



LEASE

Downtown Fully Furnished Creative Office Suite

116 E MAIN ST, SUITE 201

Rock Hill, SC 29730

PRESENTED BY:

MARK MAYFIELD

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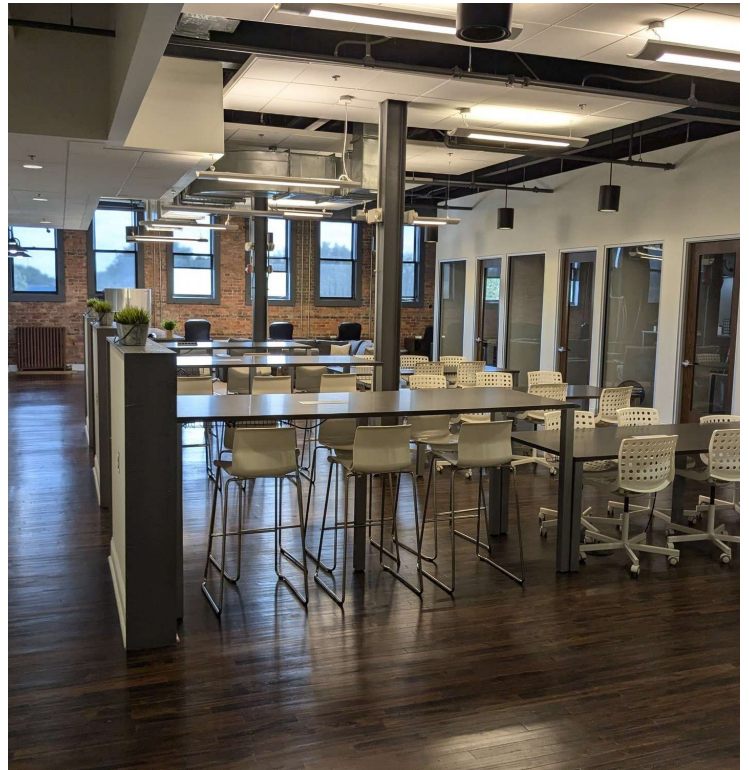
South Carolina #18972

RANDY GRAHAM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (NNN)
TICAM EXPENSES:	\$4.08 SF/yr
UTILITIES & JANITORIAL SERVICES:	\$1.95 SF/yr
AVAILABLE SF:	2,878 RSF
BUILDING SIZE:	6,408 RSF
ZONING:	DTWN (Downtown)

PROPERTY DESCRIPTION

This contemporary suite boasts an open floor plan, abundant natural light, and modern amenities, offering a versatile canvas for businesses of all kinds. With its prime location, this property provides easy access to downtown conveniences and a vibrant business community.

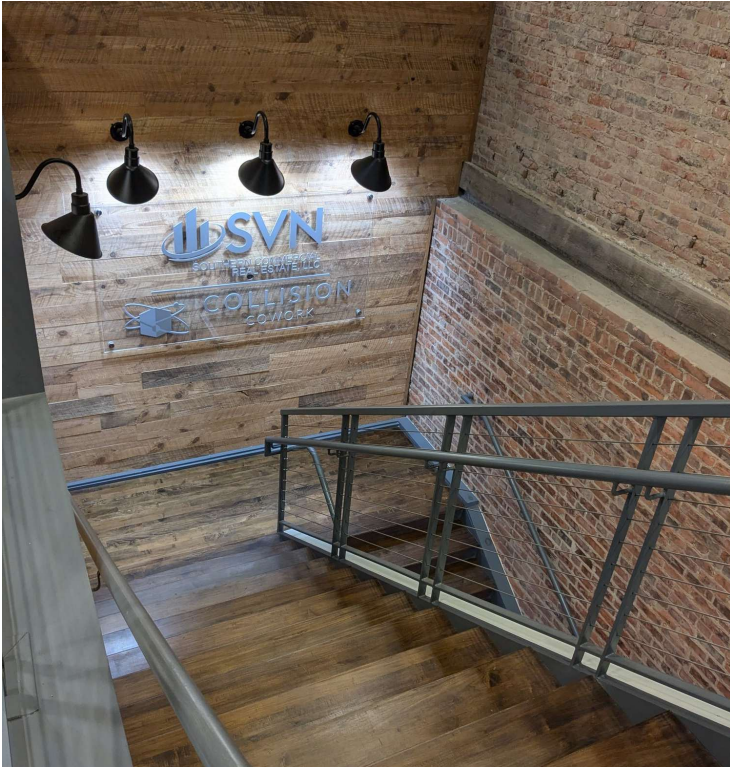
PROPERTY HIGHLIGHTS

- Fully furnished, open floor plan with shared reception area, 5 private offices, conference room, open/flex area, lounge and break area
- Ample natural light throughout the space
- Walking distance to restaurants, bars, & entertainment
- On-site property management
- Secure building with 24/7 access
- High-speed (1 GBPS) Fiber Optic internet

