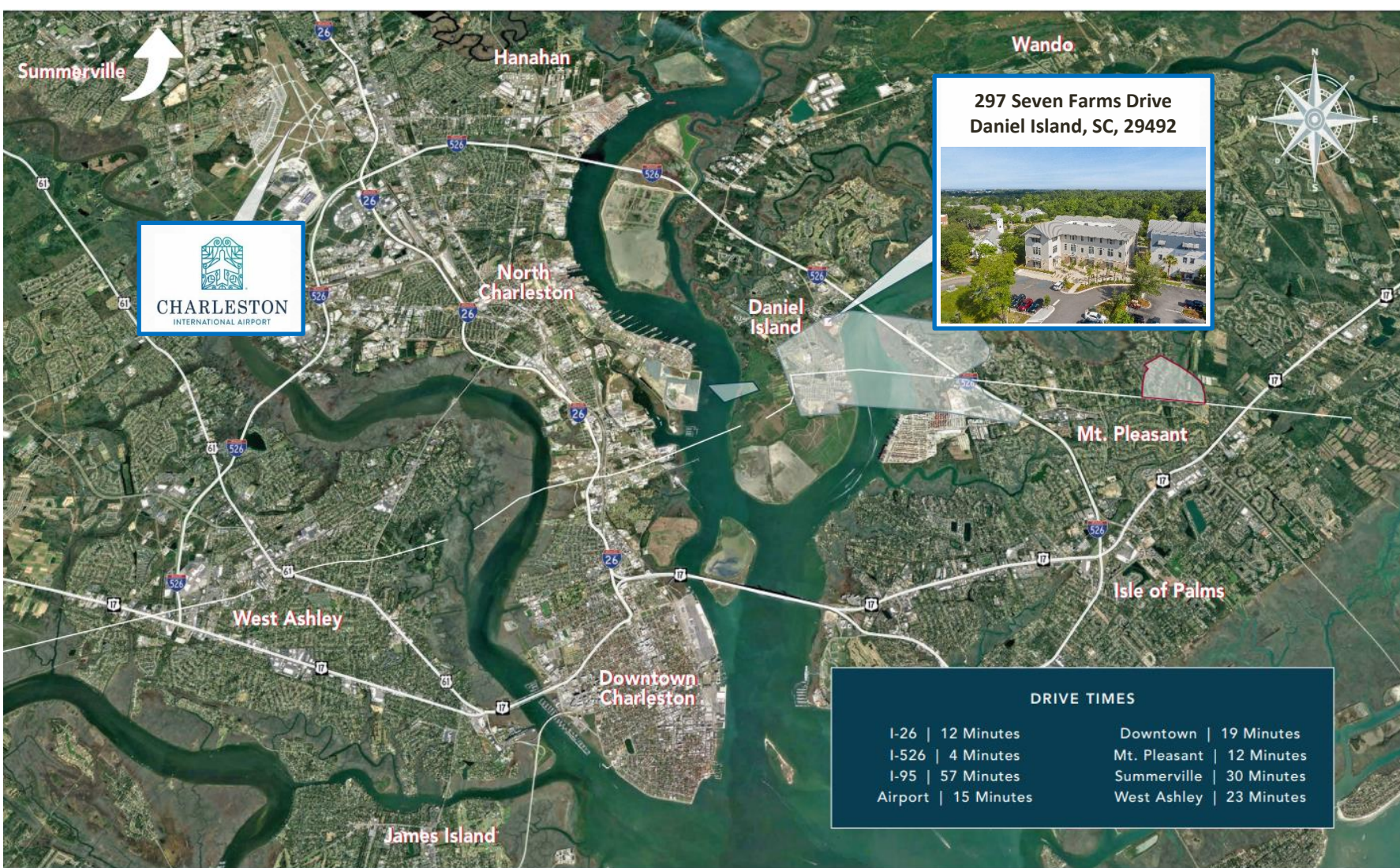




CONDO OFFICE SPACES FOR SALE

4 NET-LEASED SUITES

297 Seven Farms Drive, Daniel Island, SC



Location Aerial

