



2 Westbury Park Way

Bluffton, South Carolina 29910

Property Highlights

- Class "A" office/medical suite available in one of Bluffton's premier office complexes
- Easily accessible via Highway 278 or the Bluffton Parkway via Buck Island Road
- Former bank branch (3,870 SF) with two drive through lanes and an ATM lane, as well as a full safe
- 1,740 SF Professional office suite
- All property taxes, property insurance, common area maintenance, power and water included in the rent
- Call David Bachelder at (843) 422-6543 for more information or to schedule a showing

Offering Summary

Lease Rate:	\$28.00 - 32.00 SF/yr (Full Service)
Building Size:	24,576 SF
Available SF:	1,740 & 3,870 SF
CAM/Taxes/Insurance:	Included in the Rent
Water/Electric:	Included in the Rent
Lease Term:	5 Years +
Annual Increases:	3%
Frontage:	Highway 278
Use:	Office, Banking, or Medical

For More Information

David Bachelder Jr.

O: 843 837 4460 x4

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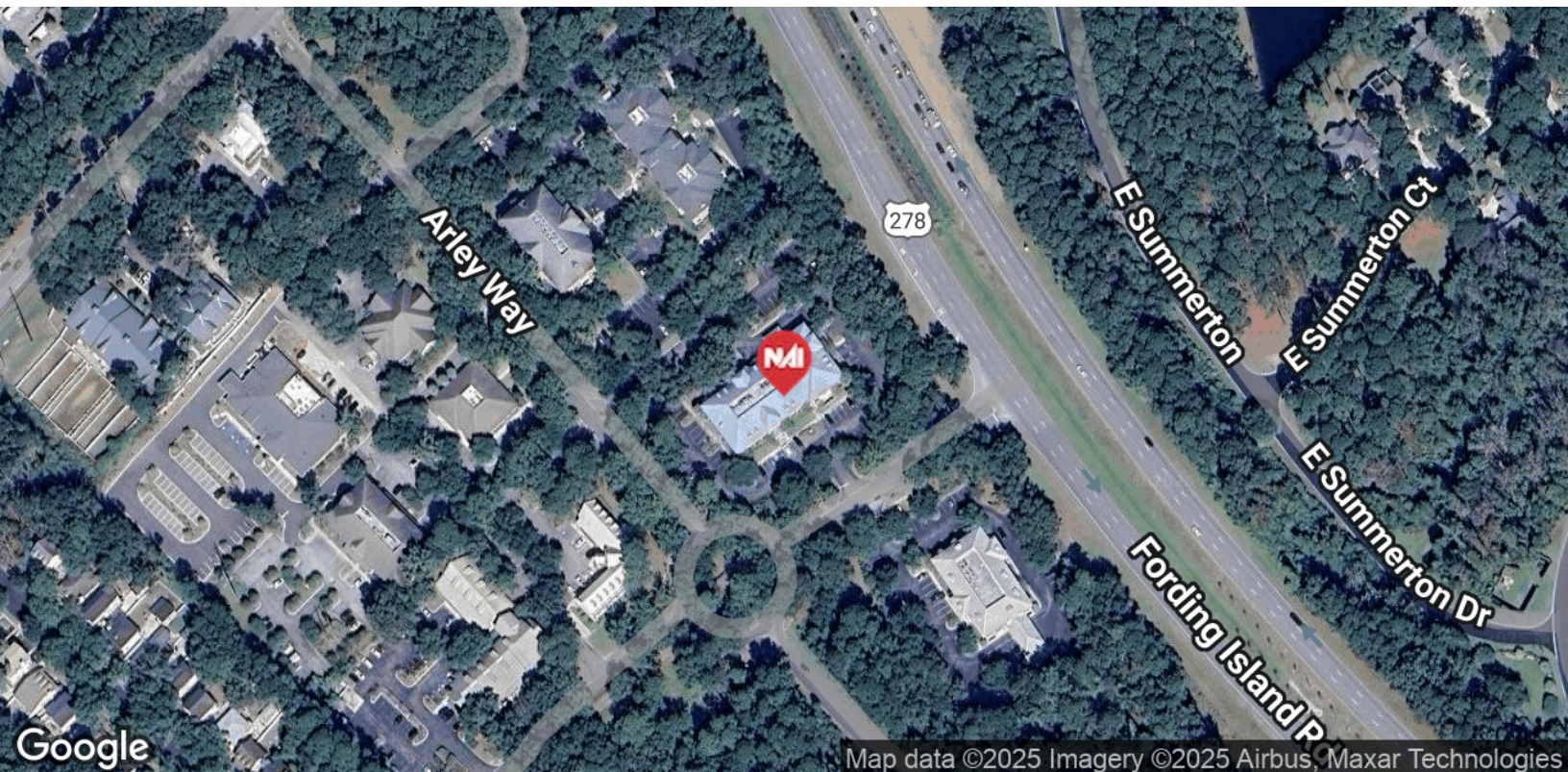
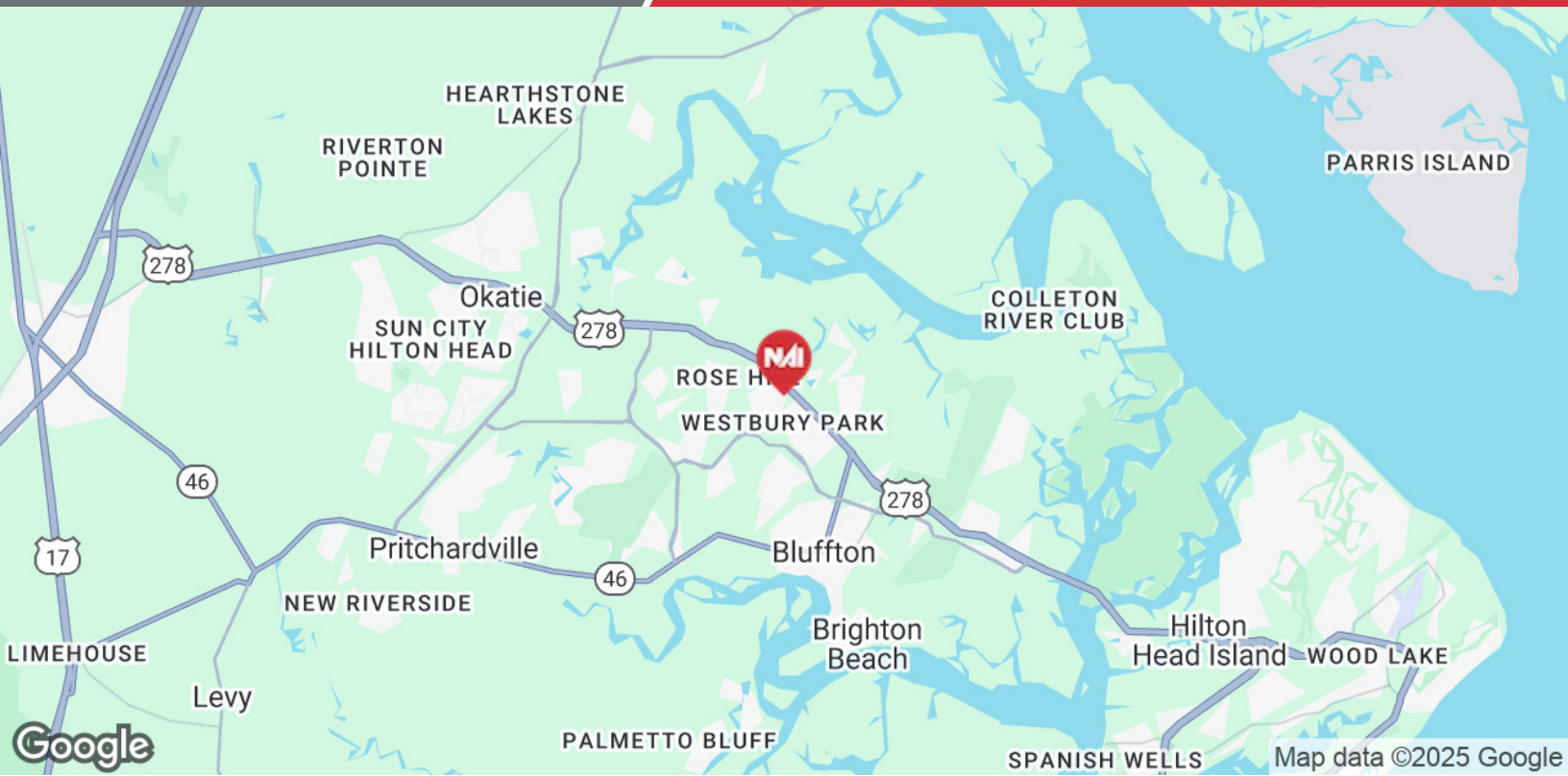


