

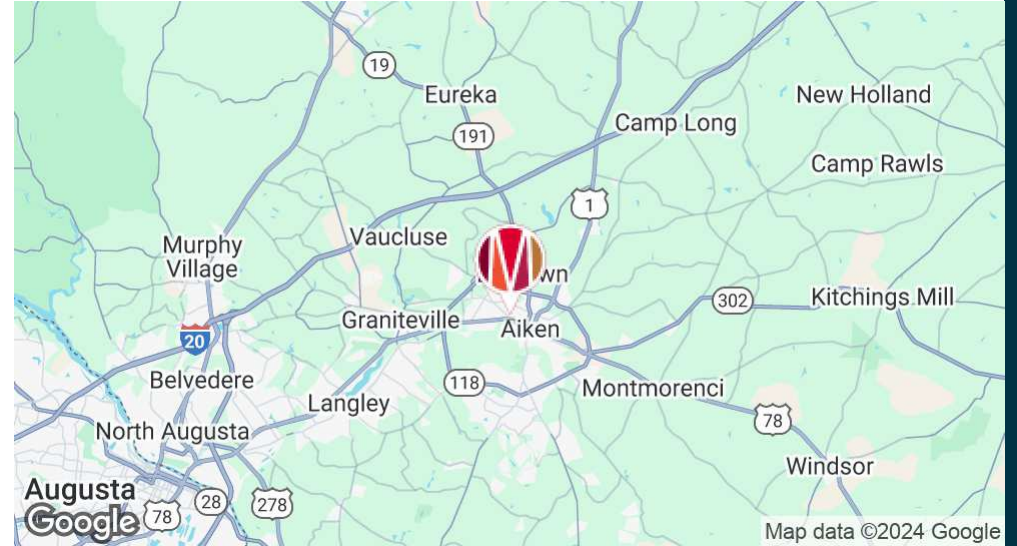
FOR LEASE

**3,750 SF Office Building -
Individual offices and Suites
with Central Reception**

139 Waterloo St SW, Aiken, SC 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,500.00 per month (NNN)
Available SF:	625 SF
Building Size:	3,781 SF
Year Built / Renovated:	1956 / 2015
Zoning:	Limited Professional

- Ample Parking
- Multiple offices

PROPERTY OVERVIEW

For Lease: Office Building with Individual offices

Discover an exceptional opportunity to lease a offices or entire suites in a renovated office building for business owners seeking a great location. This space is immediately available and offers individual offices or independent suites, making it an ideal choice for a fully staffed company or a sole proprietor.

LOCATION DESCRIPTION

Introducing a unique real estate opportunity for lease near downtown with exceptional potential! This property has been used in the past as a medical facility but given recent renovations it has transformed into a functional office building. With individual offices or three distinct suites, it offers versatility to cater to a variety of professional services in a great location. Its strategic positioning ensures outstanding visibility, ensuring your business stands out in this thriving urban landscape. Don't miss out on this rare opportunity!

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

For Lease: Office Building with Three Independent Suites

Key Features:

1. Independent Offices

- Each office is thoughtfully designed for individual companies, providing the privacy and functionality necessary to satisfy your business objectives. These offices offer ample space and are designed to meet the diverse needs of any business owner.

2. Central Reception Area:

- The facility includes a spacious and welcoming central reception area. This well-designed space ensures a comfortable and organized experience for clients, and a professional setting for staff meetings.

3. Optional gross lease or Triple Net Lease Basis:

- This property is available either as a gross lease for individual offices or as a triple net (NNN) lease basis, providing transparency and cost-sharing for common area maintenance, property taxes, and insurance. With this lease structure, tenants have control over their operating expenses, making it a cost-effective choice for businesses.

4. Immediate Availability:

- The facility is ready for instant occupancy, allowing you to start operations immediately. Save time and effort in setting up your practice and focus on what you do best.

5. Prime Location:

- Located in an easily accessible area near downtown, this office building ensures that your business benefits from a steady stream of attention. Ample parking and convenient access enhance the client experience.

