart of downtown Aiken. Situated at 311 Hayne Avenue SW, this approximately 8,000-square-foot second-floor office space offers versatility for various business needs. Whether you're seeking a full-floor lease for a single tenant or individual office suites for a co-working environment, this property caters to both. Positioned in downtown Aiken, this property is surrounded by a vibrant mix of dining, shopping, and cultural attractions. Steps from The Alley, a pedestrian-friendly hub known for its restaurants, boutiques, and entertainment. Tenants enjoy walkable access to favorites like The Alley Downtown Taproom, Whiskey Alley, and Tako Sushi.

FLOOR PLANS



PROPERTY DETAILS & HIGHLIGHTS

Building Name	Prime Downtown Aiken Office Space
Property Type	Office
Property Subtype	Office Building
APN	105-28-07-010
Building Size	11,292 SF
Lot Size	6,262 SF
Building Class	B
Year Built	1920
Number of Floors	2
Construction Status	Existing
Number of Buildings	1

Size: Approximately 8,000 SF

Location: Second-floor space with stair access only; no elevator

Lease Type: Gross Lease at \$340 to \$1,640 Range

Flexibility: Option to lease the entire floor or individual office suites

Interior Features: Exposed brick walls, large windows for natural light, hardwood floors

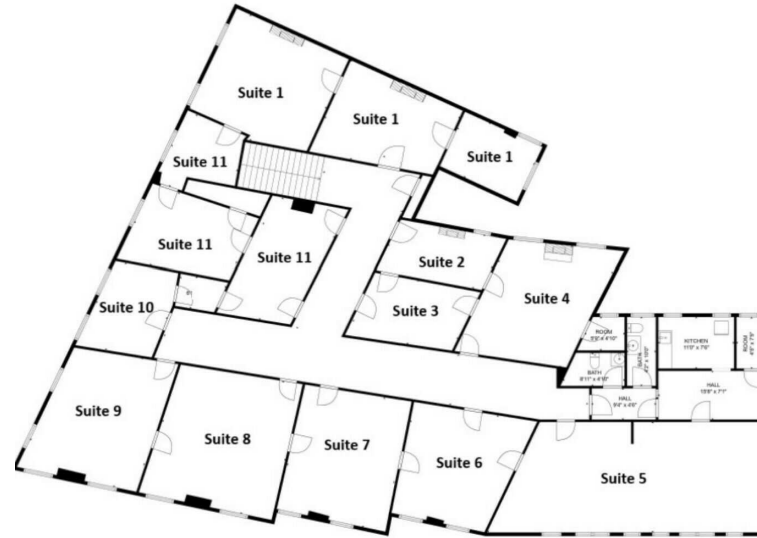
Amenities: Shared restrooms, communal break area, and street parking

Availability: Immediate occupancy



- Prime location in downtown Aiken
- Spacious and customizable interior
- Modern and attractive facade
- Flexible lease terms available
- Modern amenities
- Ample parking for tenants and clients
- Versatile layout for various business needs
- Well-maintained common areas and landscaping

LEASE SPACES



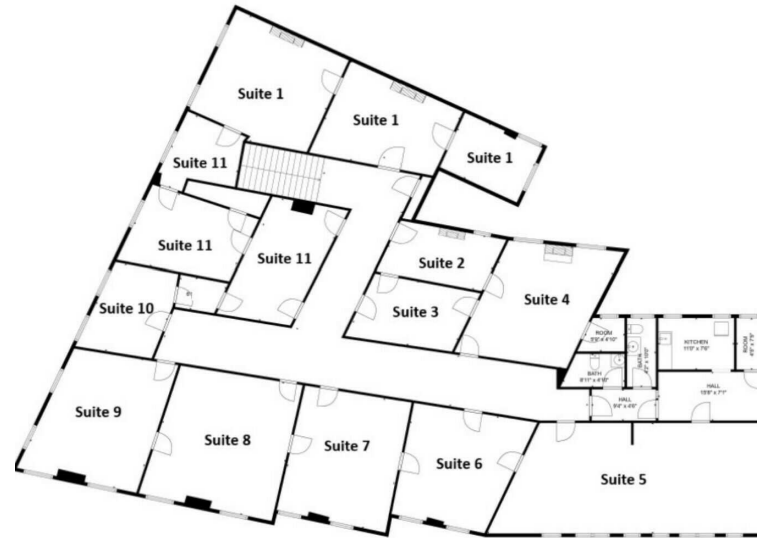
LEASE INFORMATION

Lease Type: Gross Lease Term: 3 year or longer
 Total Space: 134 - 690 SF Lease Rate: \$340.00 - \$1,640.00 per month