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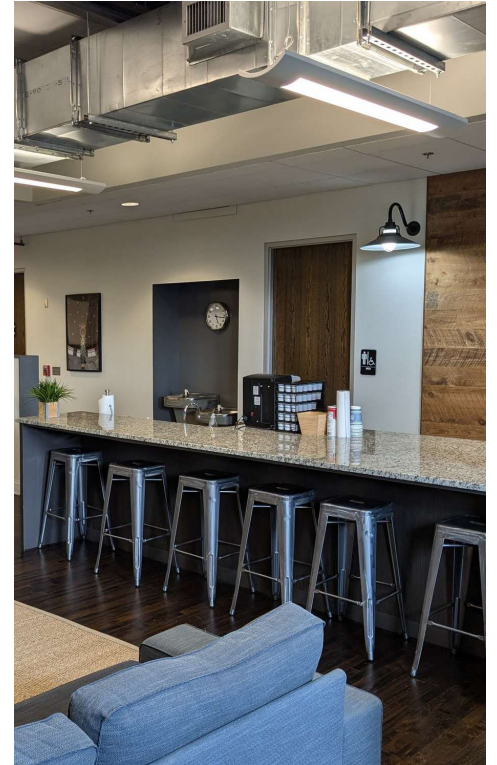
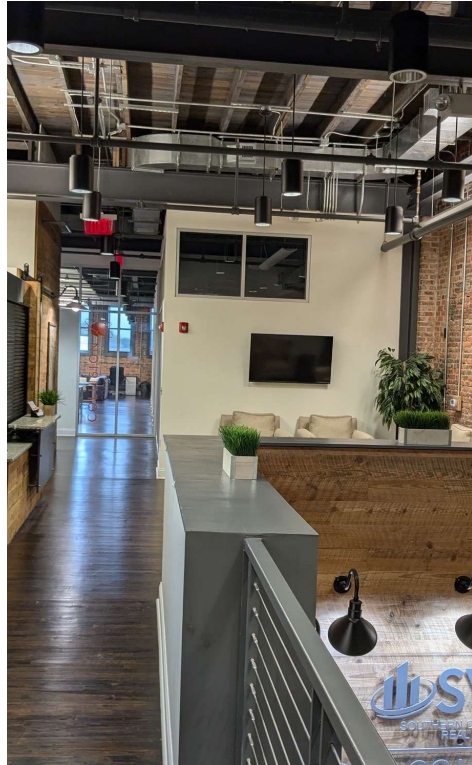
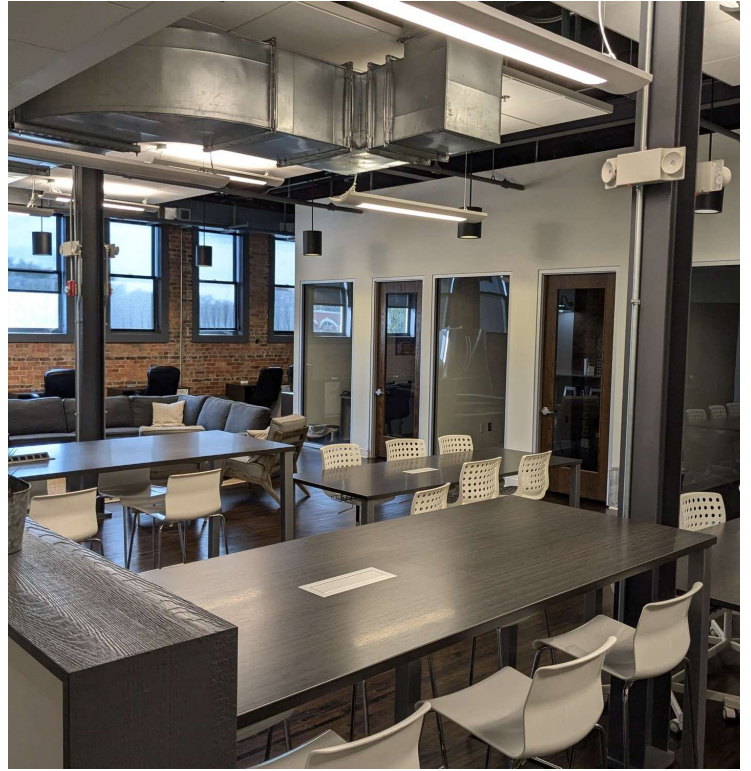
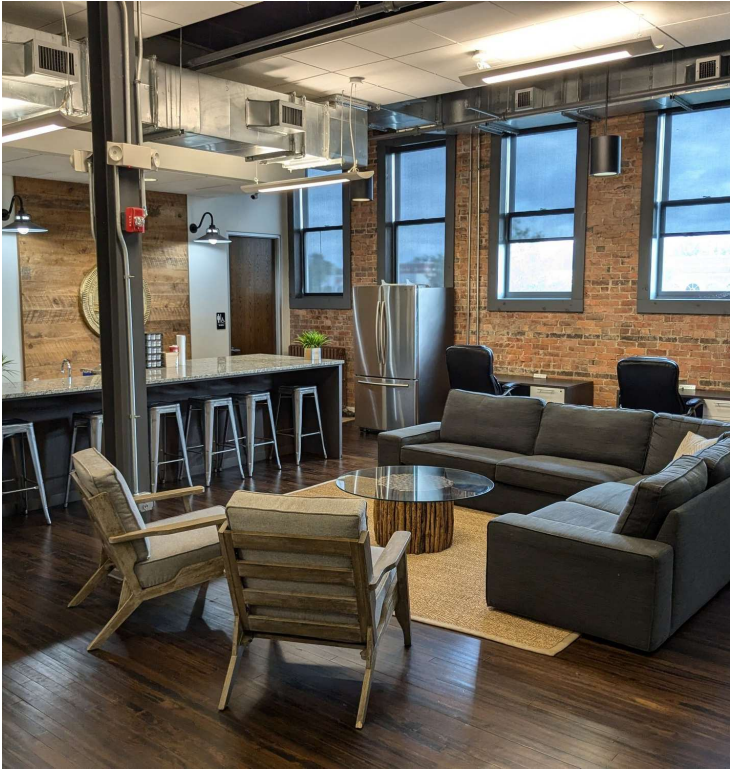
ADDITIONAL PHOTOS



