



# CONDO OFFICE SPACES FOR SALE

4 NET-LEASED SUITES

297 Seven Farms Drive, Daniel Island, SC

**Meyer  
Kapp  
& Associates**  
COMMERCIAL REAL ESTATE



# Location Aerial

**297 Seven Farms Drive, Daniel Island, SC, 29492**  
**Suites 201-203, 304**

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# Daniel Island Commercial Activity Aerial



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297 Seven  
Farms Drive



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Your Mailing & Business Service Center



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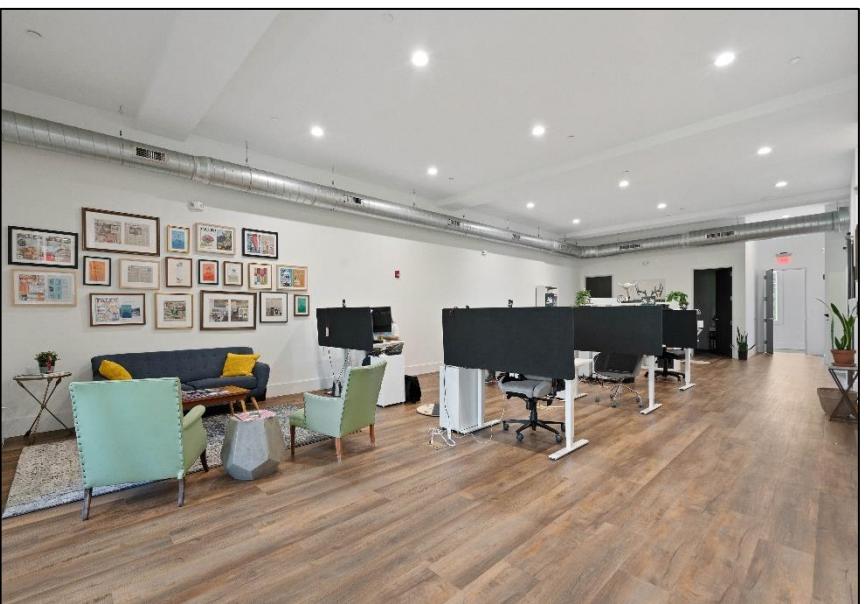
Contact: Eric Meyer