Continued on Next Page-

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION CONTINUED

Don't miss this exceptional opportunity to establish or expand your company in a modern and professional environment. Contact us today to schedule a viewing or request additional information. Secure your office space now and grow your business!

Disclaimer: This description is for illustrative purposes only and is not a formal offer or lease agreement. Specific lease terms, pricing, and conditions may vary. Please contact the listing agent for detailed information and negotiations.

RECENT RENOVATIONS

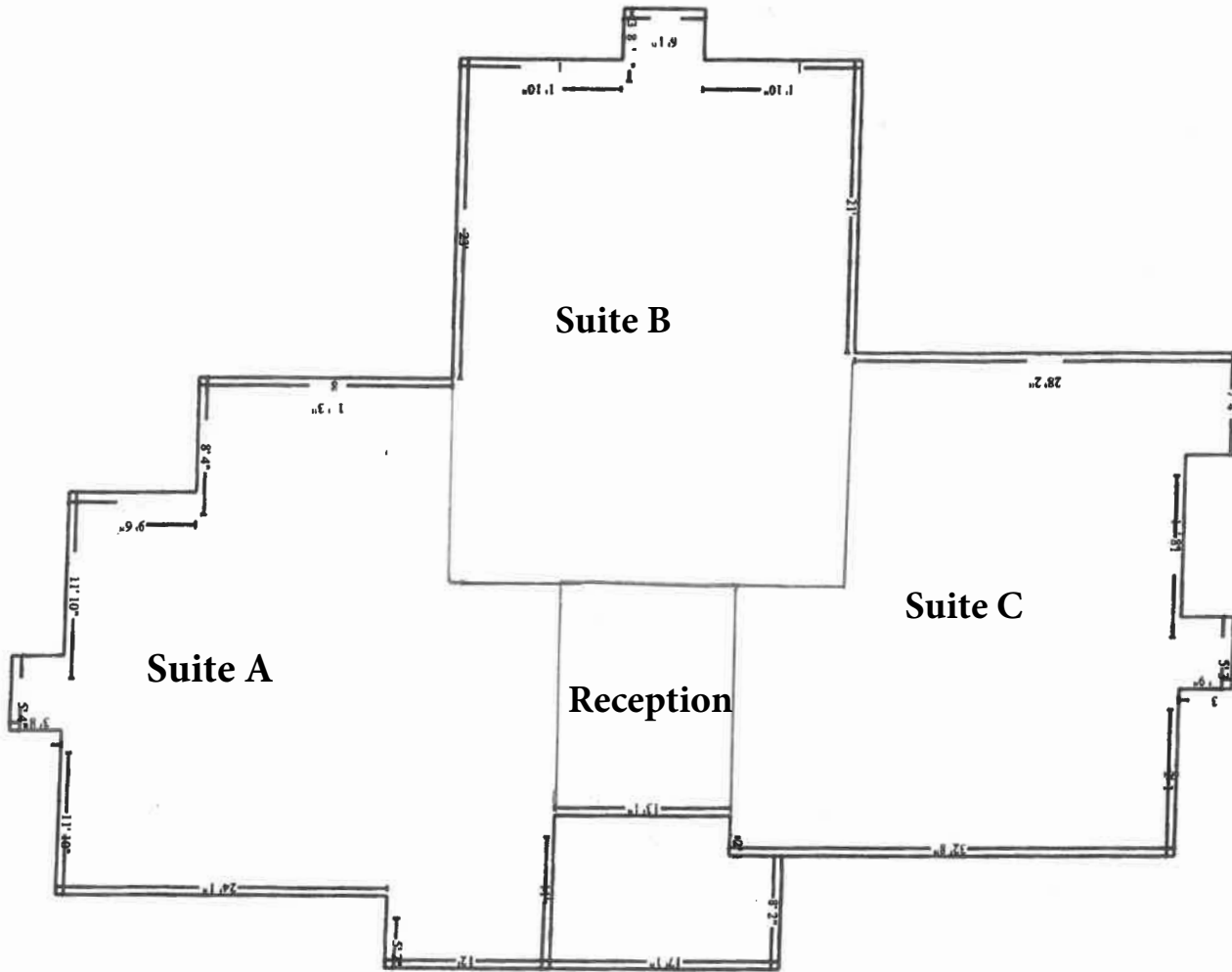
- New Façade
- New landscaping
- New HVAC unit
- Newly painted

