



Office / Medical Office Condo

70 Main Street, Suite 400

Hilton Head Island, South Carolina 29926

Property Highlights

- Suite 400 offers a unique opportunity to acquire a multi-suite professional office condo with existing rental income. The current layout allows an owner-user to occupy a portion of the space while generating income from leasing individual offices to professional tenants.
- With four existing tenants occupying five offices on month-month terms, a new owner can immediately benefit from in-place income.
- This type of flexible, income-producing office configuration is very limited on Hilton Head Island, particularly within the Main Street corridor, one of Hilton Head's most established professional office corridors.
- Surrounded by a strong mix of professional services, medical offices and upscale retail with close proximity to Hilton Head Hospital, restaurants, banks and retail amenities.
- Efficient and flexible floor plan. Current layout includes reception area, conference room, 2 restrooms, large work area, office storage, multiple individual office suites, large attic (approx. 1,000 SF) for storage (see floor plan).

Offering Summary

Sale Price:	\$769,000 (\$264 PSF)
Available SF:	2,912 +/- SF
Property Type:	Office / Medical Office Conodminium
2025 Property Taxes:	\$5,476.83
2026 Estimated Monthly Regime Fees:	\$1,100.00

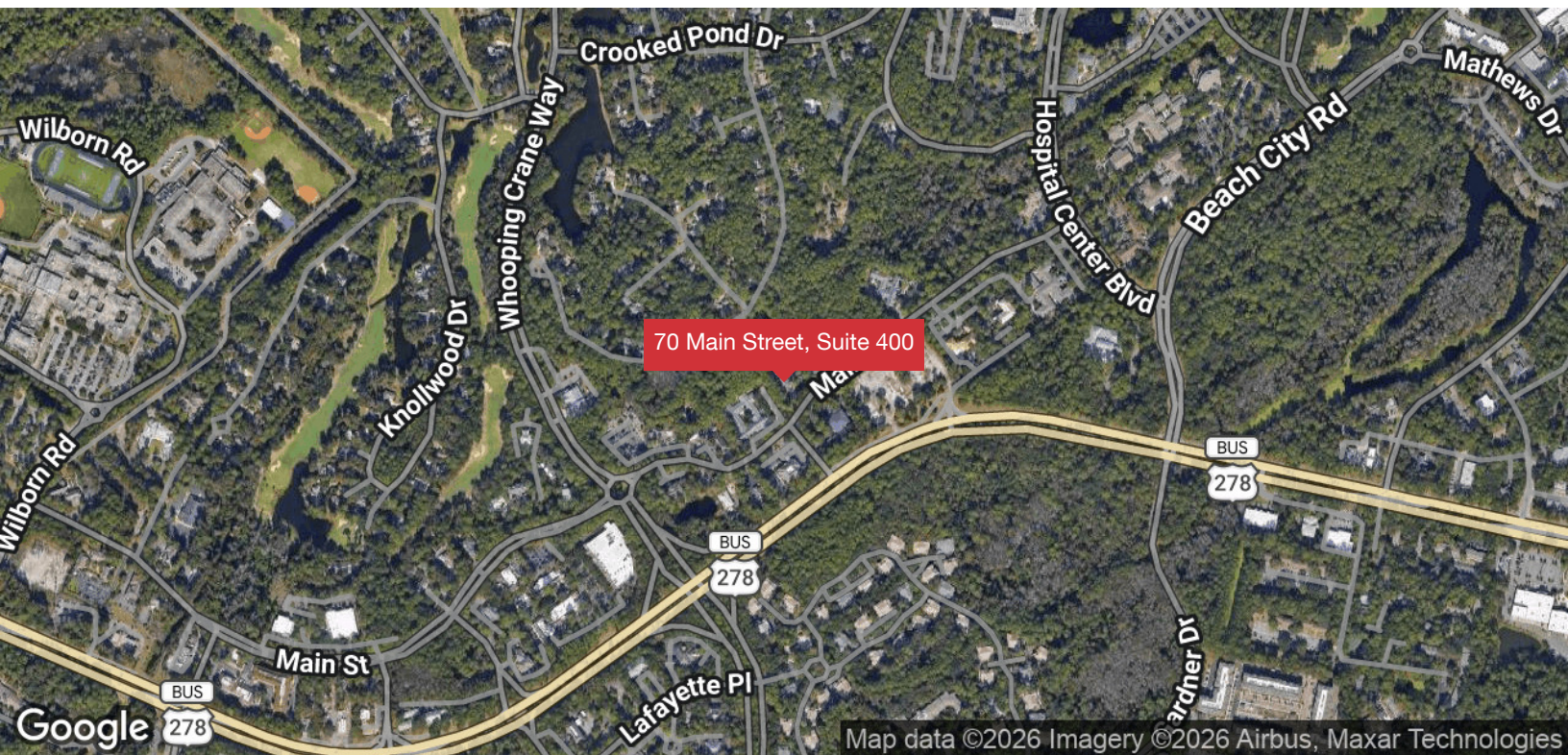
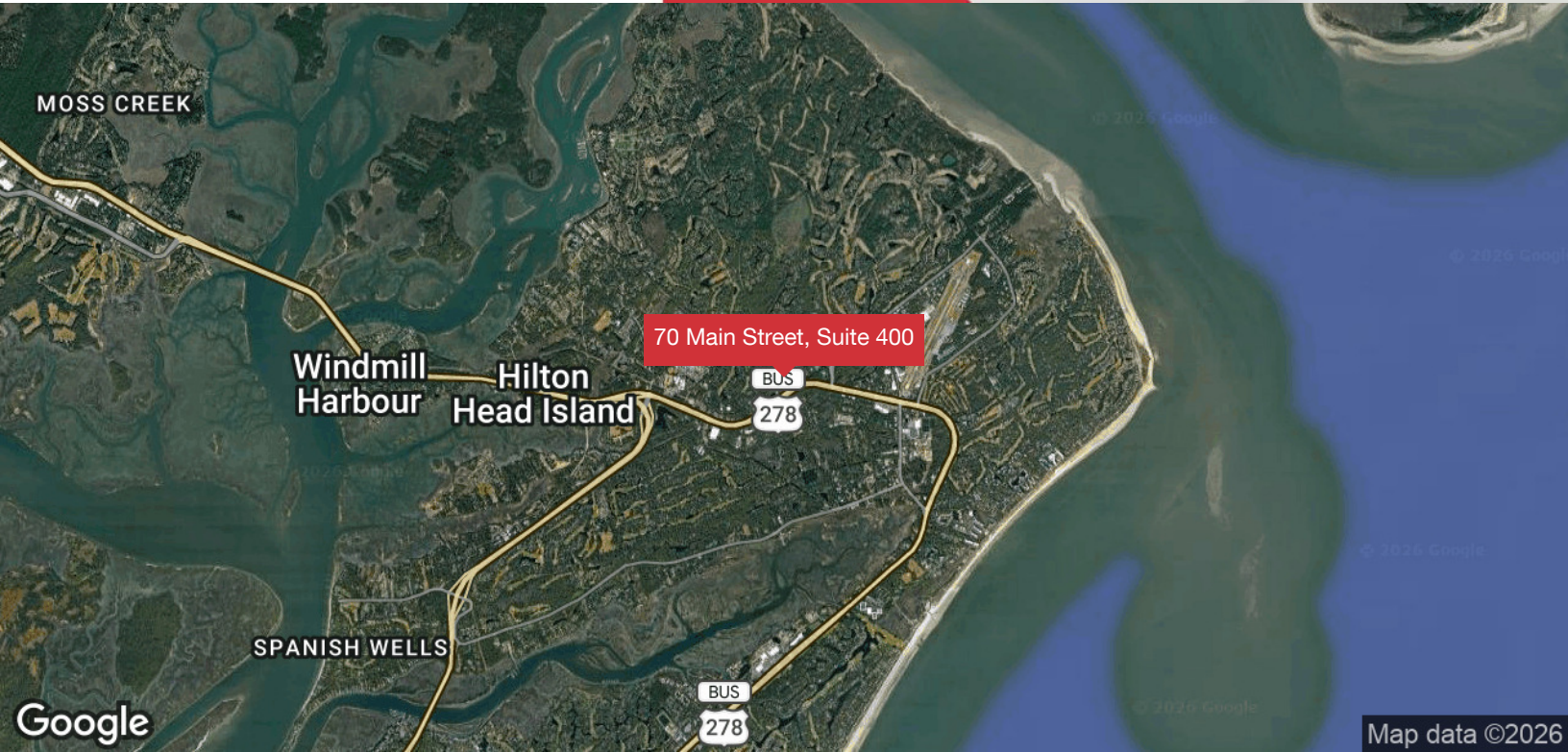