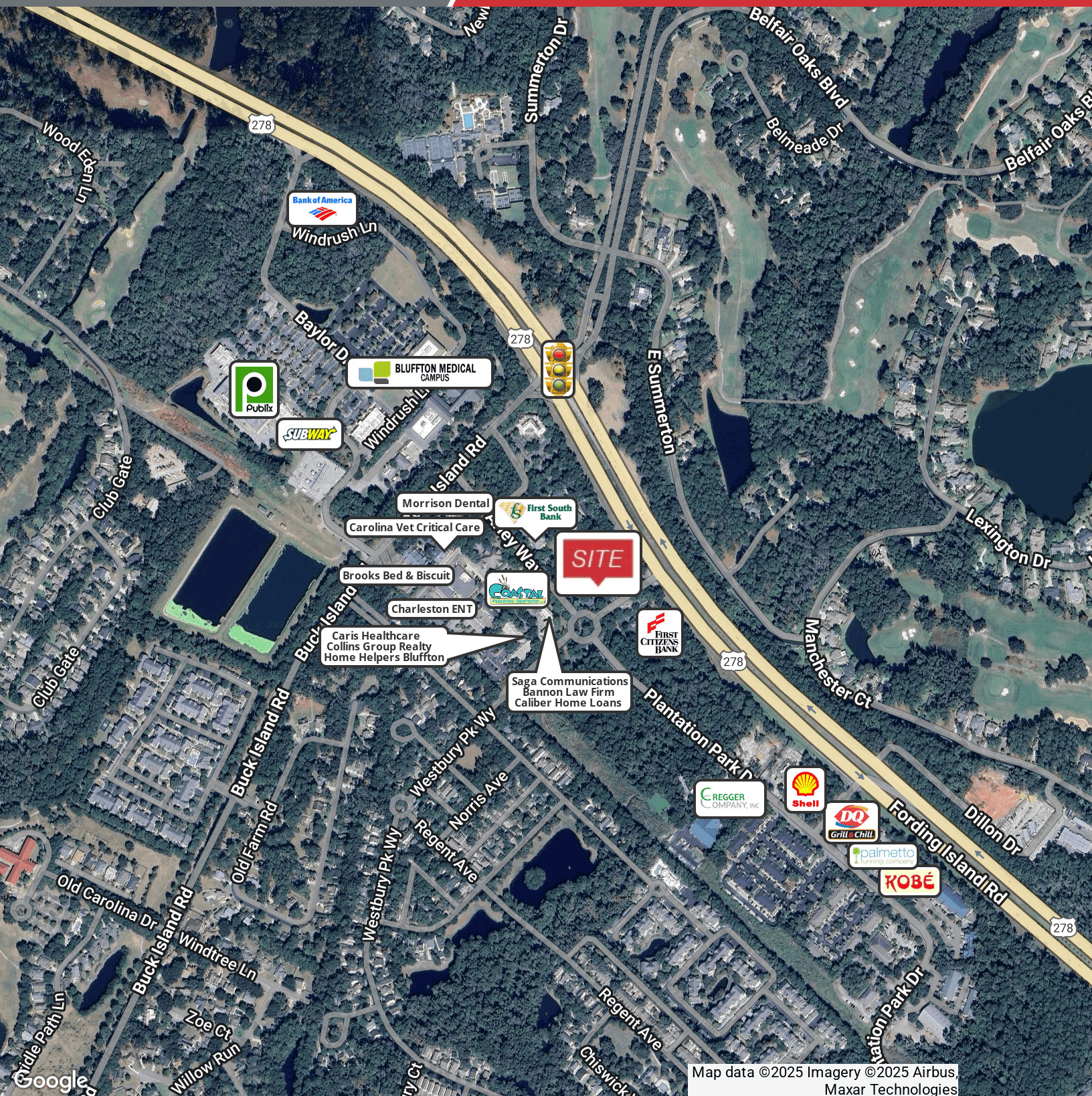
Lease Information

Lease Type:	Full Service	Lease Term:	5 Years +
Available Space:	1,740 & 3,870 SF	Lease Rate:	\$28.00 - \$32.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 106	Available	3,870 SF	Full Service	\$32.00 SF/yr	Former Bank Branch
Suite 204	Available	1,740 SF	Full Service	\$28.00 SF/yr	Professional Office