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

Daniel Island Commercial Activity Aerial

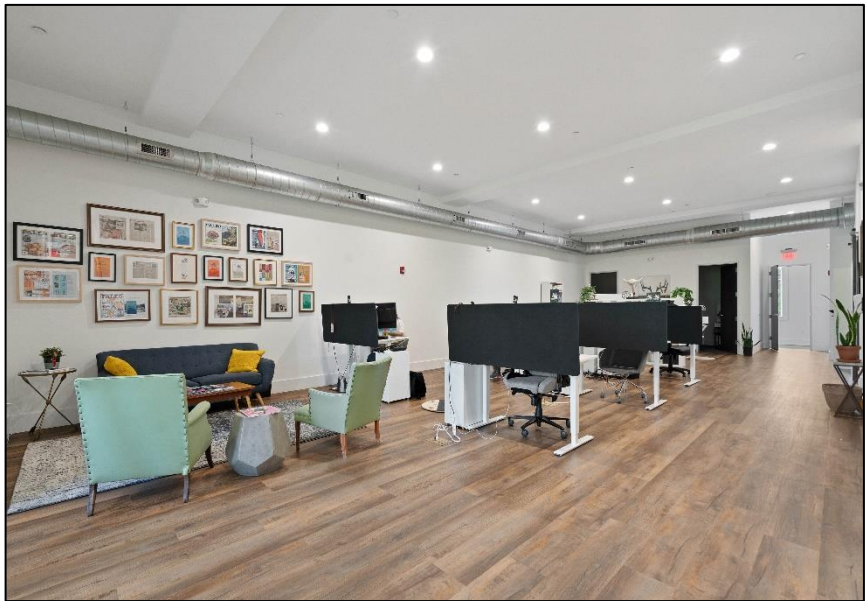
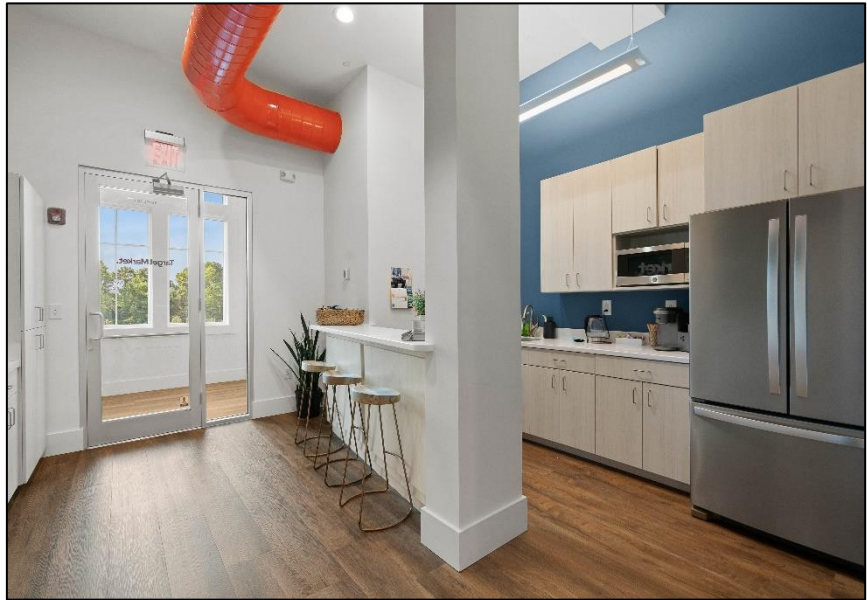