For More Information

Baker Wilkins

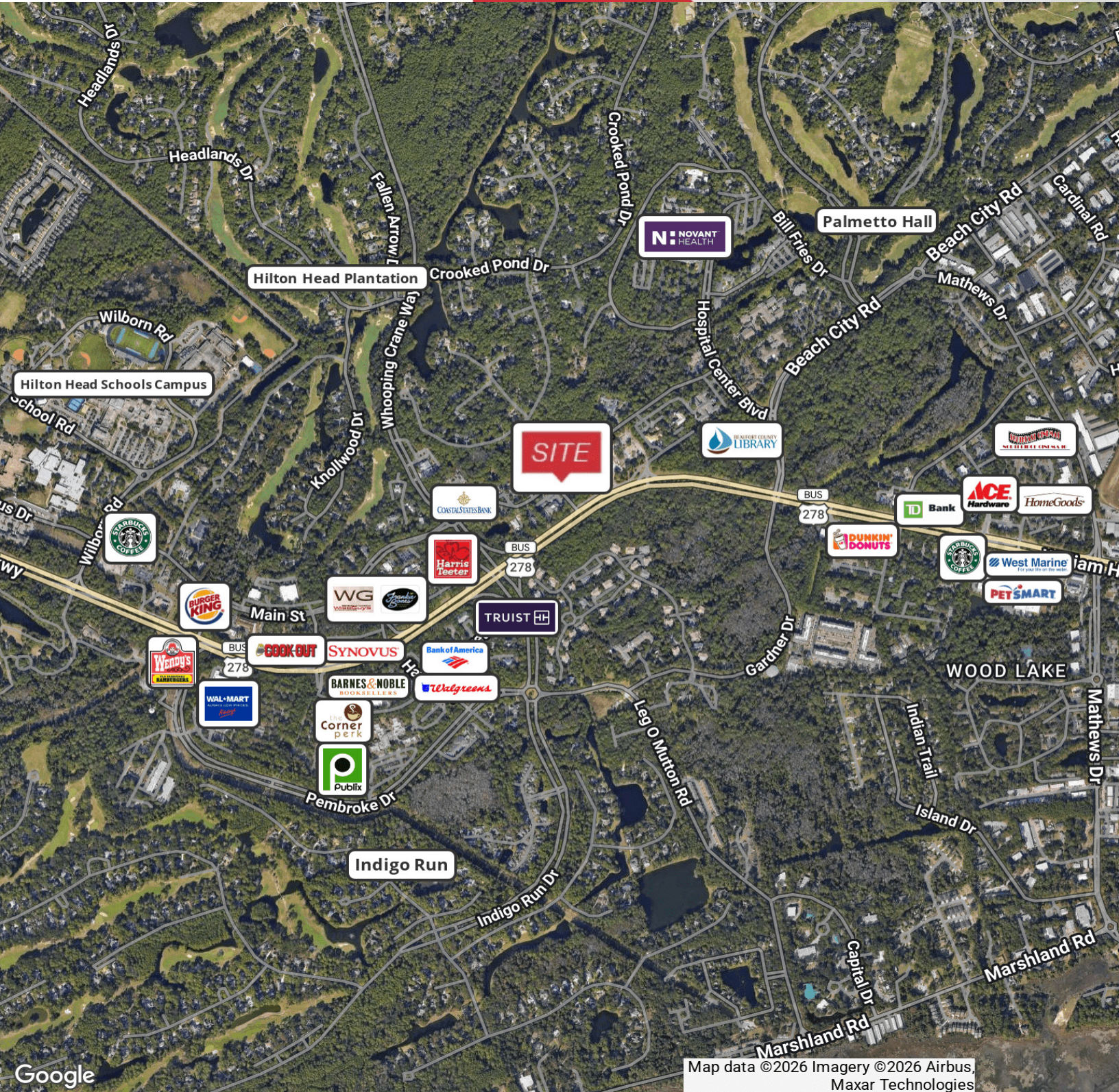
O: 843 837 4460 x2

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Google

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Front Exterior & Parking Lot



Reception Area

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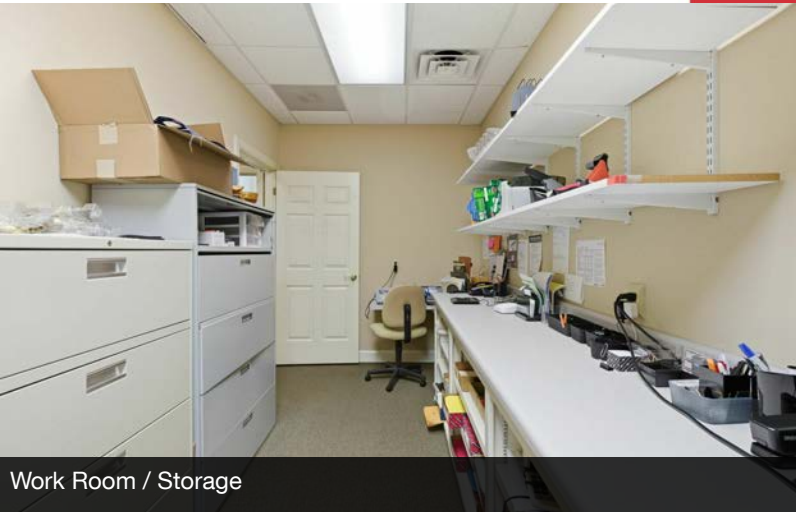
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Front Entrance - Exterior