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Cell: (843) 696-7480

emeyer@meyerkappassociates.com

# Interior Pictures



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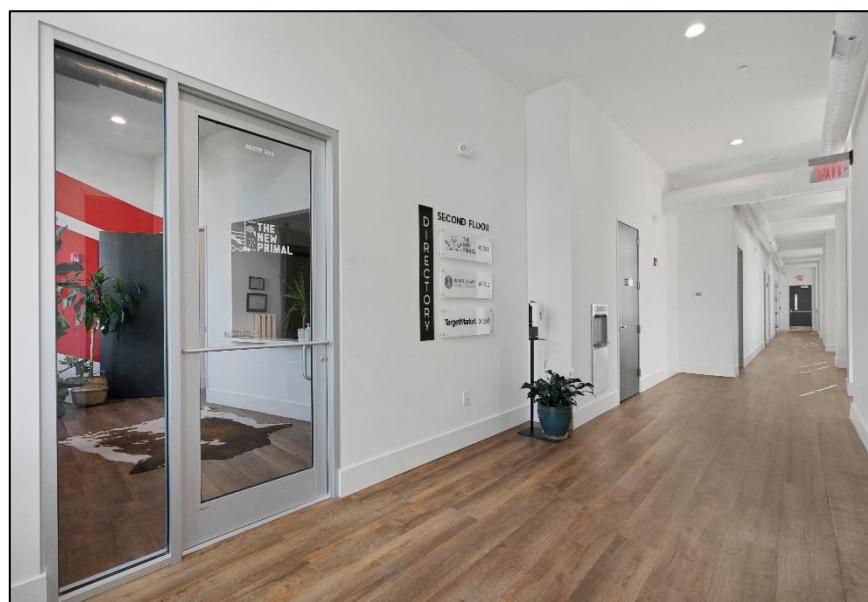