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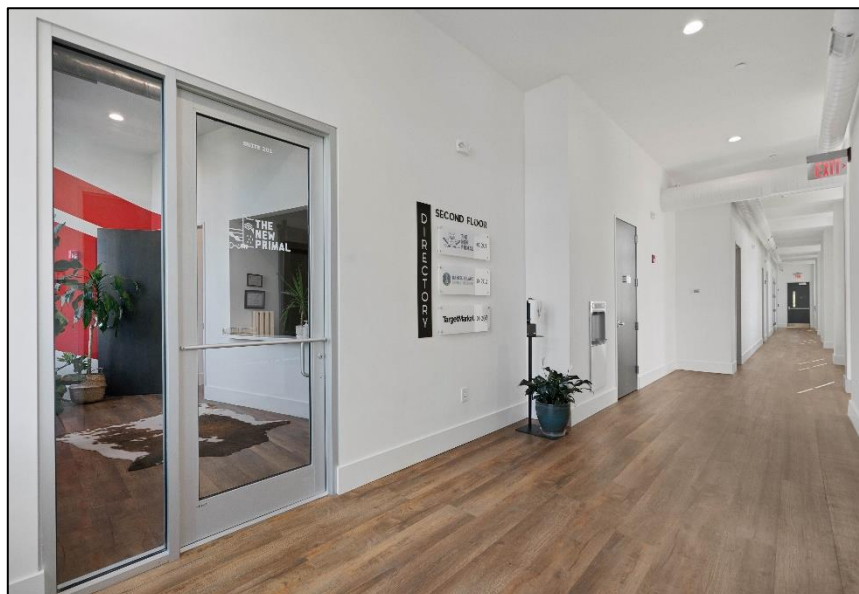
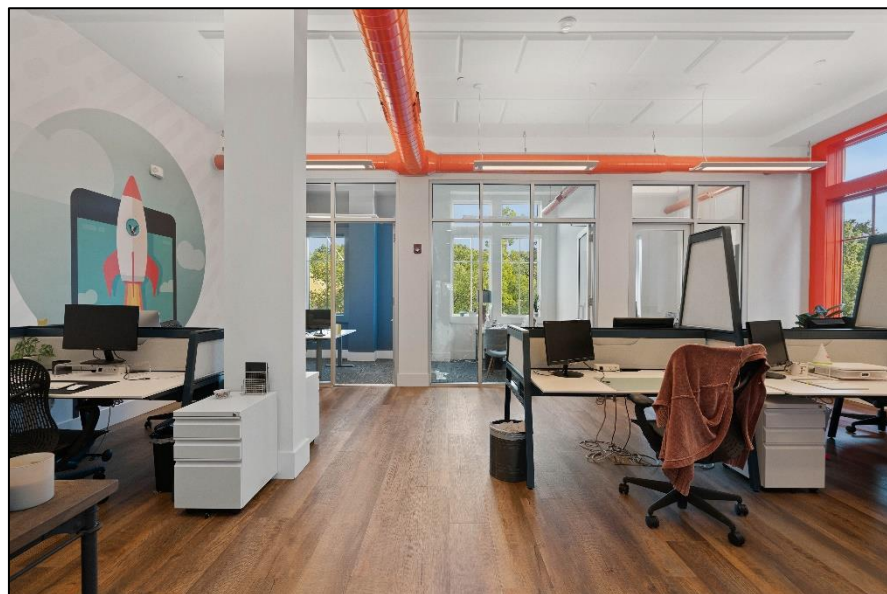
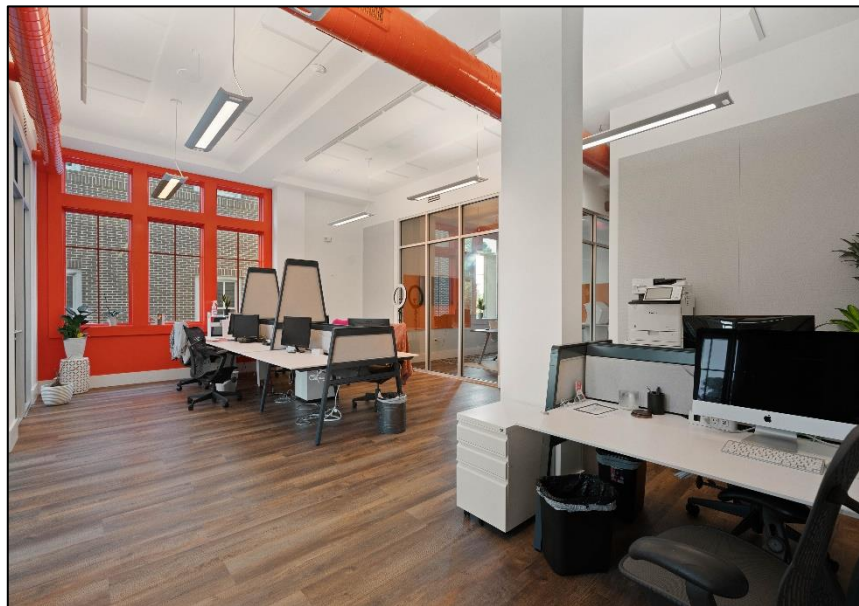
297 Seven
Farms Drive