LEASE SPACES

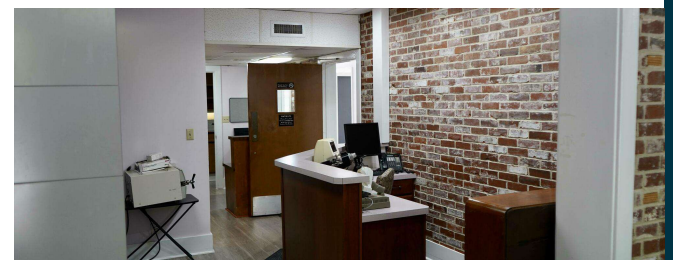
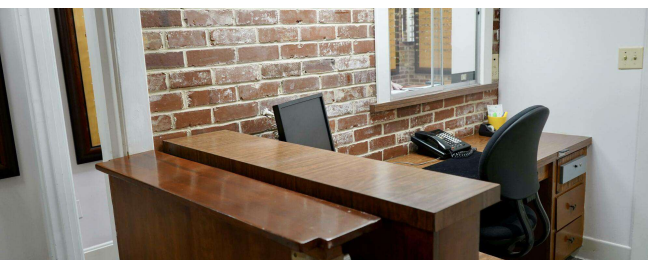
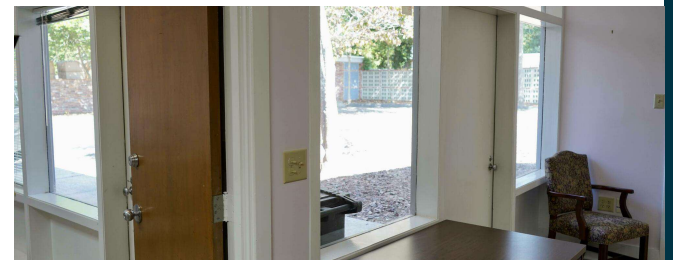
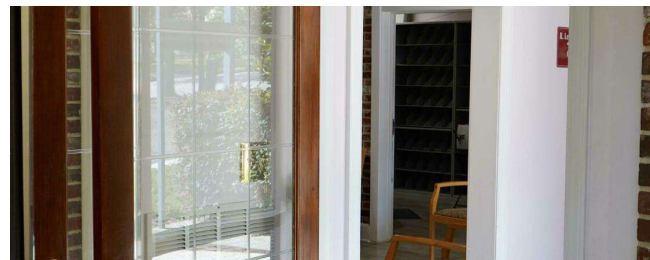
