



PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE



**FOR LEASE
BUILD-TO-SUIT**

***33B Marshellen Drive
Port Royal, SC 29902***

**Office
Duplex**

**\$20.50/SF
BASE RENT**

**1,685
SF**

**\$3.33/SF
NNN**



Phone: 843-380-2530
Email: rrobinson@principalrem.com
Website: www.principalrem.com



LOCATION



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Midtown Village
Shopping Center



INTEGRA AT WRIGHTS POINT

New Apartment
Complex (216 units)



Beaufort Memorial
Lowcountry Medical
Group Primary Care

Bellevue
Business Park
(Location of
Subject
Property)

Parris Island Military
Base



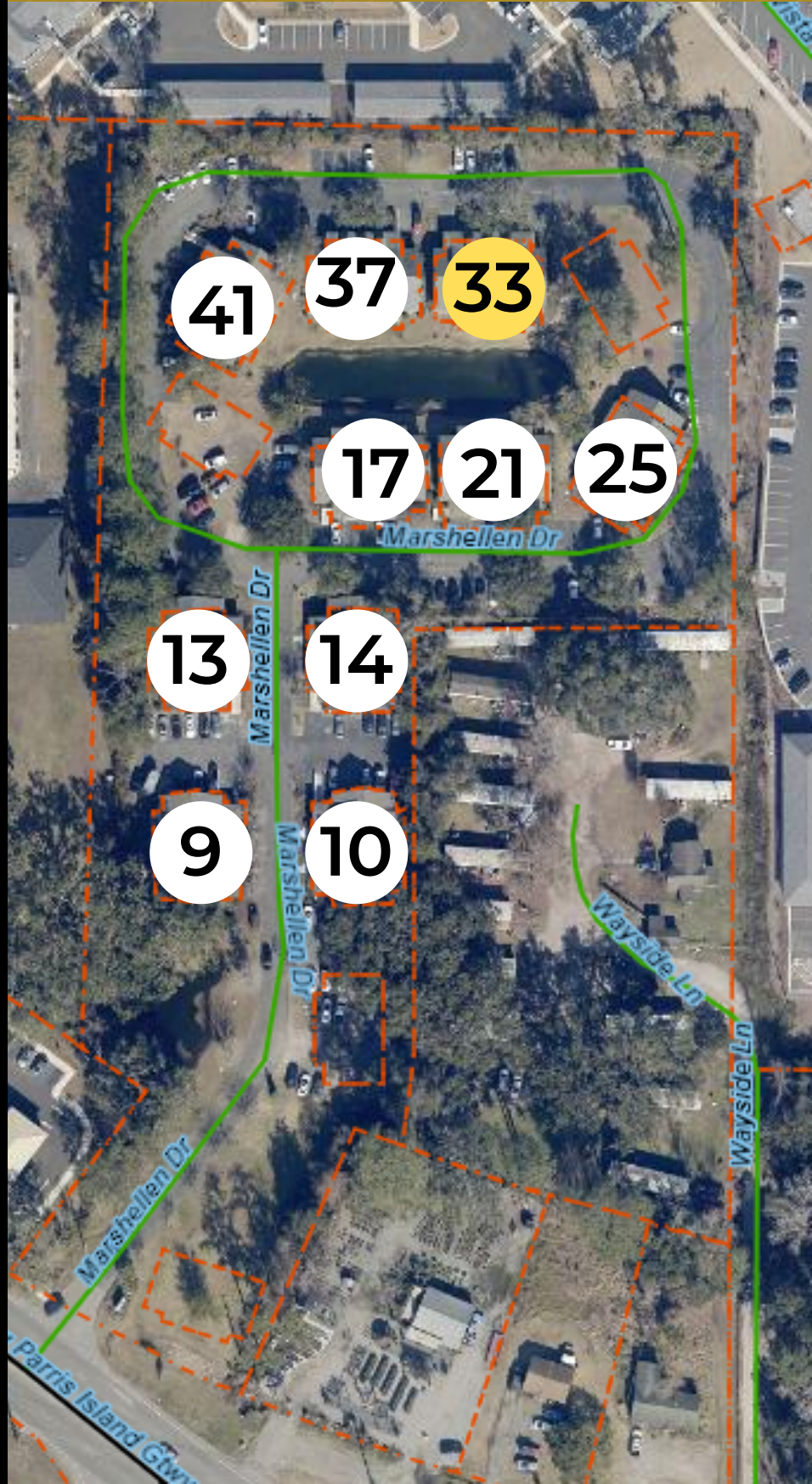
BELLEVIEW BUSINESS PARK



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DIRECTORY