AVAILABLE SPACES

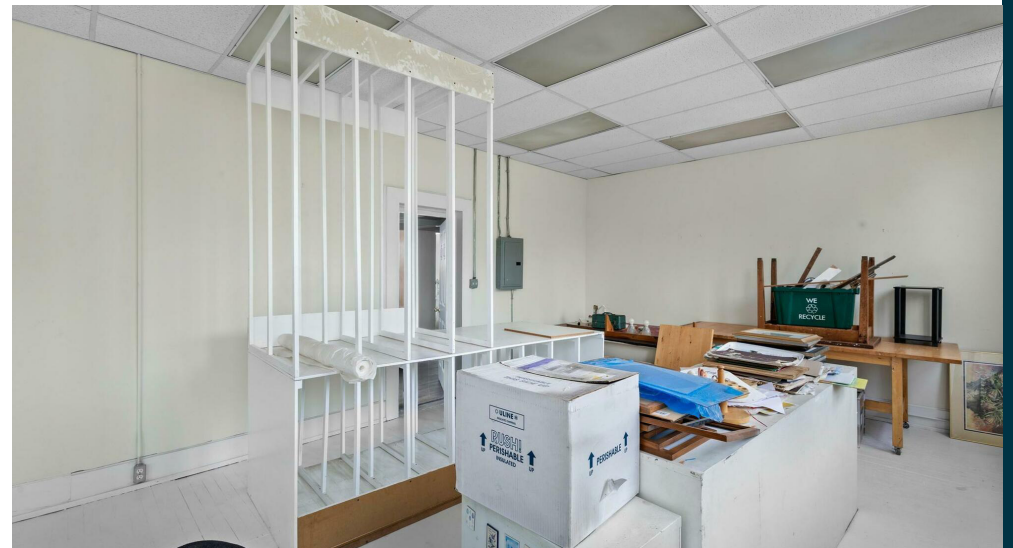
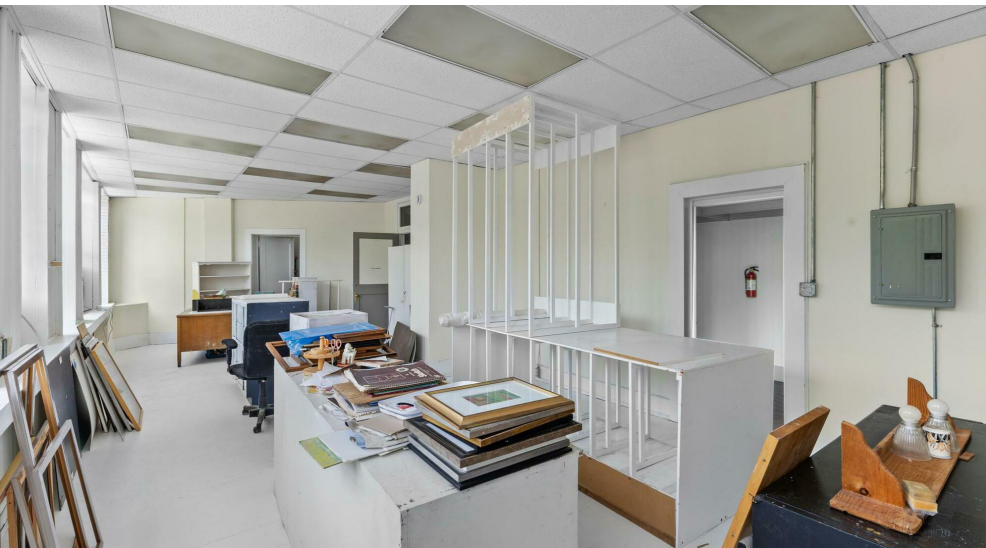
UNIT	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
143 Laurens St Unit 1	Available	688 SF	Gross	\$1,640 per month	-
143 Laurens St Unit 2	Available	133 SF	Gross	\$340 per month	-
143 Laurens St Unit 4	Available	334 SF	Gross	\$600 per month	-
143 Laurens St Unit 5	Available	689 SF	Gross	\$1,190 per month	-