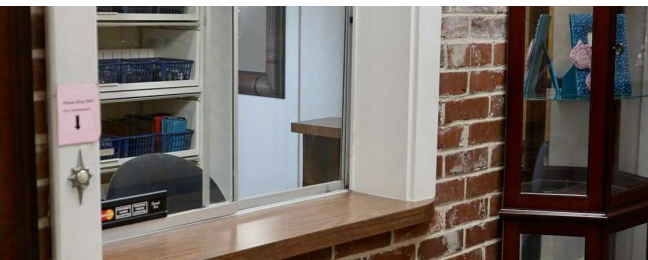
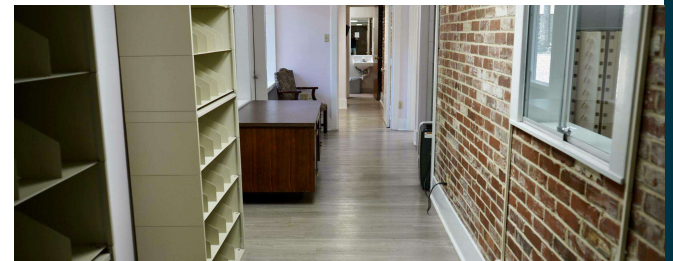
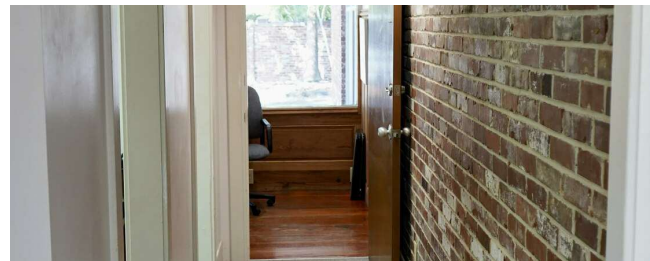
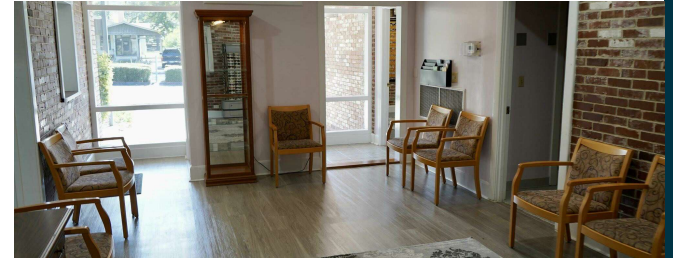
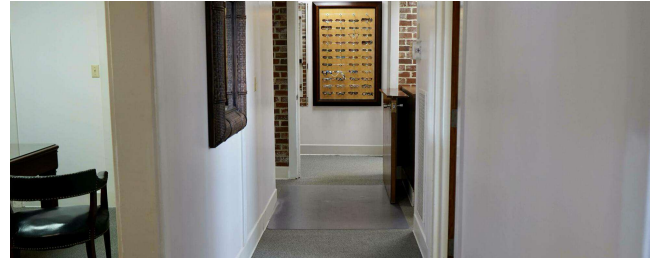