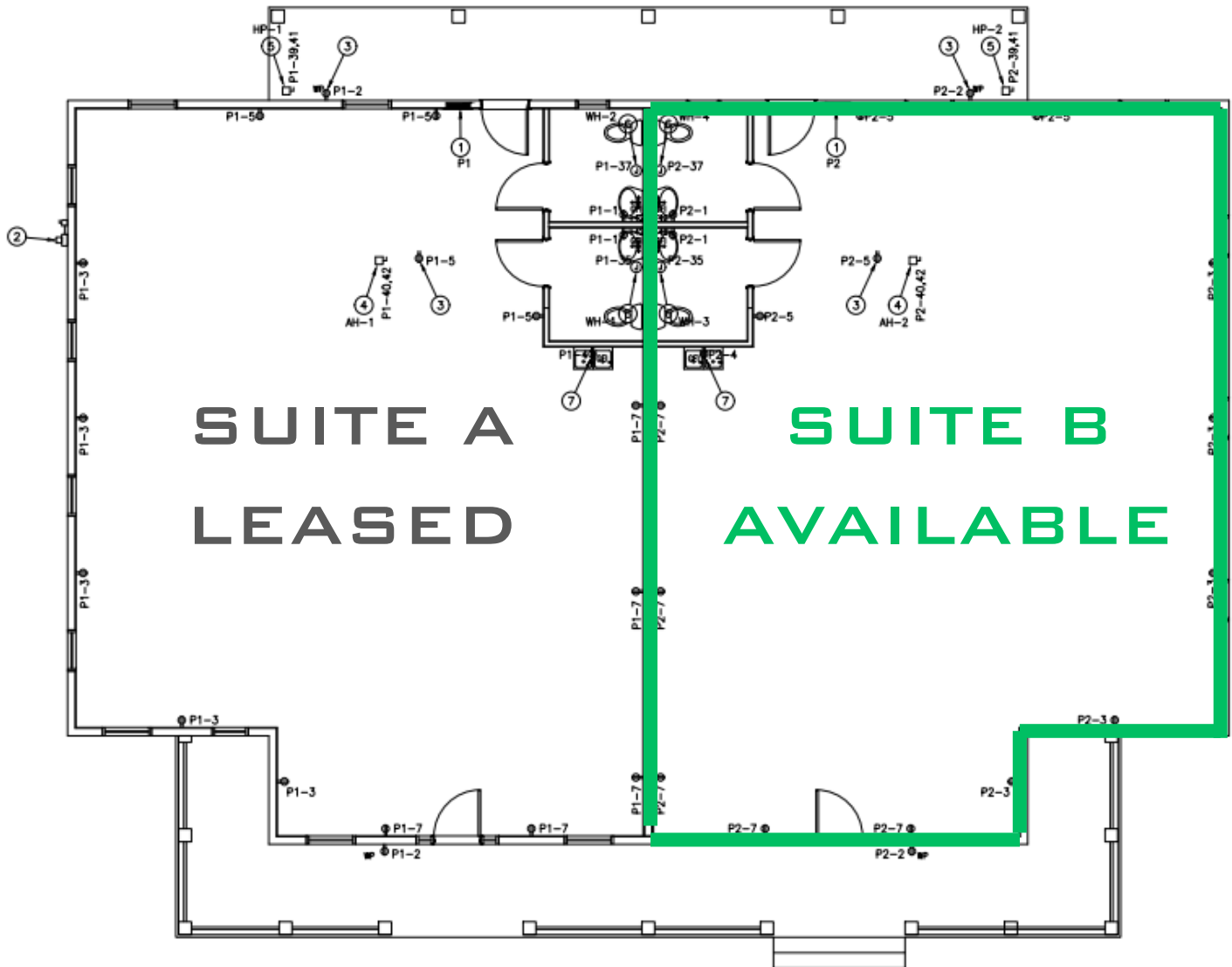
9	Where'd You Get That (Consignment)
10	Beaufort Family Care
13	Novant Health: Riverside Women's Care
14	Bright Smiles Dental
17	Vanguard Sleep Disorders LLC
21	Radiance Pregnancy Care Center
25	Shear Vintage Salon
33	<u>Subject Property</u> Suite A = Leased (Medical) Suite B = Vacant
37	Faith Lutheran Church
41	Palmetto Pain Center



FLOOR PLAN



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RENDERINGS



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Reynolds Robinson

Managing Partner

PHONE : 843-380-2530 ext. 700

EMAIL : rrobinson@principalrem.com

WEBSITE : www.principalrem.com

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE DETAILS.**