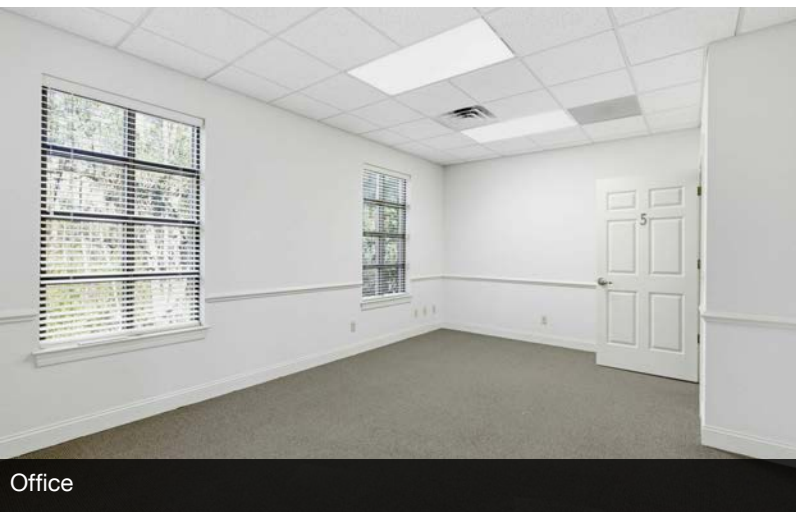
Conference Room



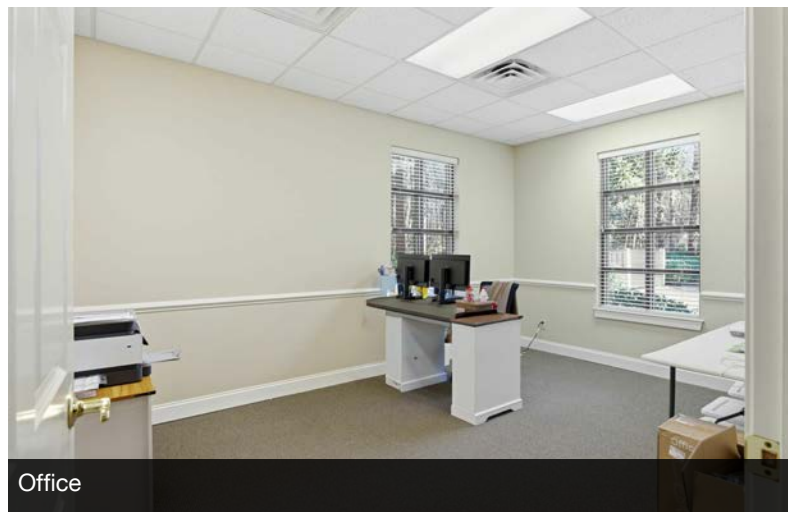
Work Room / Storage