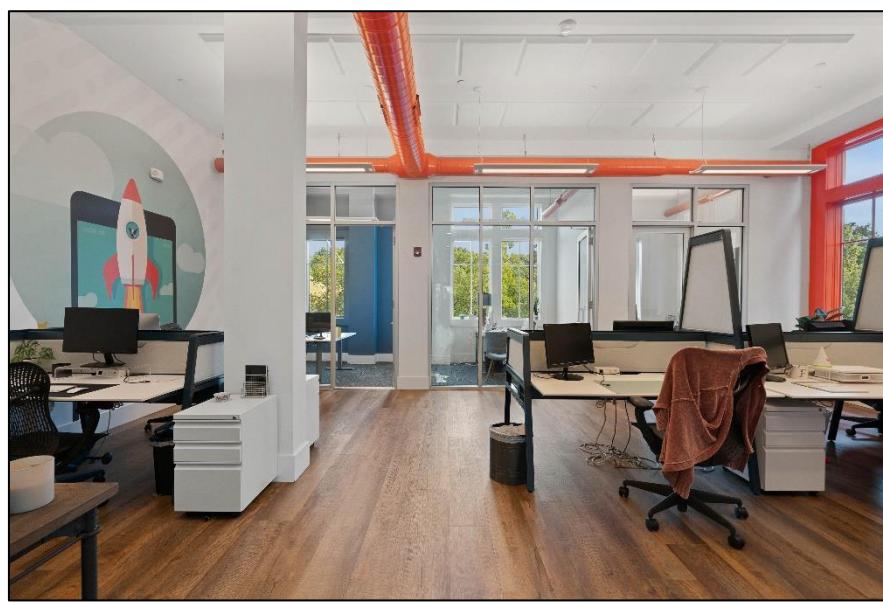
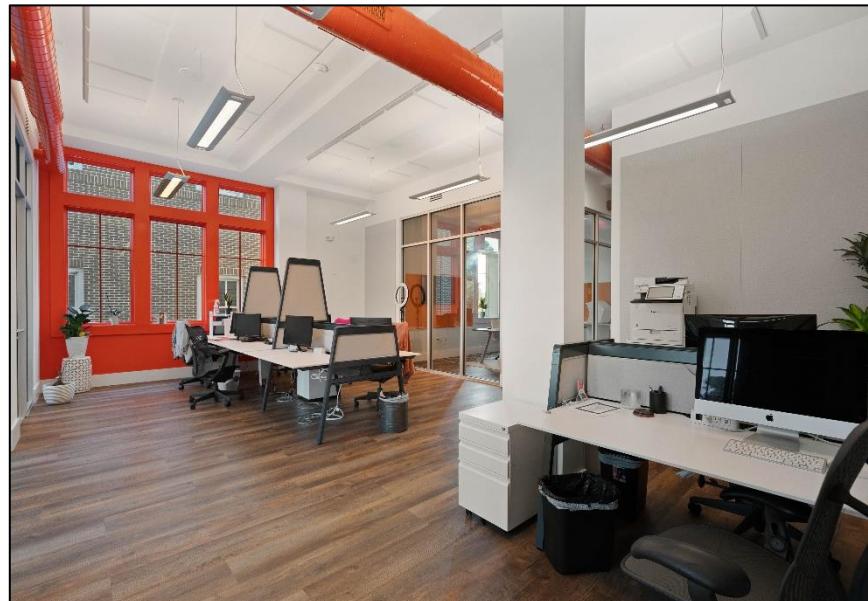
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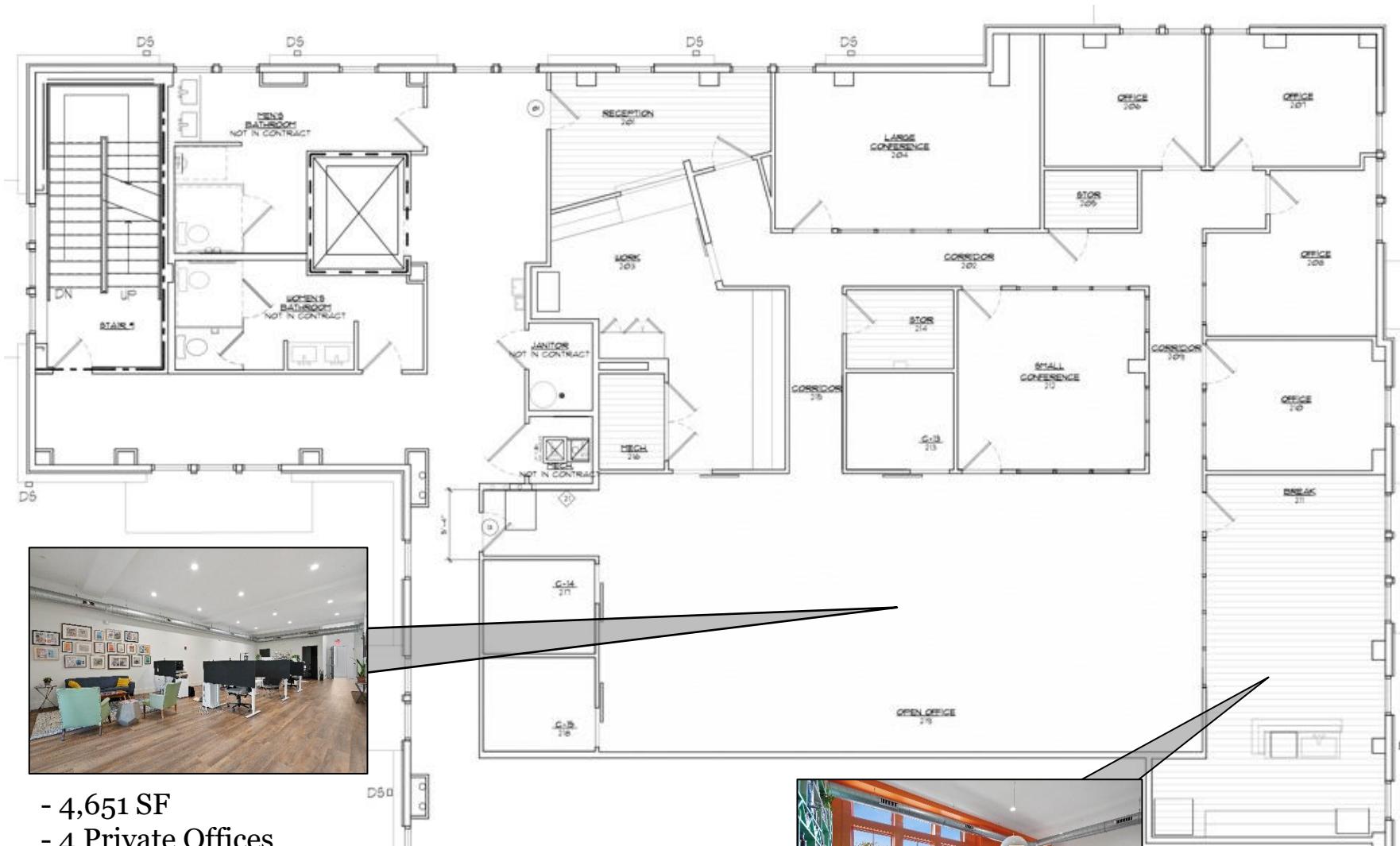
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# Interior Pictures