AVAILABLE SPACES

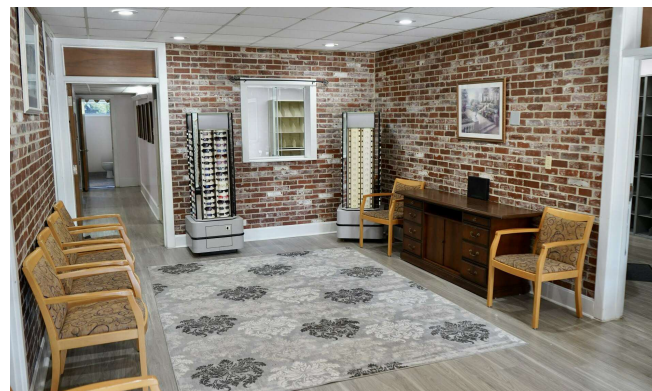
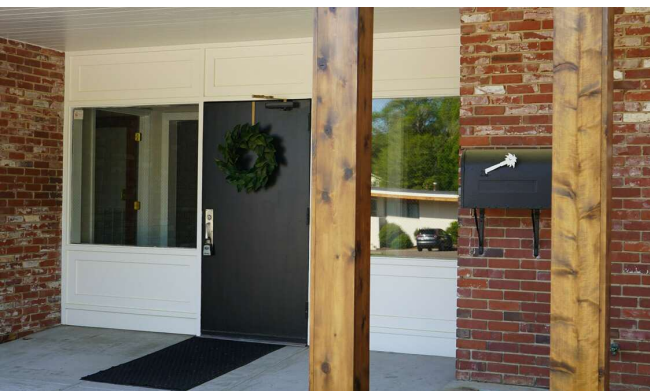
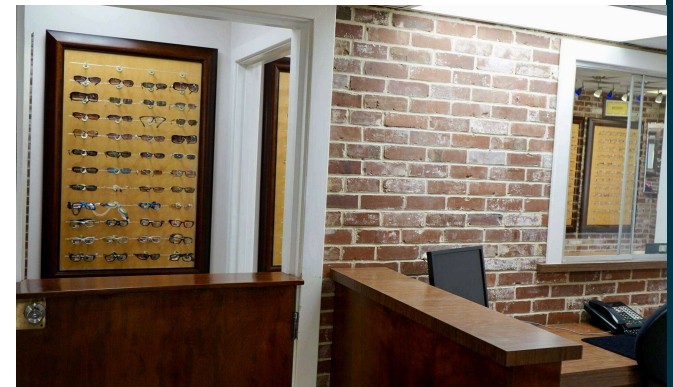
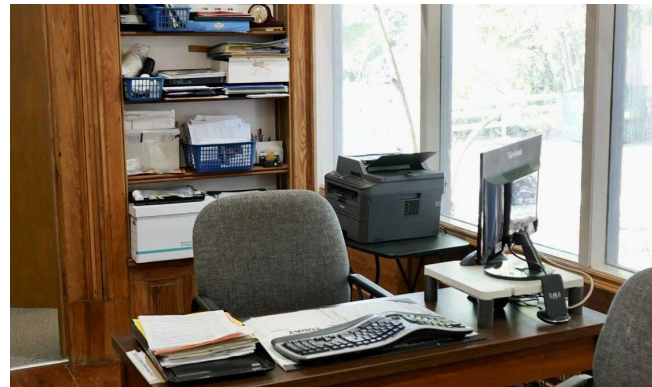
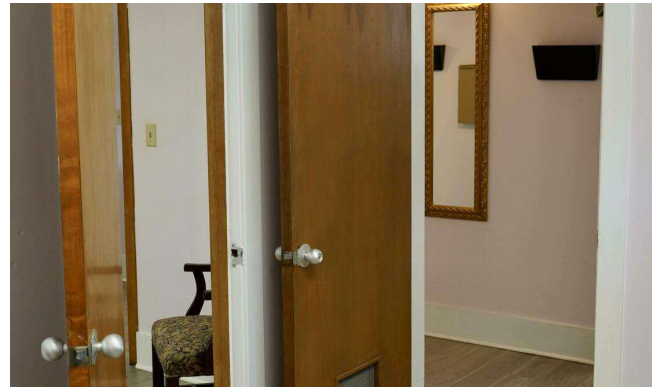
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Half of Suite B	Available	625 SF	NNN	\$1,500 per month	-