LEASE SPACES

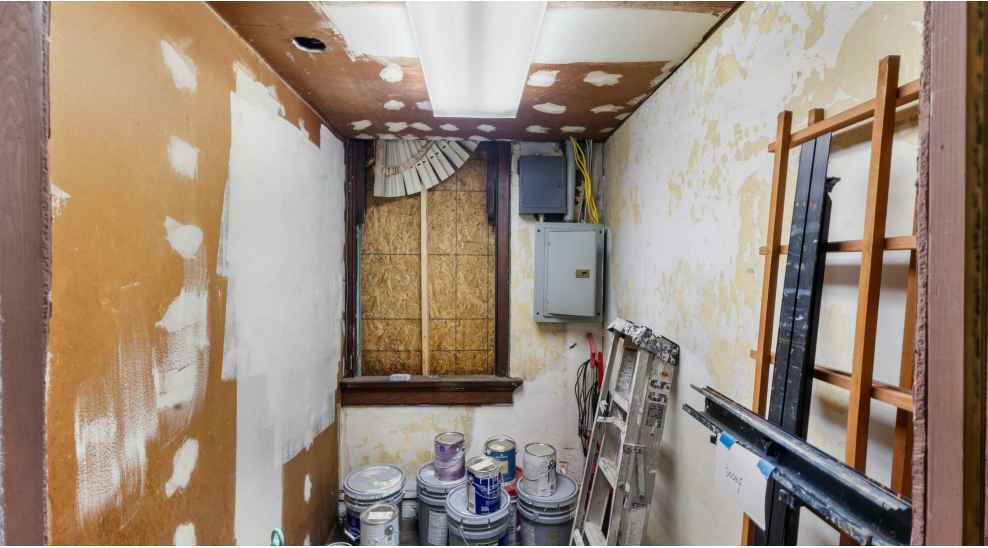


UNIT	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
143 Laurens St Unit 6	Available	385 SF	Gross	\$690 per month	-
143 Laurens St Unit 7	Available	356 SF	Gross	\$640 per month	-
143 Laurens St Unit 8	Available	398 SF	Gross	\$690 per month	-
143 Laurens St Unit 11	Available	565 SF	Gross	\$990 per month	-

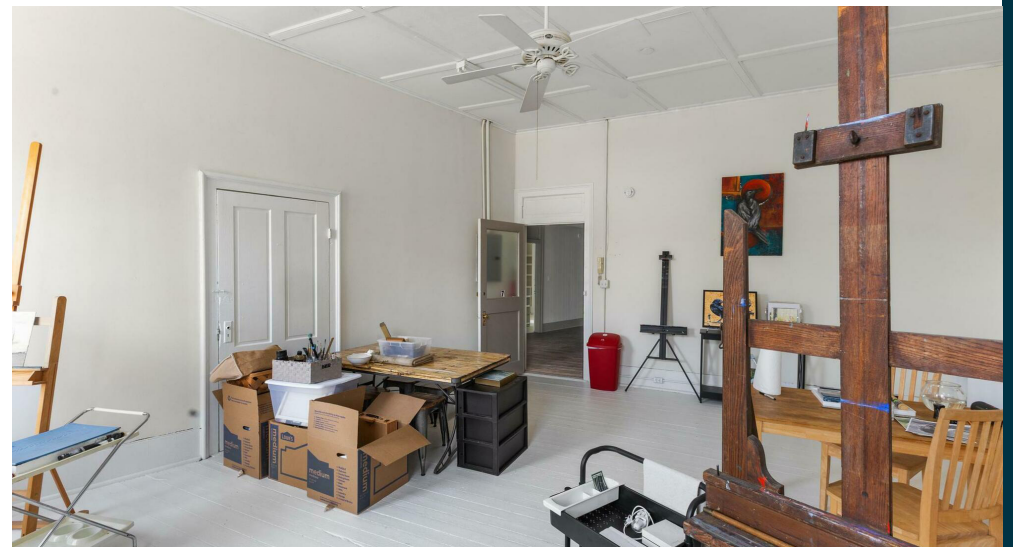
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS / PRIME DOWNTOWN AIKEN OFFICE SPACE