# Suite 201 –The New Primal- Floor Plan



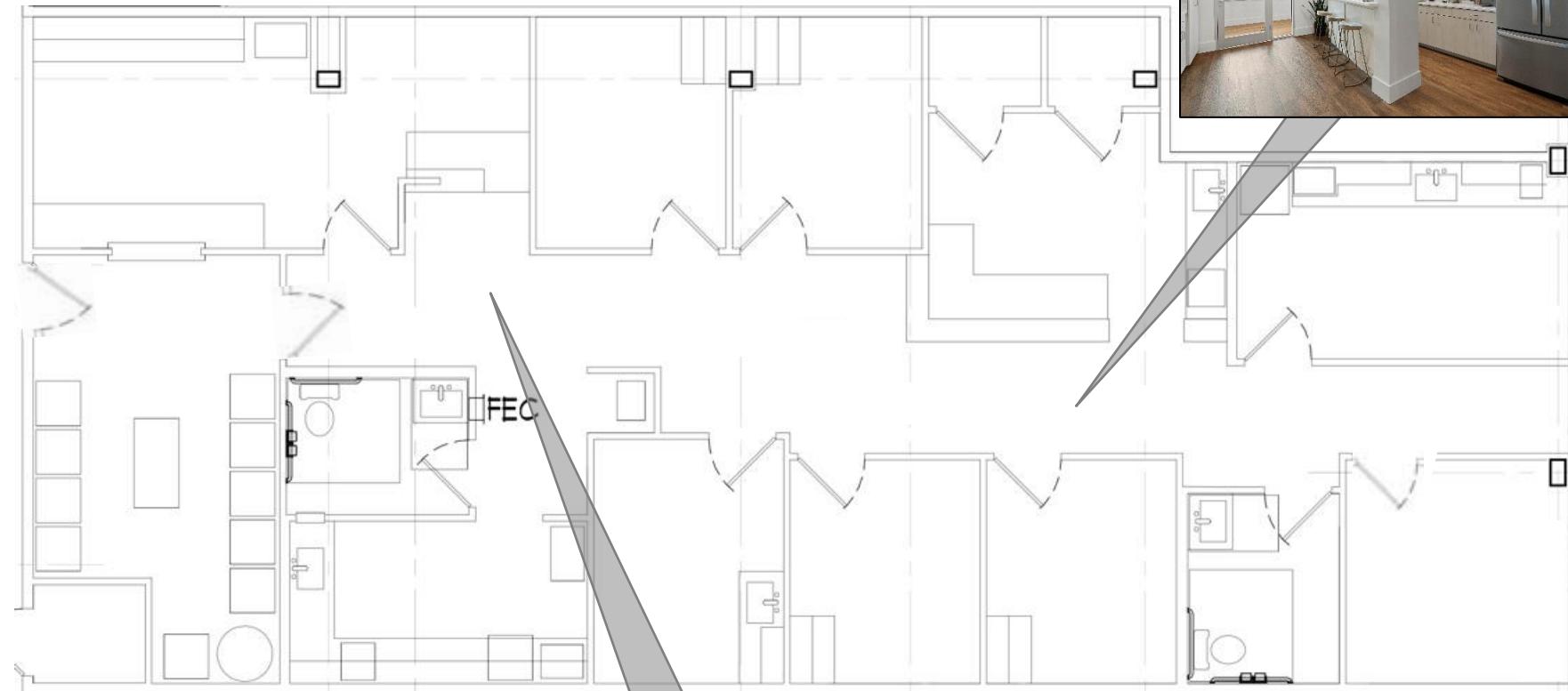
- 4,651 SF
- 4 Private Offices
- 1 Large Conference Space
- 1 Small Conference Space
- Bull Pen Area
- Reception Area



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# Suite 202 –DI Family Medicine - Floor Plan



- 2,530 SF
- 6 Private Offices
- Conference Room
- Breakroom
- Reception Area



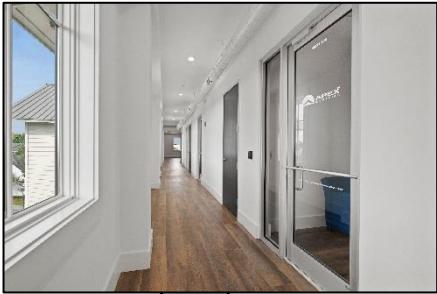
# Suite 203 – Target Market - Floor Plan



