



±2,508 SF Office Space

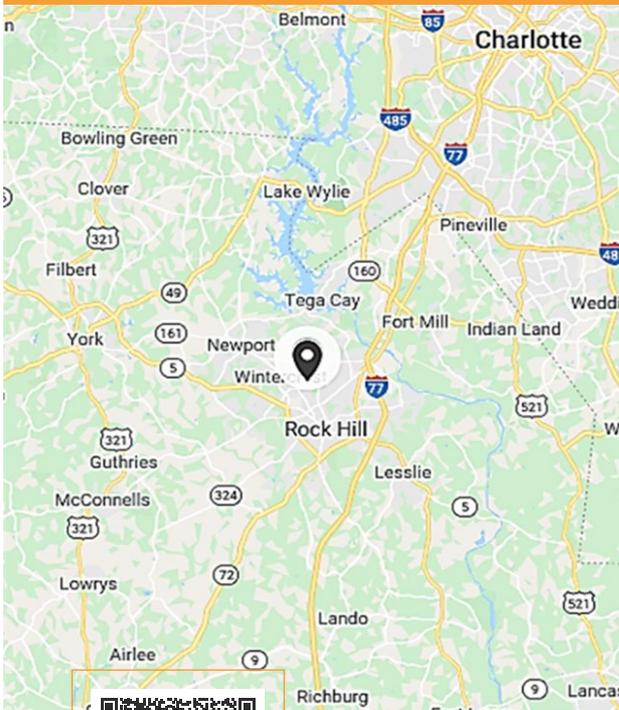
724 Arden Lane, Suite #110, Rock Hill, South Carolina 29732

FOR LEASE

\$25/SF MG



## THE ANDERSON AT MILLWOOD OFFICE BUILDING SUITE



±2,508 SF Office Space

- Fully Furnished
- Located in the Anderson at Millwood Office Building - Just Off Herlong Avenue
- Space Includes: Reception Area, Conference Room, Kitchen, Individual Offices, & Bathrooms
- Other Building Tenants Include: Metrolina Eye Associates, Piedmont Podiatry Group, Retina Institute of the Carolinas, Sunshine Pediatrics, & The Berry Company