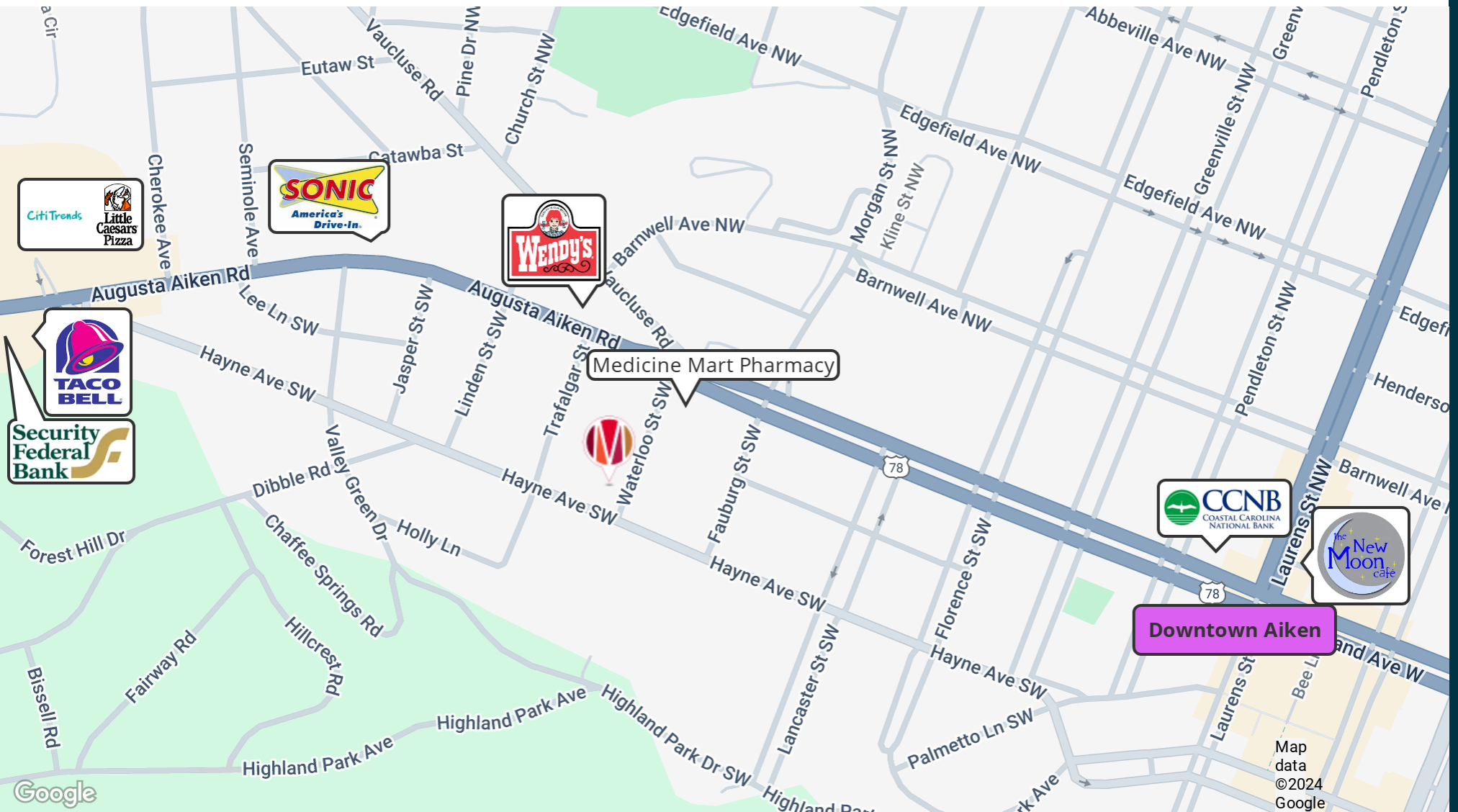
PHOTOS



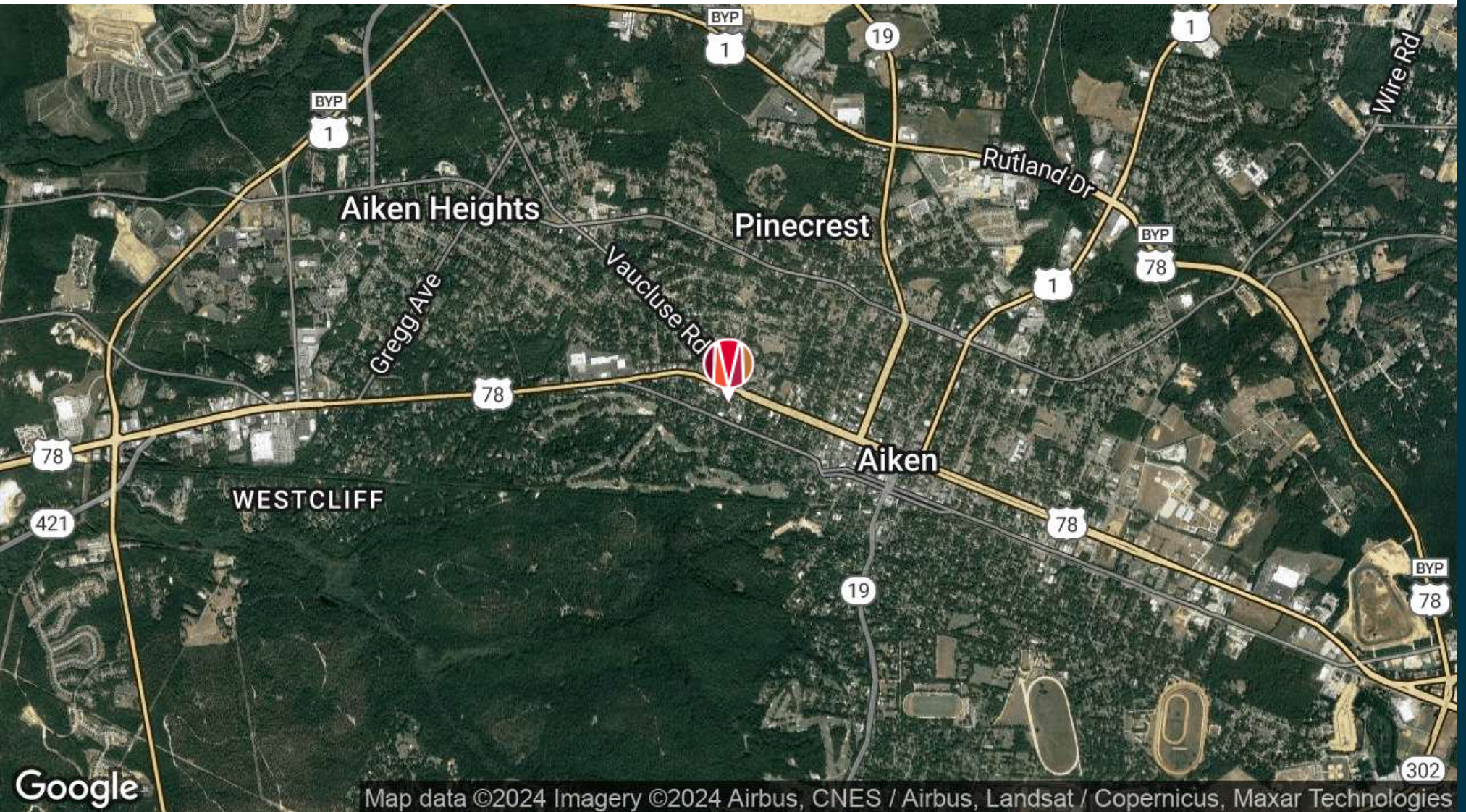
ADDITIONAL PHOTOS / 3,750 SF OFFICE BUILDING - INDIVIDUAL OFFICES AND SUITES WITH CENTRAL RECEPTION