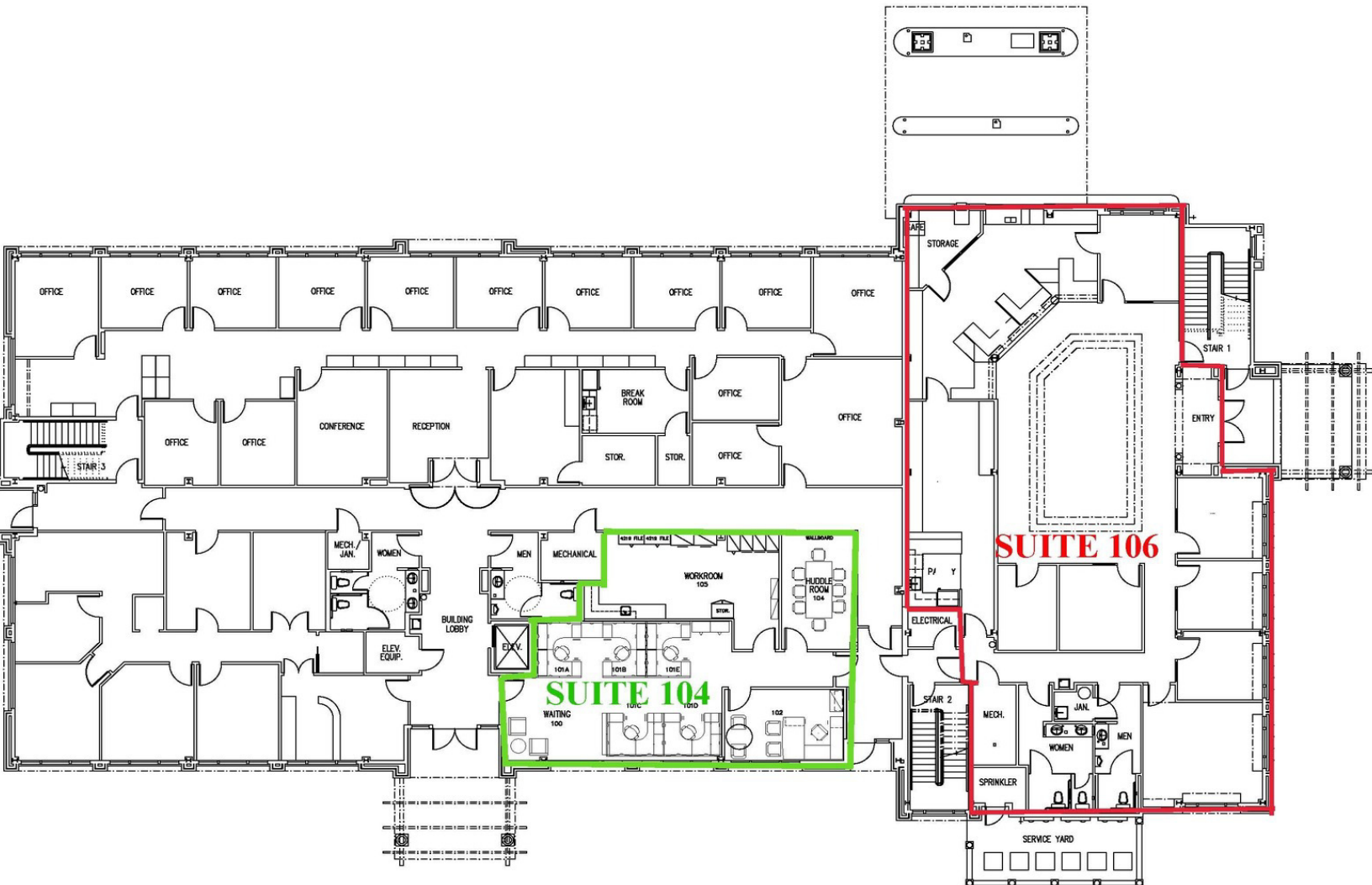


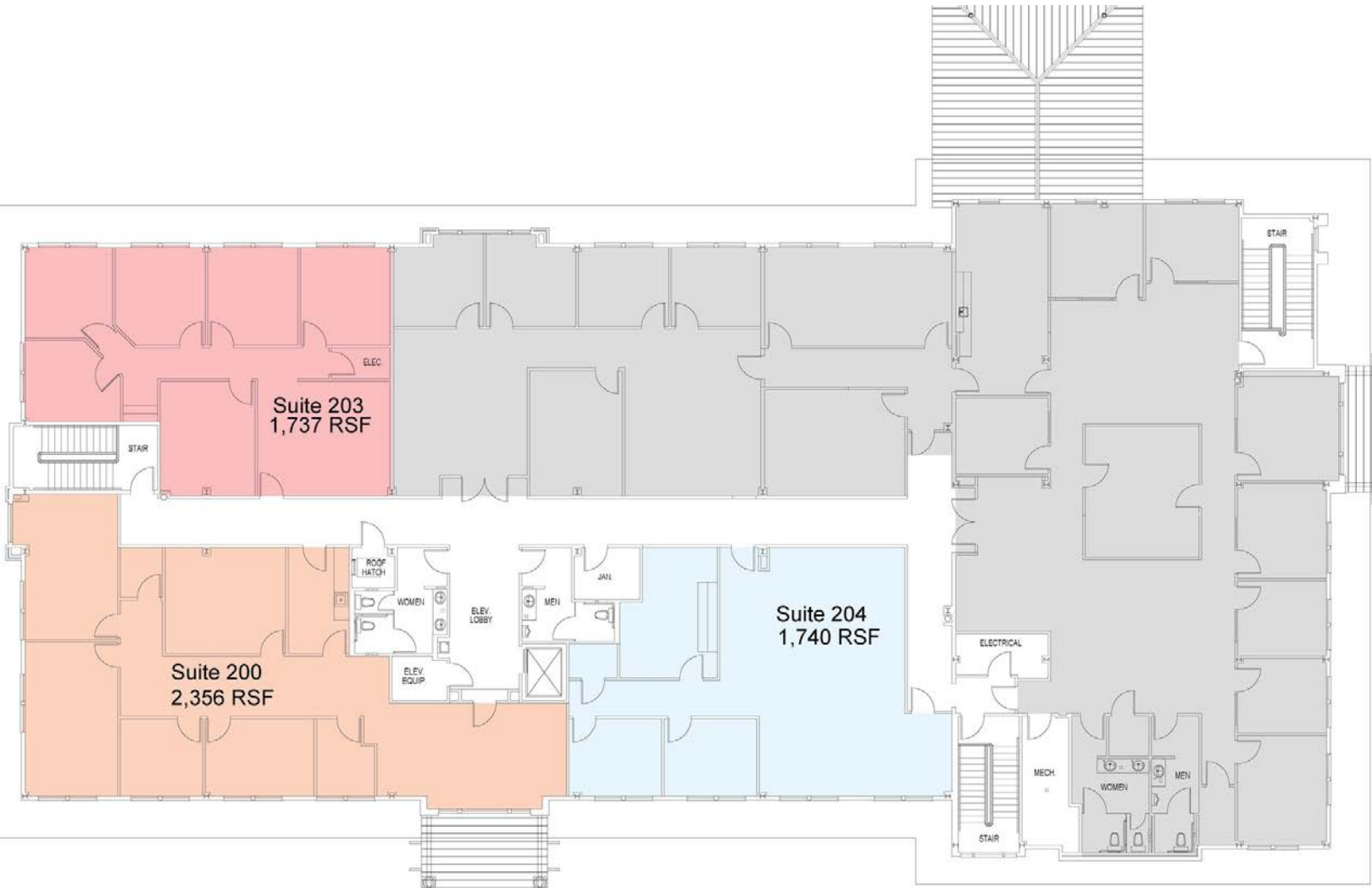


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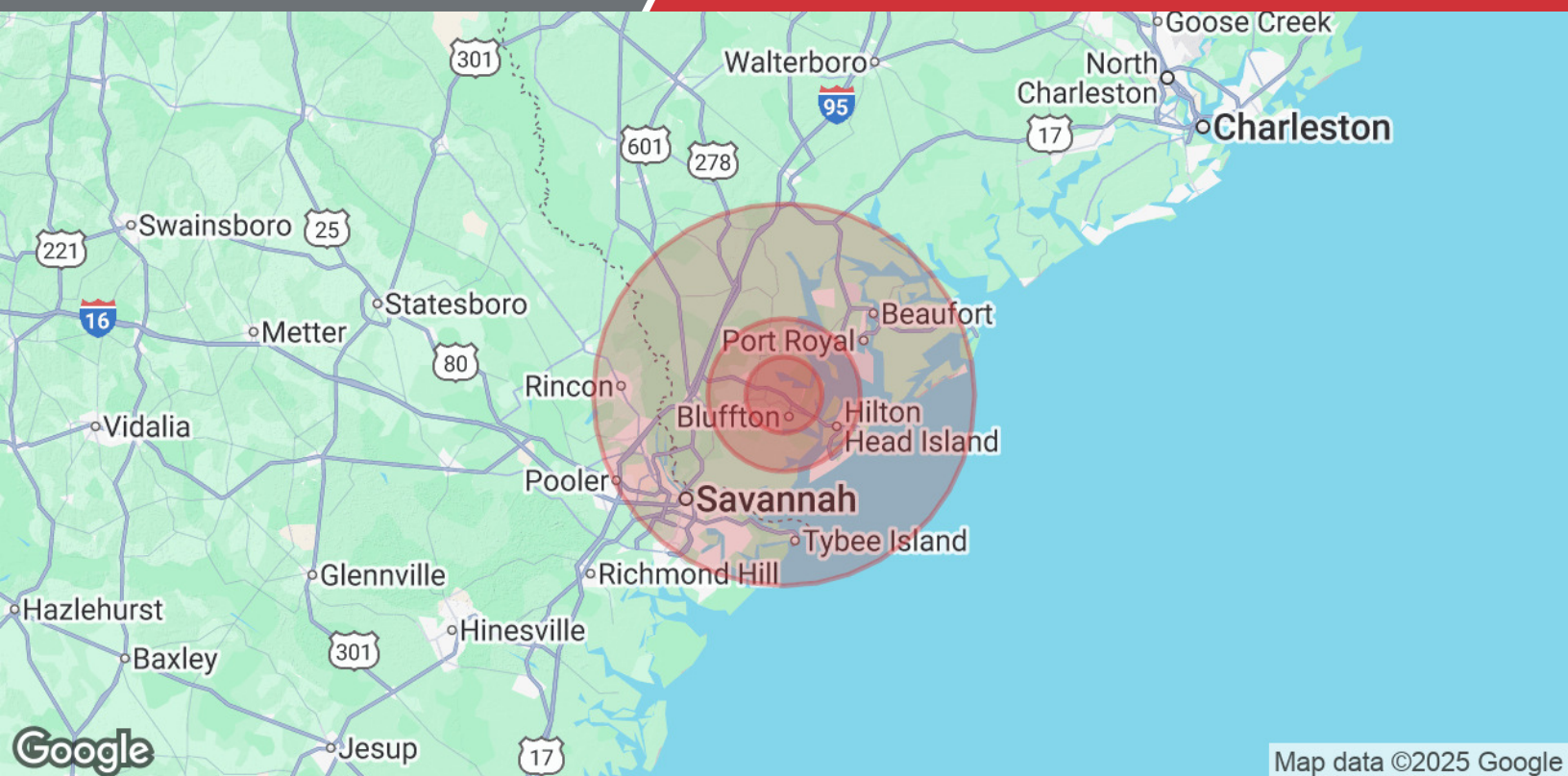












Map data ©2025 Google

Population	5 Miles	10 Miles	25 Miles
Total Population	39,988	96,094	437,950
Average Age	43.8	51.0	41.1
Average Age (Male)	43.9	50.9	39.6
Average Age (Female)	43.3	51.3	42.4
Households & Income	5 Miles	10 Miles	25 Miles
Total Households	17,825	46,448	207,690
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$84,122	\$93,257	\$71,284
Average House Value	\$342,009	\$397,445	\$282,477

2020 American Community Survey (ACS)