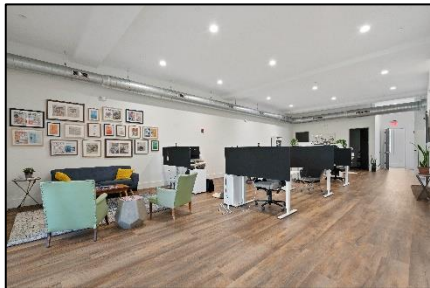
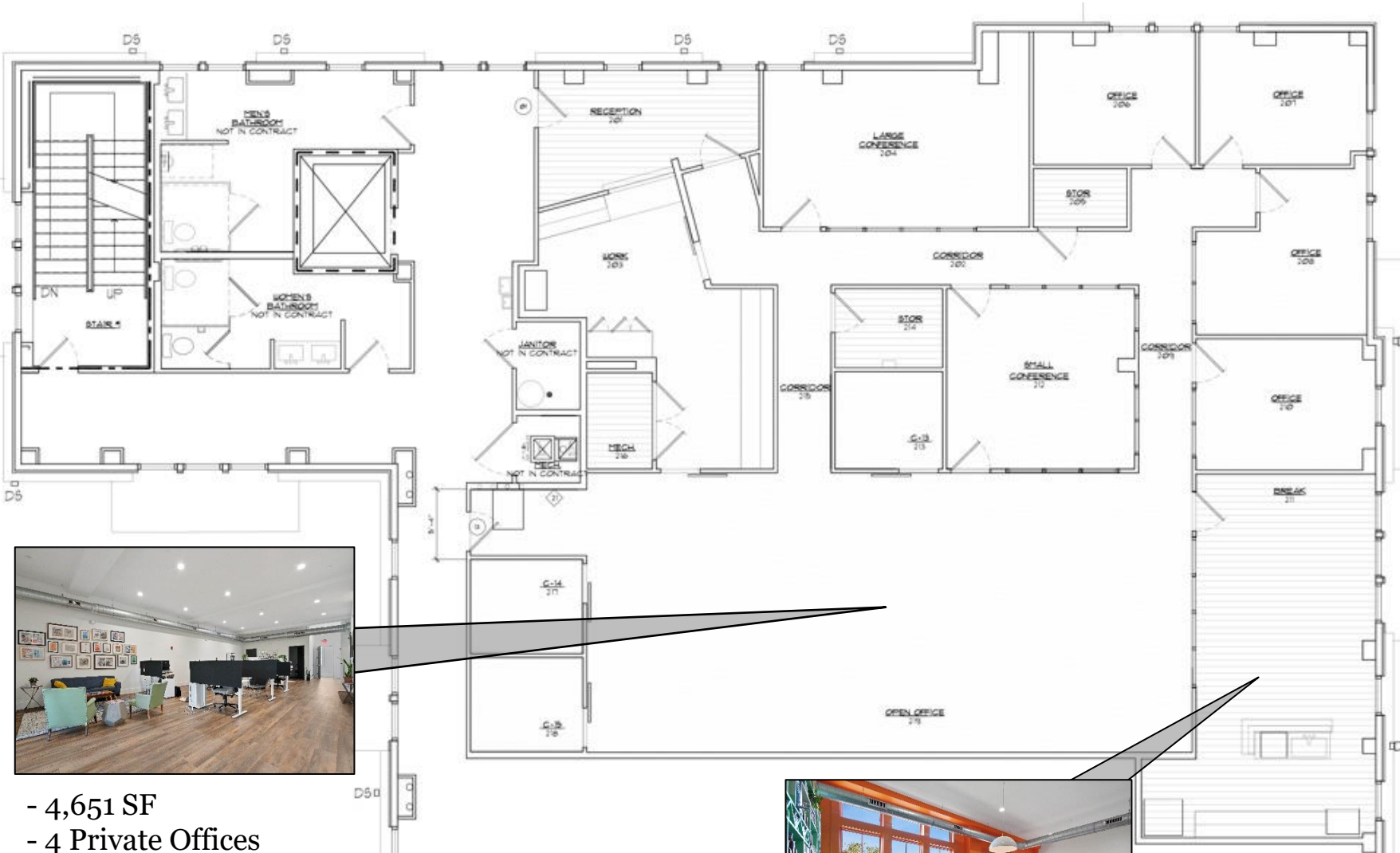
Interior Pictures