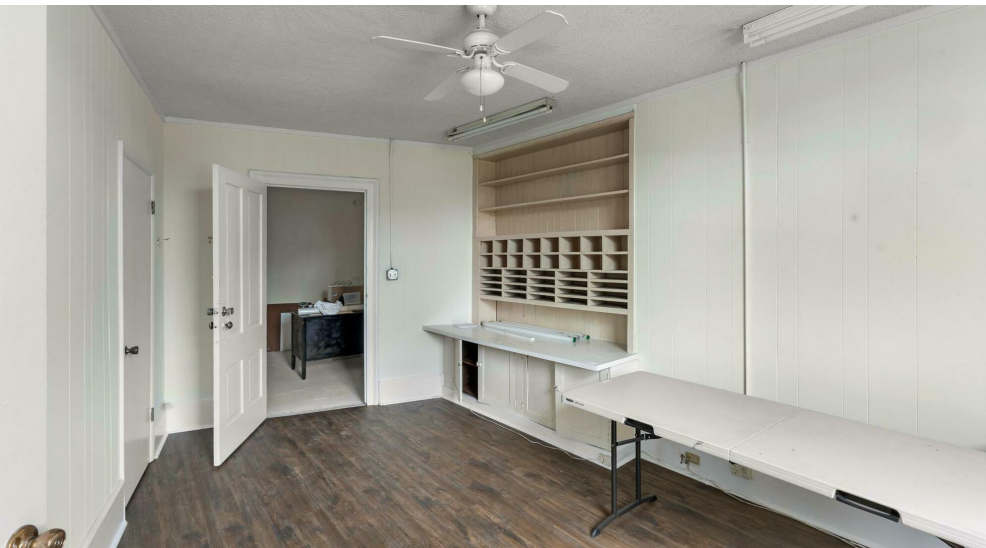
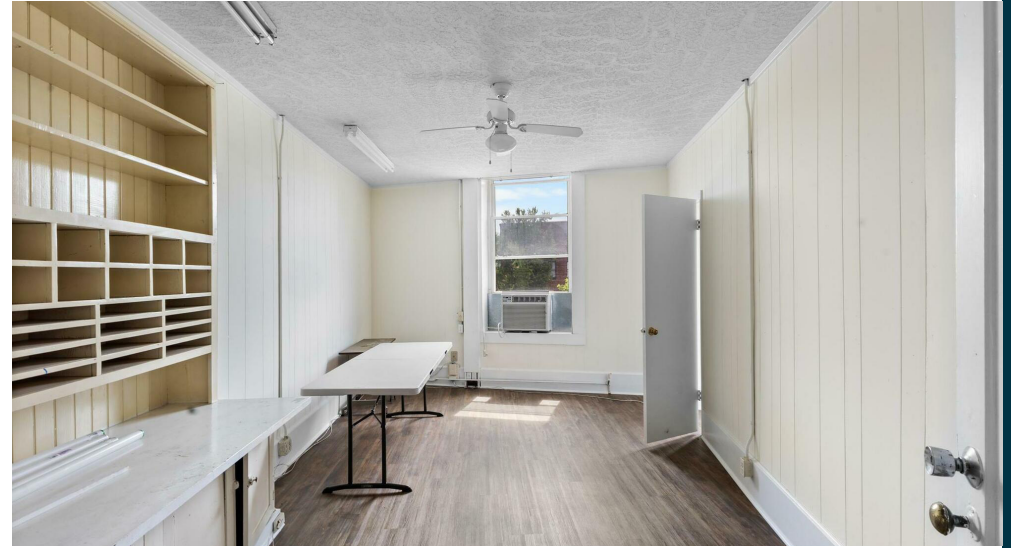
ADDITIONAL PHOTOS



