

## **Atlantic Corporate Offices**

### **Highlights and Capital Improvements**

- 9,900 square feet of office space
- Land area 66,647 square feet (1.53 acres) per Property Appraiser
- 11 office suites, each 30 ft. x 30 ft. exterior dimensions
- 4 buildings: 3 - 1,800 sq. ft. and 1- 4,500 sq. ft.
- Single story
- Zoned CRO (Commercial Residential Office)
- Located ¾ mile from the Hart Bridge, which goes to downtown and I-95 or east to the beaches
- Bathrooms handicap accessible
- 100% leased including the management office
  
- Replaced all 12 entry lights above the front doors and with LED lighting in December, 2025
  
- Replaced 2 flood lights in December, 2025
  
- Replaced bathroom lights Suites 101, 102, 205, 301, 302, 401, 402 with LED lighting in February, 2026
  
- Replaced HVAC systems:
  - Suite 102 January, 2020
  - Suite 201 March, 2024
  - Suite 202 March, 2024
  - Suite 203 April, 2026
  - Suite 204 April, 2026
  - Suite 205 February, 2025
  - Suite 301 July, 2023
  - Suite 302 April, 2025 (coils replaced)
  - Suite 402 August, 2019
  
- Replaced most windows in 2025