Interior Pictures



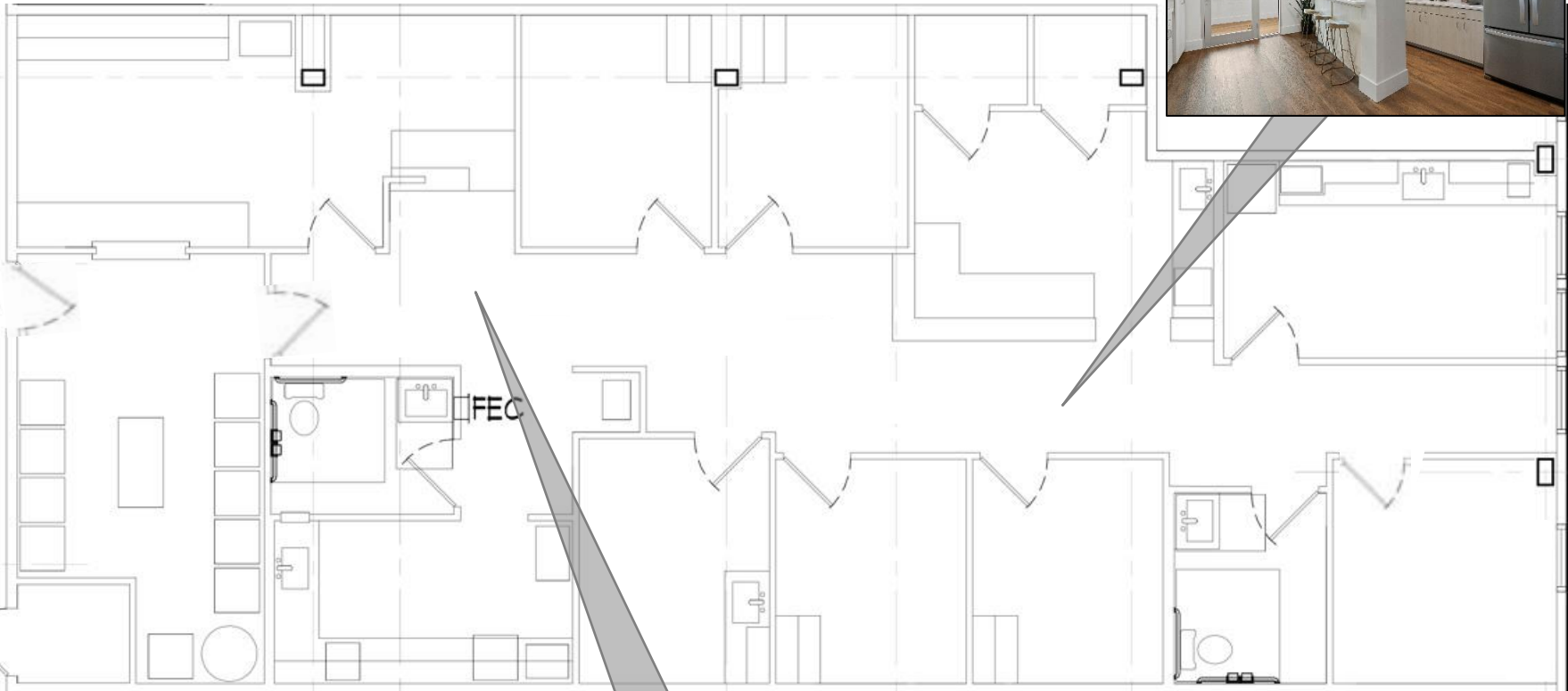
Suite 201 – The New Primal- Floor Plan



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



Suite 202 –DI Family Medicine - Floor Plan