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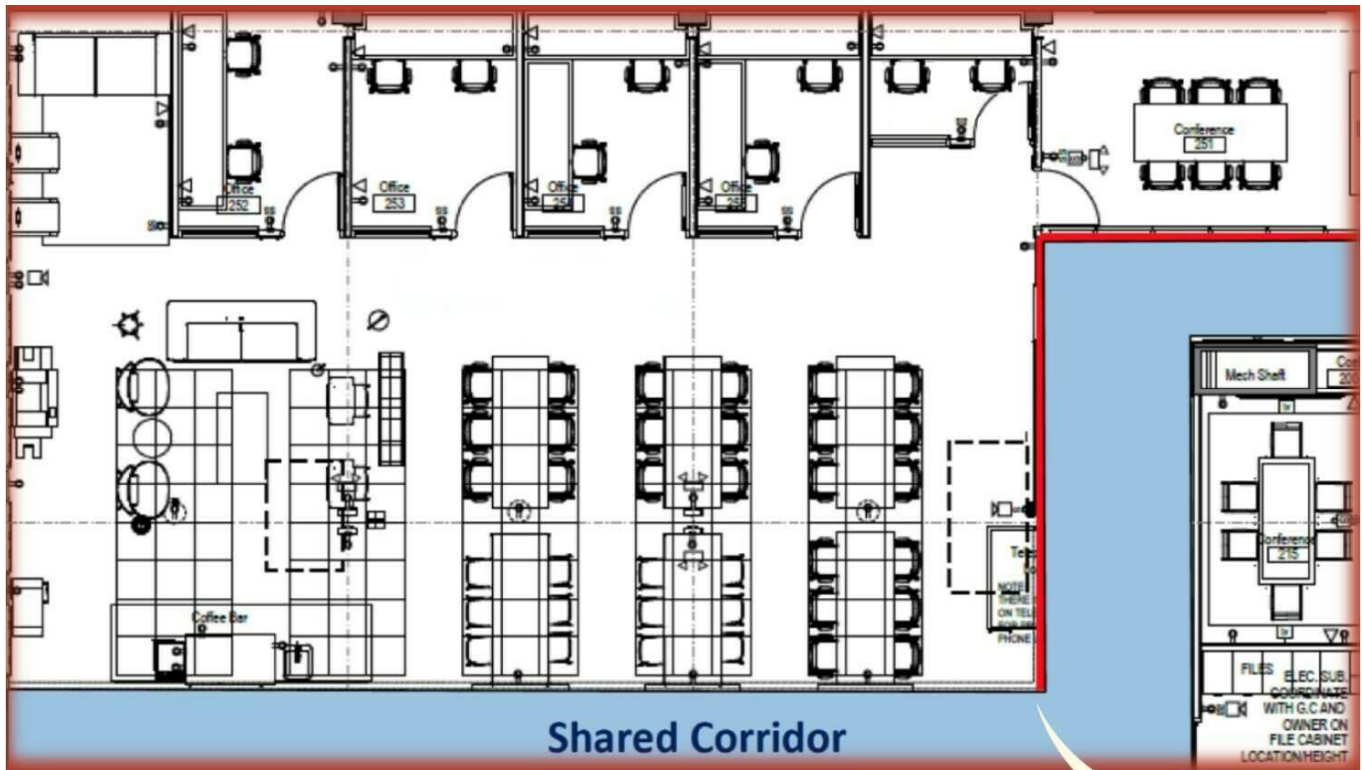
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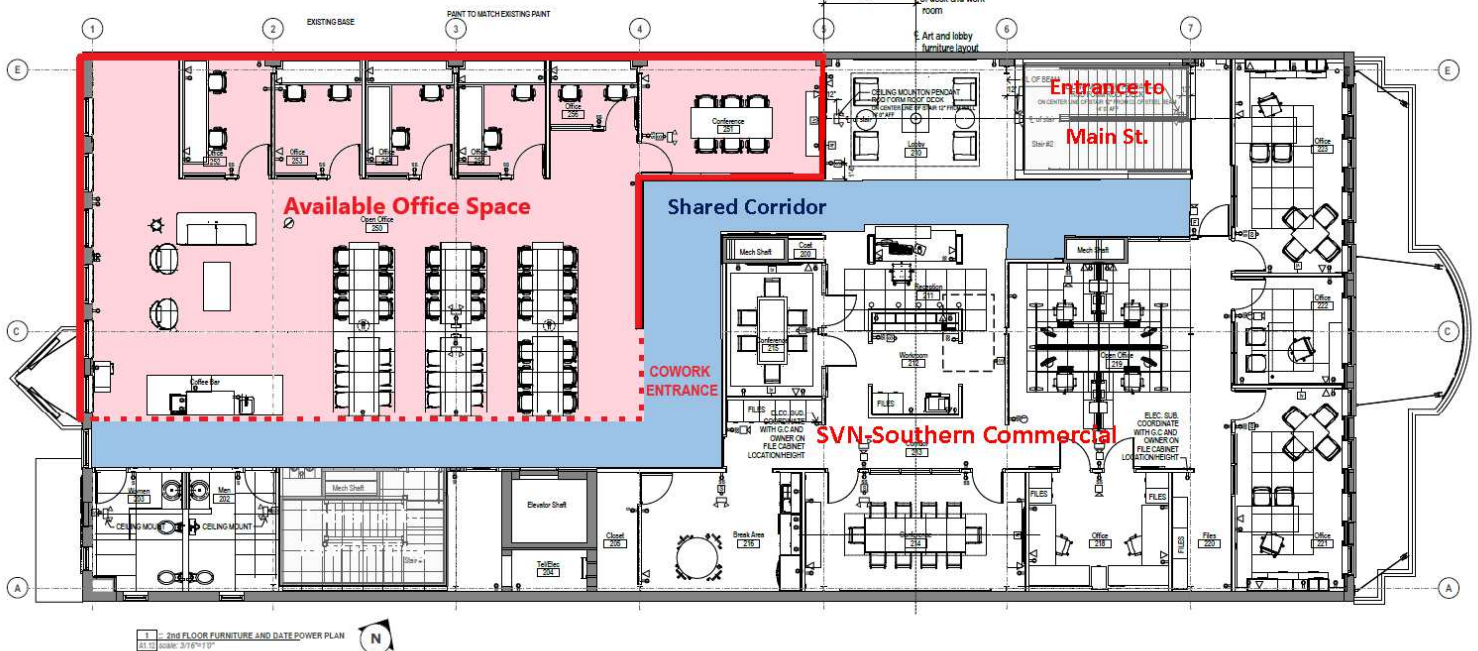
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FLOOR PLANS



116 E. Main Street Suite 201

Floor Plan



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RETAILER MAP



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