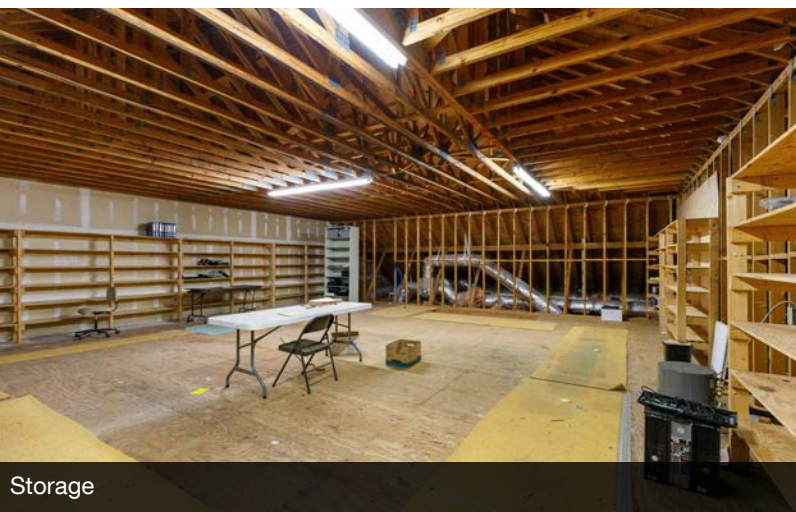
Office



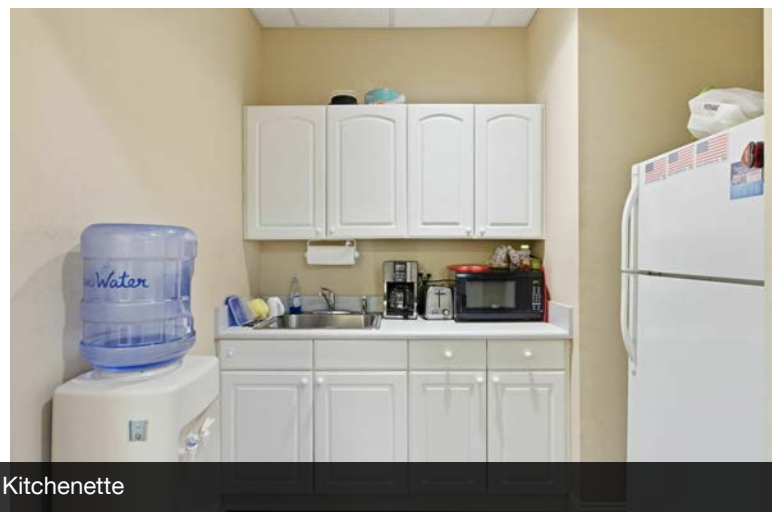
Office



Office



Storage



Kitchenette