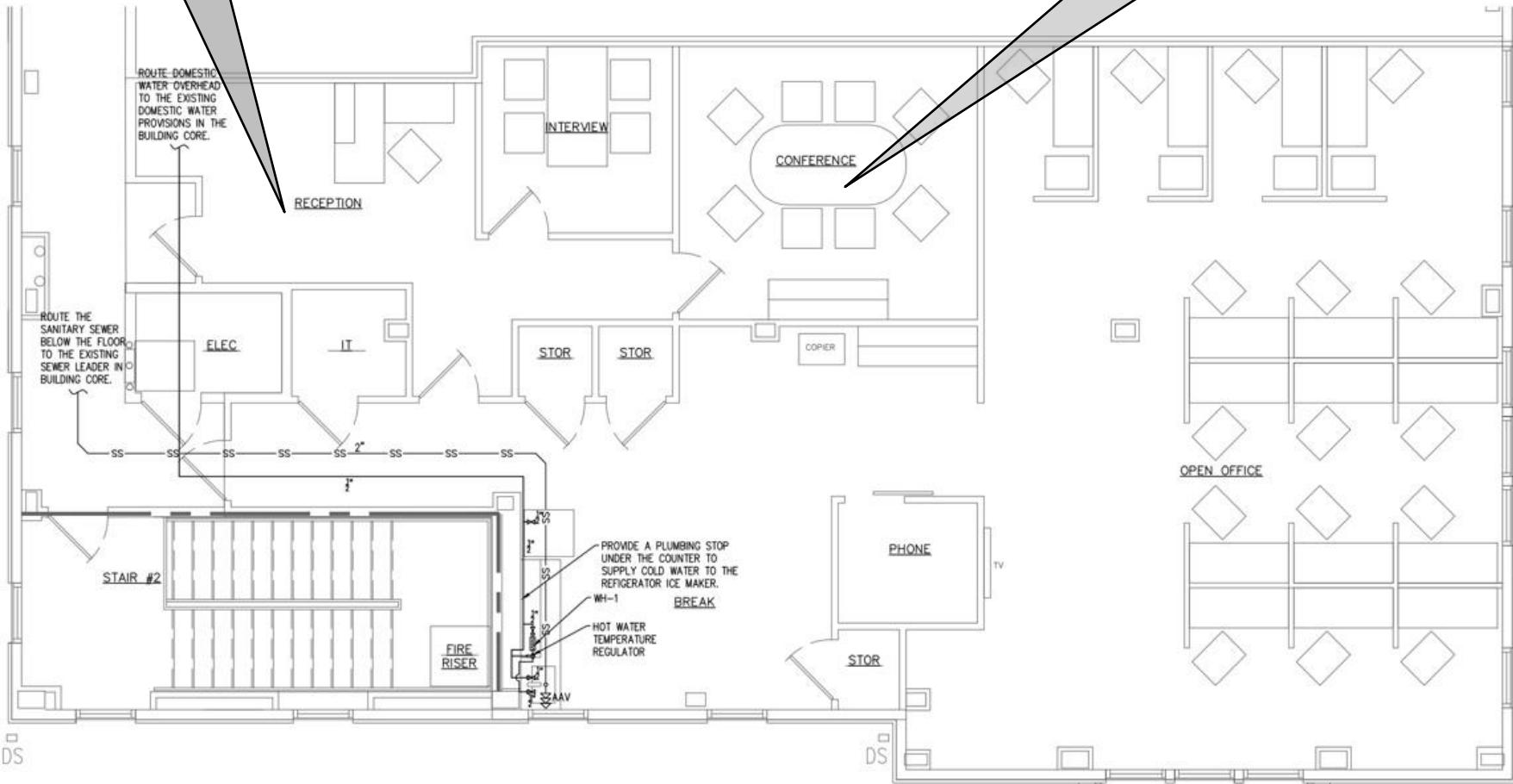
- 2,118 SF
- Break Room
- 7 Private Offices
- Bullpen Area
- 1 Conference Room