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

Suite 203 – Target Market - Floor Plan



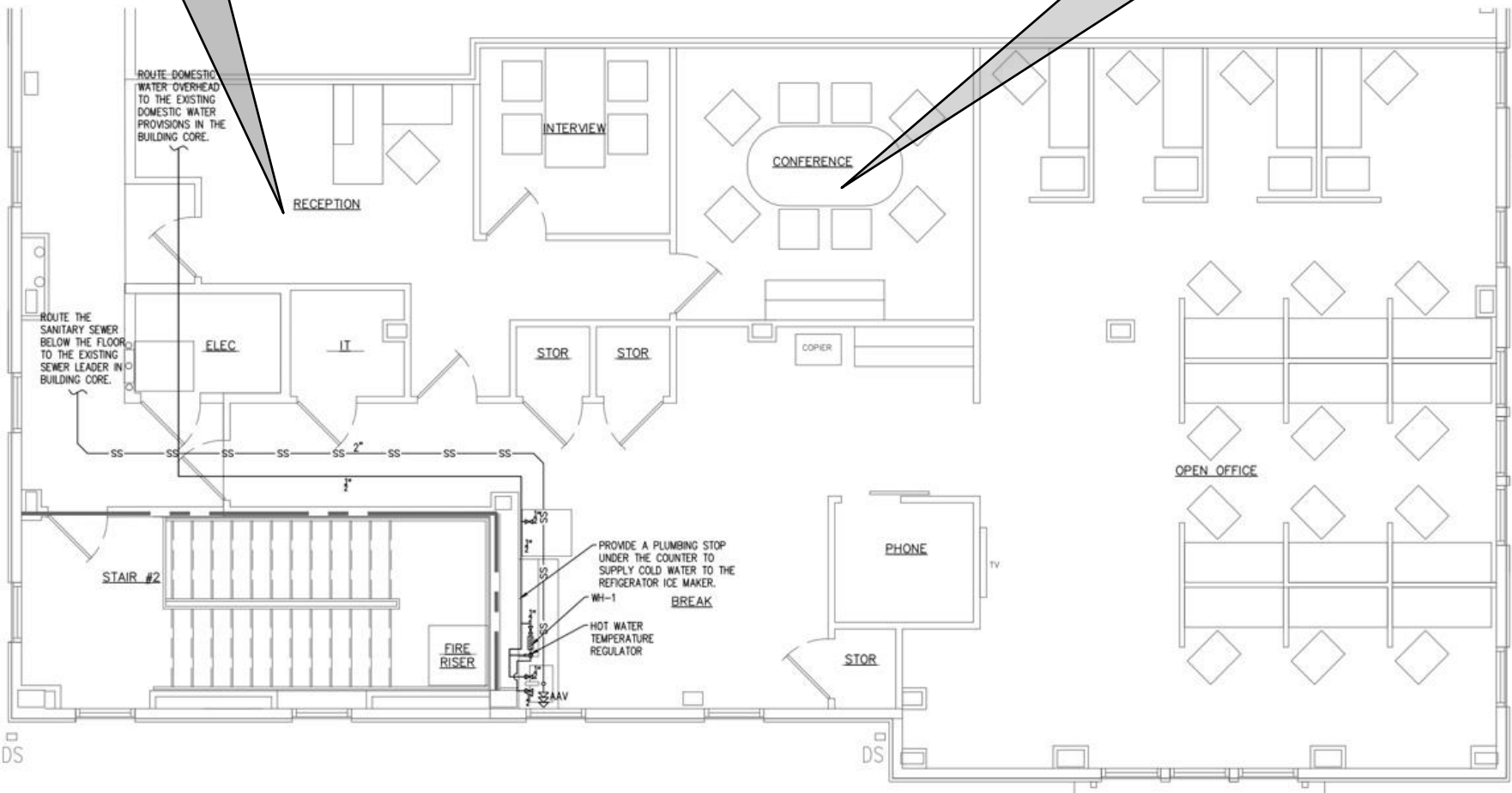
- 2,118 SF
- Break Room
- 7 Private Offices
- Bullpen Area
- 1 Conference Room