RETAILER MAP



LOCATION MAP

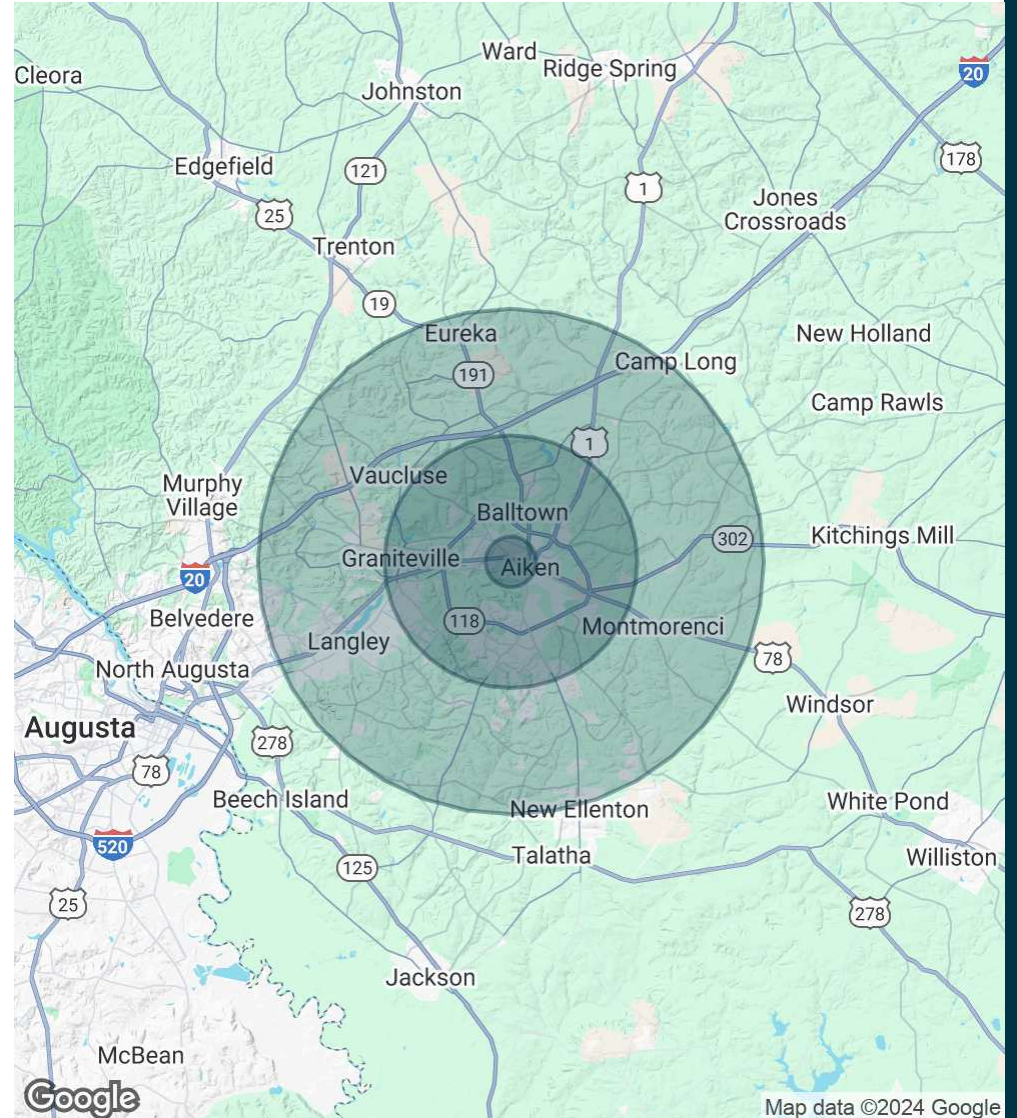


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,482	50,318	95,554
Average Age	52.8	42.1	43.1
Average Age (Male)	49.4	41.1	41.9
Average Age (Female)	53.3	43.0	44.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,740	23,076	42,486
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,926	\$62,614	\$66,327
Average House Value	\$181,114	\$163,600	\$172,263

2020 American Community Survey (ACS)





AIKEN, SOUTH CAROLINA

Aiken, SC is an exceptional community for Office space due to the following compelling reasons:

1. **Growing Demographics:** Aiken's population has been steadily increasing, providing a growing client base for business services.
2. **Aging Population:** Aiken is home to a significant number of retirees, creating a steady demand for primary care and specialty medical services.
3. **Educational Institutions:** With institutions like USC Aiken and Aiken Technical College, there's a pool of potential employees and opportunities for collaboration in research and training.
4. **Quality of Life:** The community's rich cultural amenities, recreational opportunities, and a pleasant climate make it an attractive destination for people of all ages.
5. **Existing Businesses:** Aiken already has a foundation of businesses in different industries, which can provide referral networks and support for a company.

All these factors make Aiken, SC an excellent choice for establishing a company, with a growing and diverse consumer population, a strong economic foundation, and a high quality of life that benefits both businesses and their customers.



CURT HANNA

Commercial Brokerage Advisor

Clinecommercial@Meybohm.Com

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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.

SC #132904 // GA #430540

MEYBOHM COMMERCIAL PROPERTIES

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