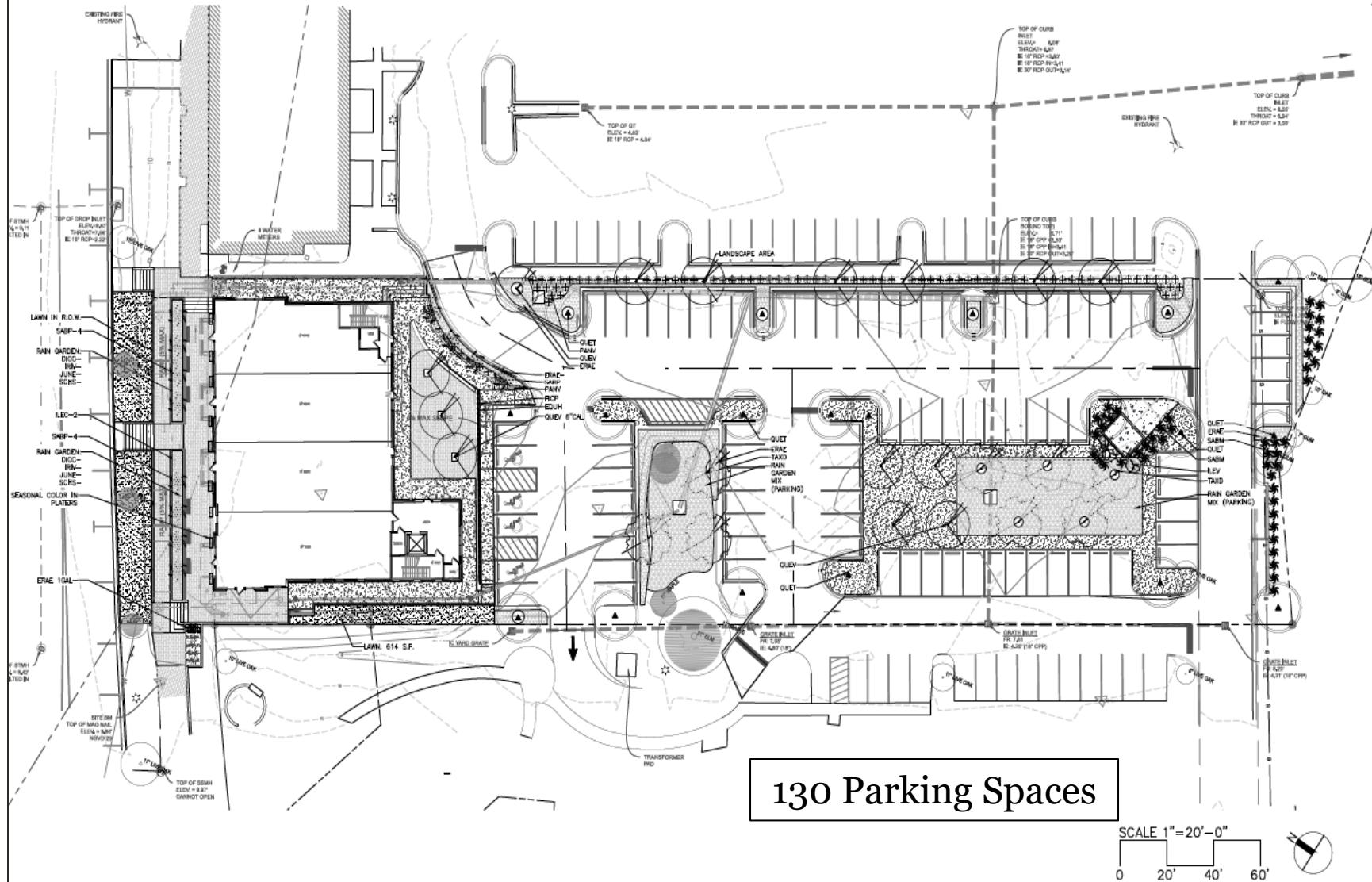
# Suite 304 – Apex - Floor Plan



- 2,750 SF
- 4 Private Offices
- 3 Storage Closets
- 1 Conference Room
- Bullpen Area
- Reception Area



# Site Plan & Parking Plan



130 Parking Spaces

SCALE 1"=20'-0"

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# Offering Overview

## *Location Description*

**The Subject Property** is located on Seven Farms Drive in the center of Daniel Islands' Commercial District. The building is within walking distance to the Daniel Islands many shops and restaurants.

## *Development Description*

The 297 SFD property is a three-story mixed use professional building. The available suites are fully leased office spaces which are all occupied by credit tenants with long term leases.

## *Access and Amenities*

The building has frontage on Seven Farms Drive with parking and service in the rear. The individual suites feature high-end finishes, common area bathrooms and elevator service.

## *Building Size Information:*

**Three (3) Floor Class "A" Development**  
**~27,000 Square Feet**

## *Suites For Sale:*

### Second Floor – Three Suites

- 1.) 201: The New Primal (4,651 SF)
- 2.) 202: Daniel Island Family Medicine (2,530 SF)
- 3.) 203: Target Market (2,118 SF)

### Third Floor – One Suite

- 1.) 304: Apex (2,750 SF)

\* Suites may be sold individually or together\*

## *Building Construction:*

297 SFD is a steel frame Class A development was completed in 2020 and has a mix of professional office, medical office, and service-oriented Tenants.

## *Asking Price:*

**\$385 PSF [6% Cap Rate]**



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## For More Information:



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