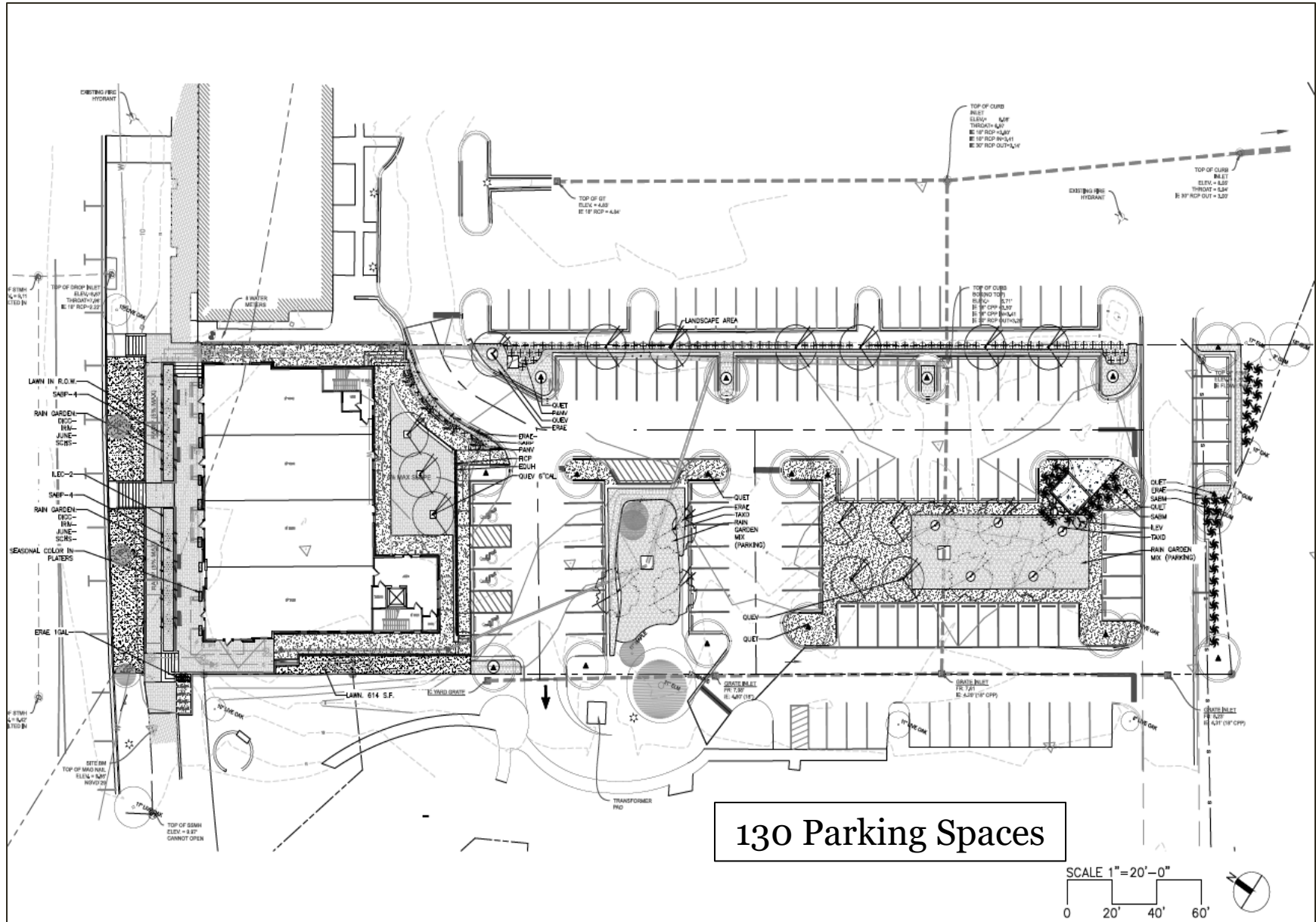
Suite 304 – Apex - Floor Plan



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



Site Plan & Parking Plan





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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