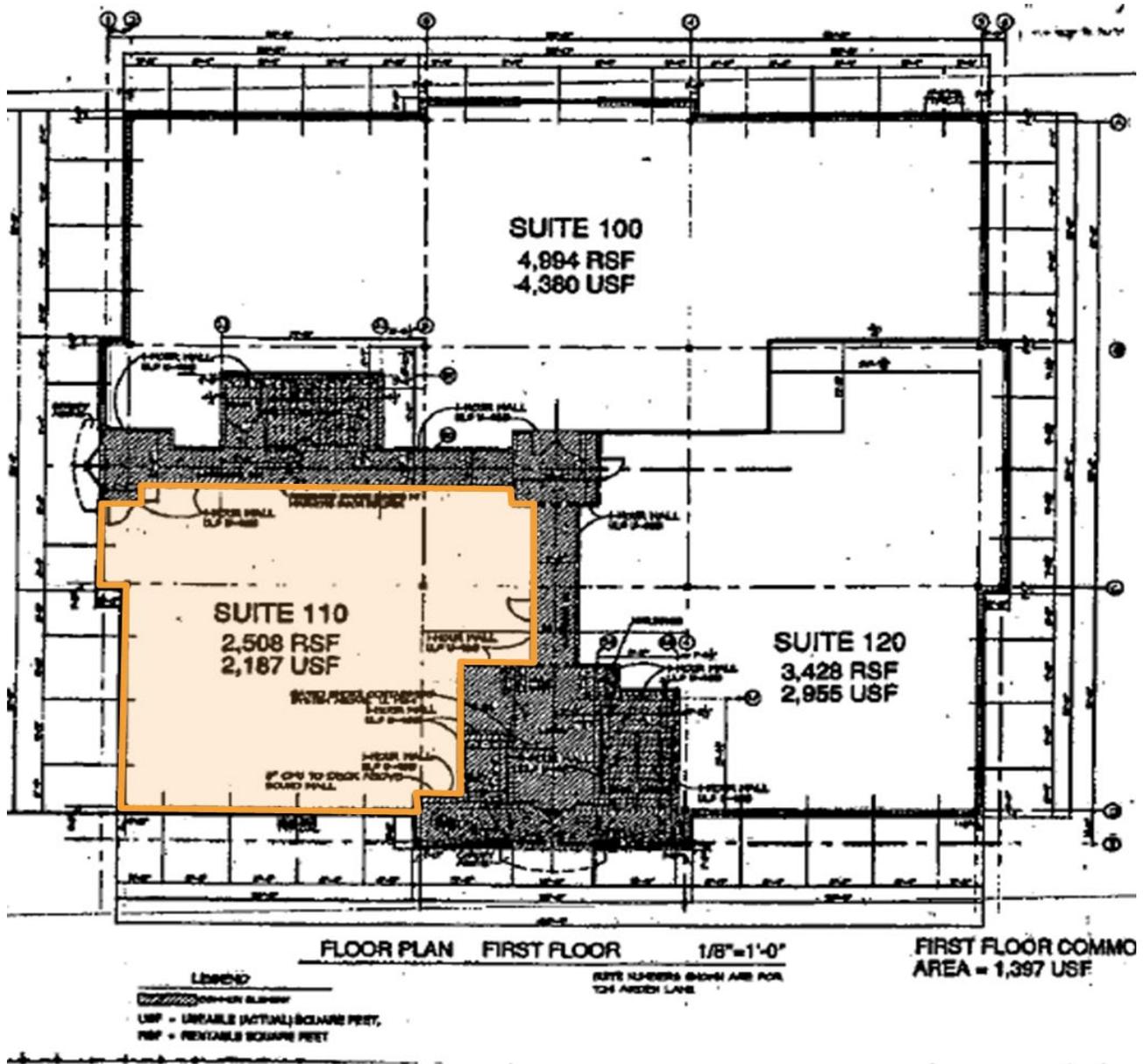


**Wes Tuttle**

President/ Broker-In-Charge

Direct: 803-992-6017 | [Wes@tuttleco.com](mailto:Wes@tuttleco.com)

300 Technology Center Way, Suite 410 | Rock Hill, South Carolina 29730 | 803-366-1158 | [tuttleco.com](http://tuttleco.com)



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## INTERIOR PHOTOS



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**LOCATION AERIAL MAP**



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LOCATION AERIAL MAP & 2024 SCDOT TRAFFIC COUNTS



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AREA AMENITIES & ATTRACTIONS



- Rock Hill is the Most Populous City in York County & the 5th Most Populous City in SC
- Located 30 Minutes South of Charlotte and a Hour North of Columbia, Rock Hill Anchors what is known as the "Old English District" in South Carolina
- Rock Hill is conveniently located with Access to Interstate 77



**UNIVERSITY CENTER**

A ±1.3 Million SF Revival of the Historic ±23 Acre Rock Hill Printing & Finishing Company (The Bleachery) site into a ±200 Million Mixed-Use Development, Located in the Heart of Knowledge Park



**ROCK HILL SPORTS & EVENT CENTER**

A State-of-the-Art Facility with 8 Basketball Courts, 16 Volleyball Courts, 700 Court-Side Permanent Seats, Multiple Concessions & Locker Rooms & The Championship Court has 1,200 Stadium Seats. Attracts over 466,000 Visitors Annually!



**WINTHROP UNIVERSITY**

Founded in 1886, Winthrop is a Nationally Recognized Public & Comprehensive University located on a Historic and Scenic Campus. Known for its Diversity, Excellence & Family Atmosphere.



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