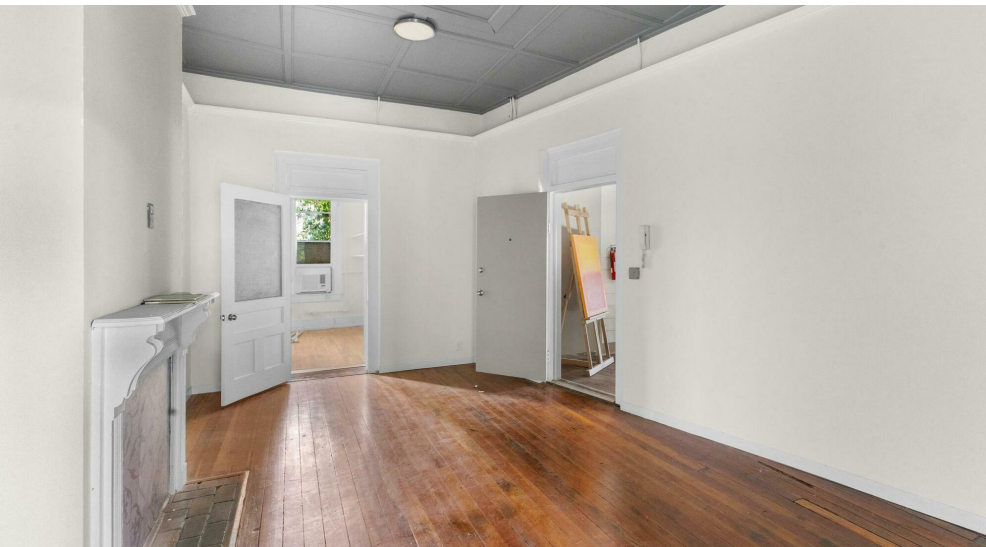
ADDITIONAL PHOTOS



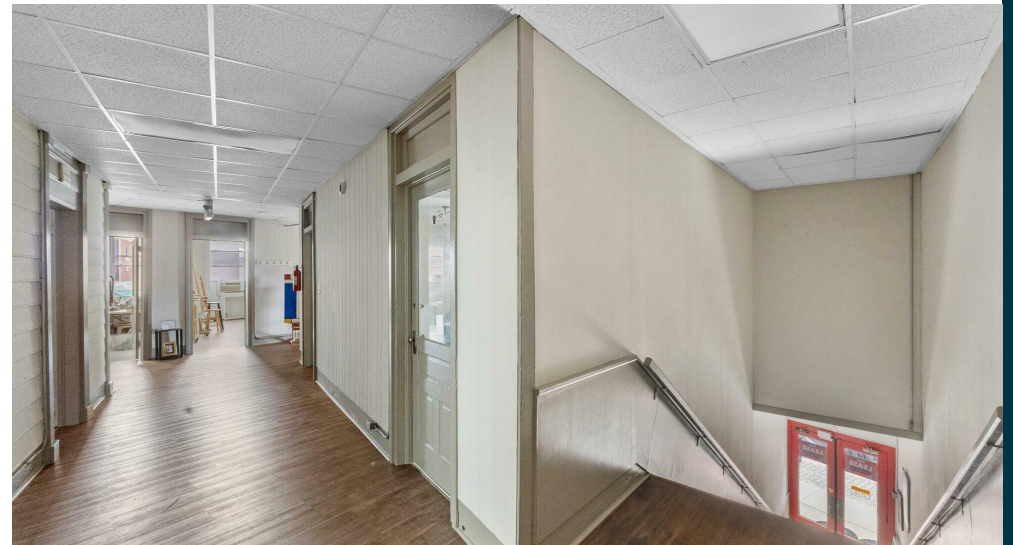
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



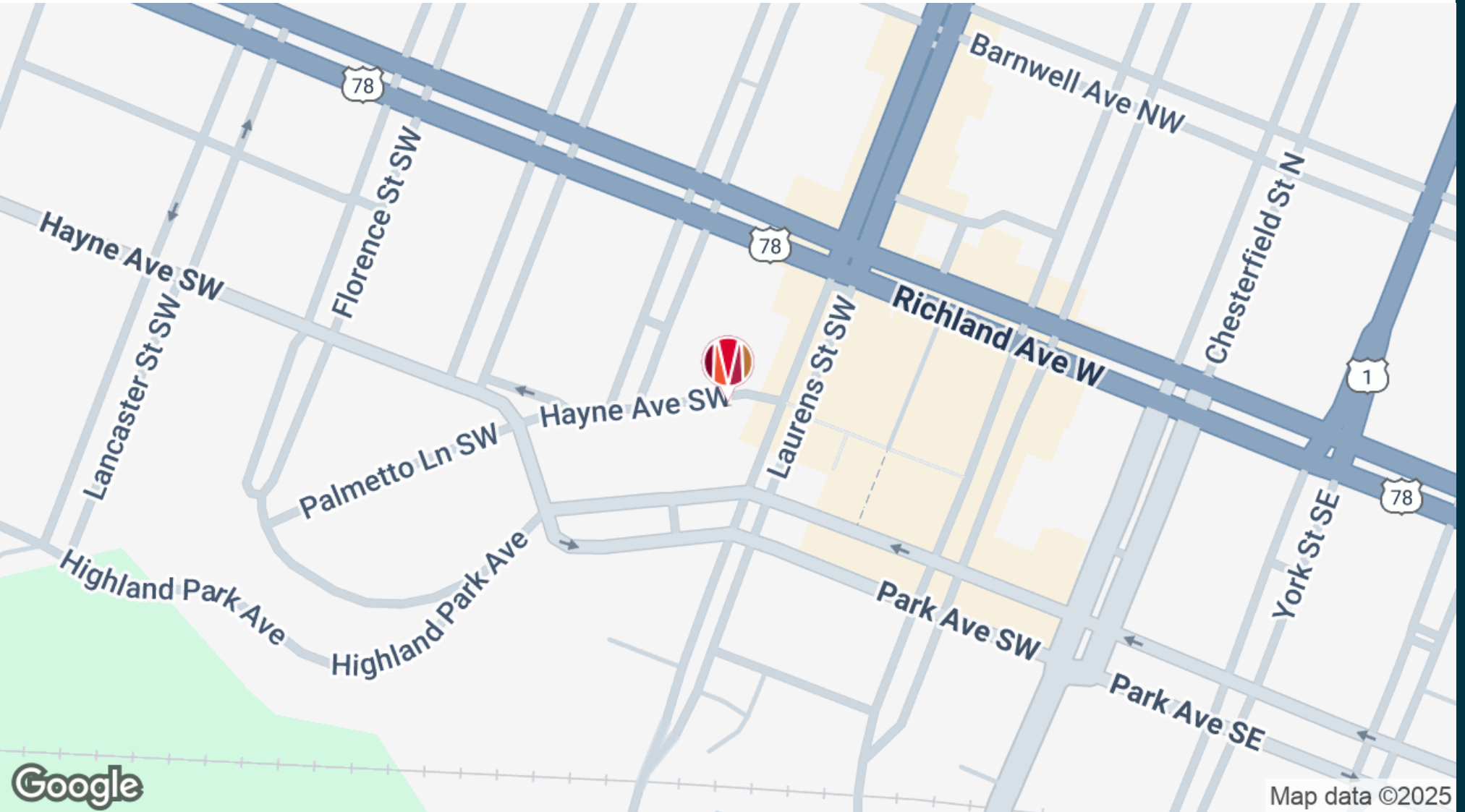
ADDITIONAL PHOTOS



RETAILER MAP



LOCATION MAP

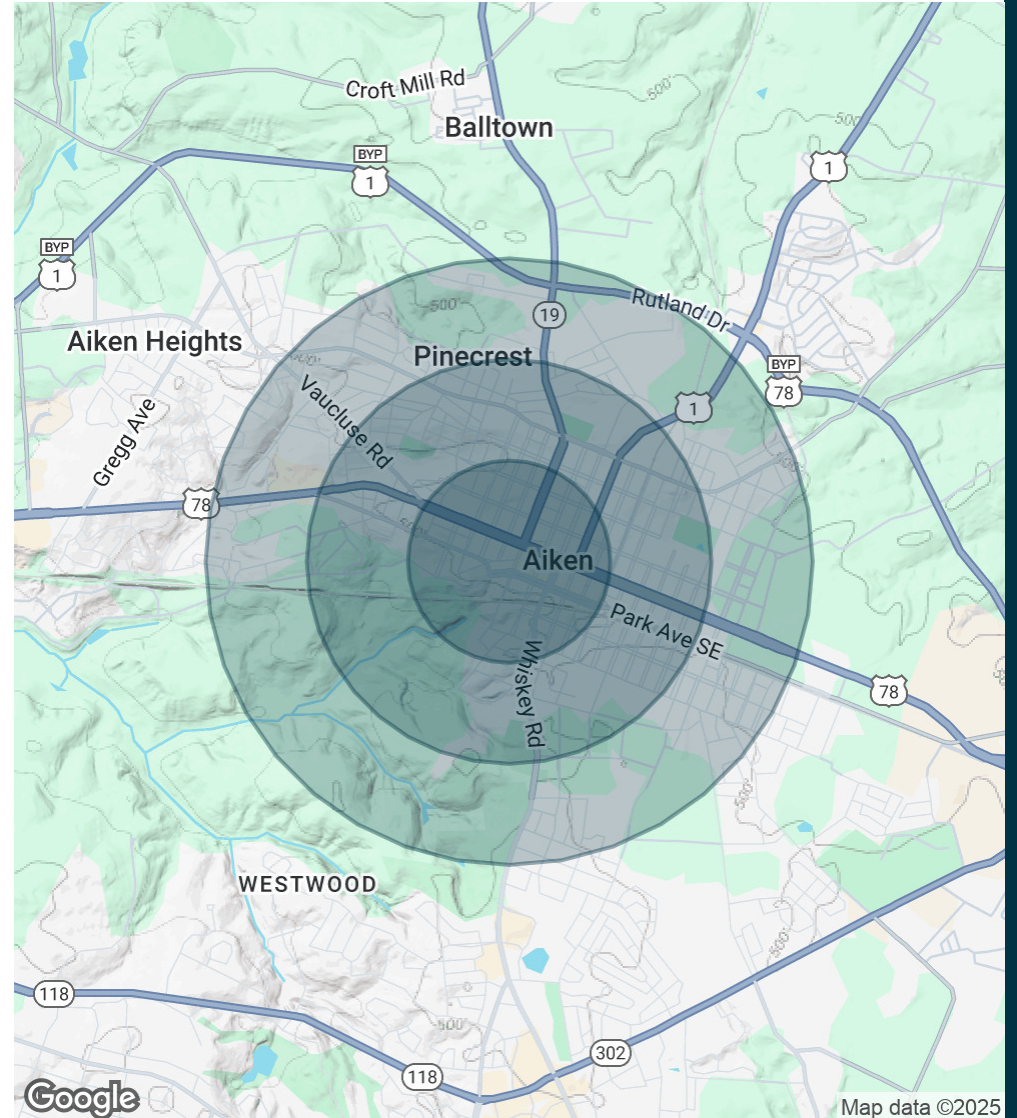


DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	809	3,984	7,623
Average Age	51	47	46
Average Age (Male)	48	45	43
Average Age (Female)	53	49	48

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	357	1,722	3,233
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$96,758	\$73,468	\$68,017
Average House Value	\$448,910	\$300,899	\$254,013

Demographics data derived from AlphaMap



TEAM PAGE

CURT HANNA



T 706.736.0700
clinecommercial@meybohm.com
SC #132904
GA #430540

PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.