



Property Description

Class "A" office available for lease in Old Town Bluffton. The 3rd floor is now available and its layout consists of 3 offices/reception, conference room, break room with kitchenette, IT/storage closet, and restroom. Superb office space for Lease with great views out of the conference room over Old Town Bluffton. Great location within walking distance to many restaurants and shops. Elevator access.

Property Highlights

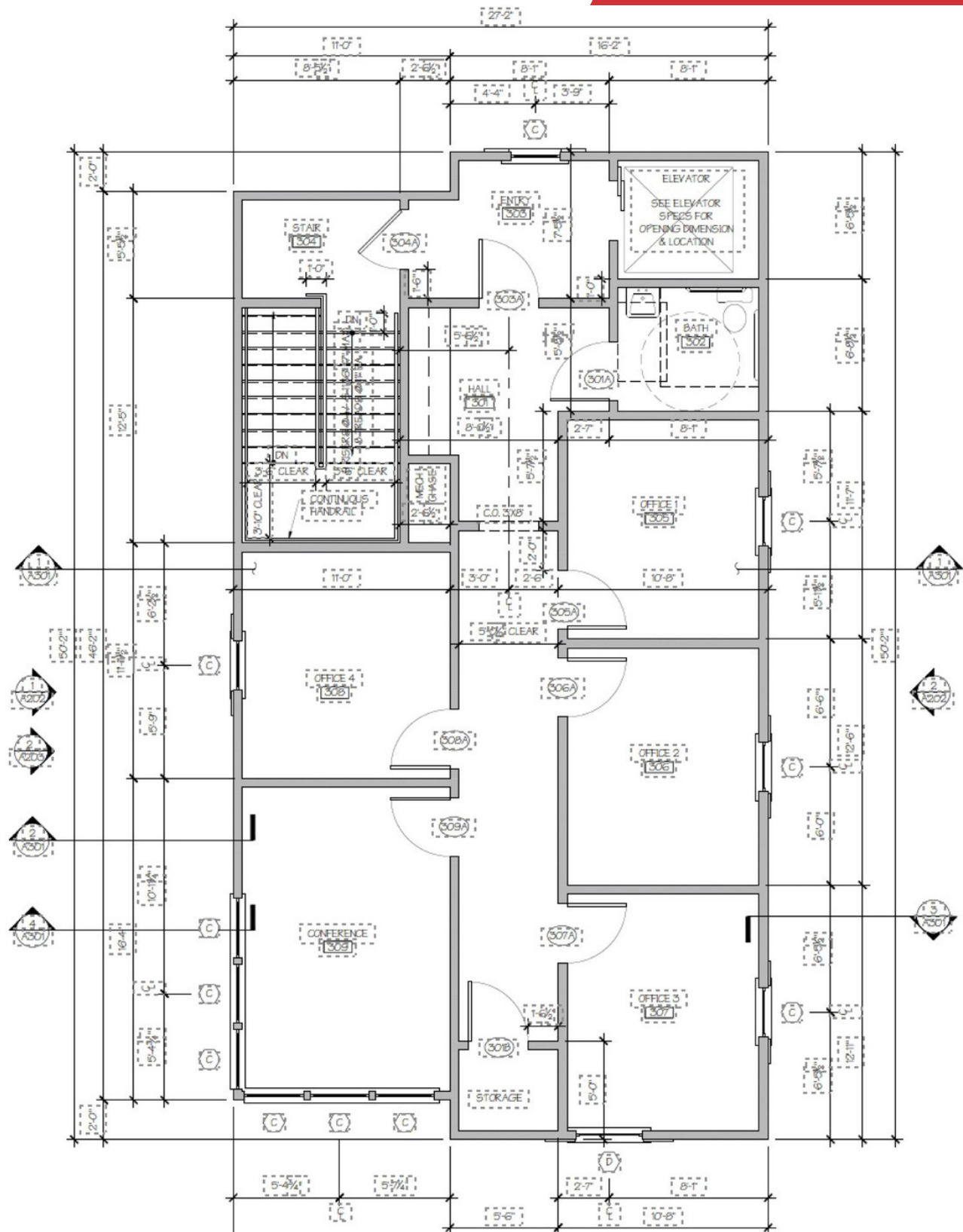
- Class "A" Office Space For Lease with Elevator
- In the Promenade - Old Town Bluffton
- Great Visibility, Fronting Bluffton Road
- First Floor - LEASED
- Second Floor - LEASED
- Third Floor - Available

Offering Summary

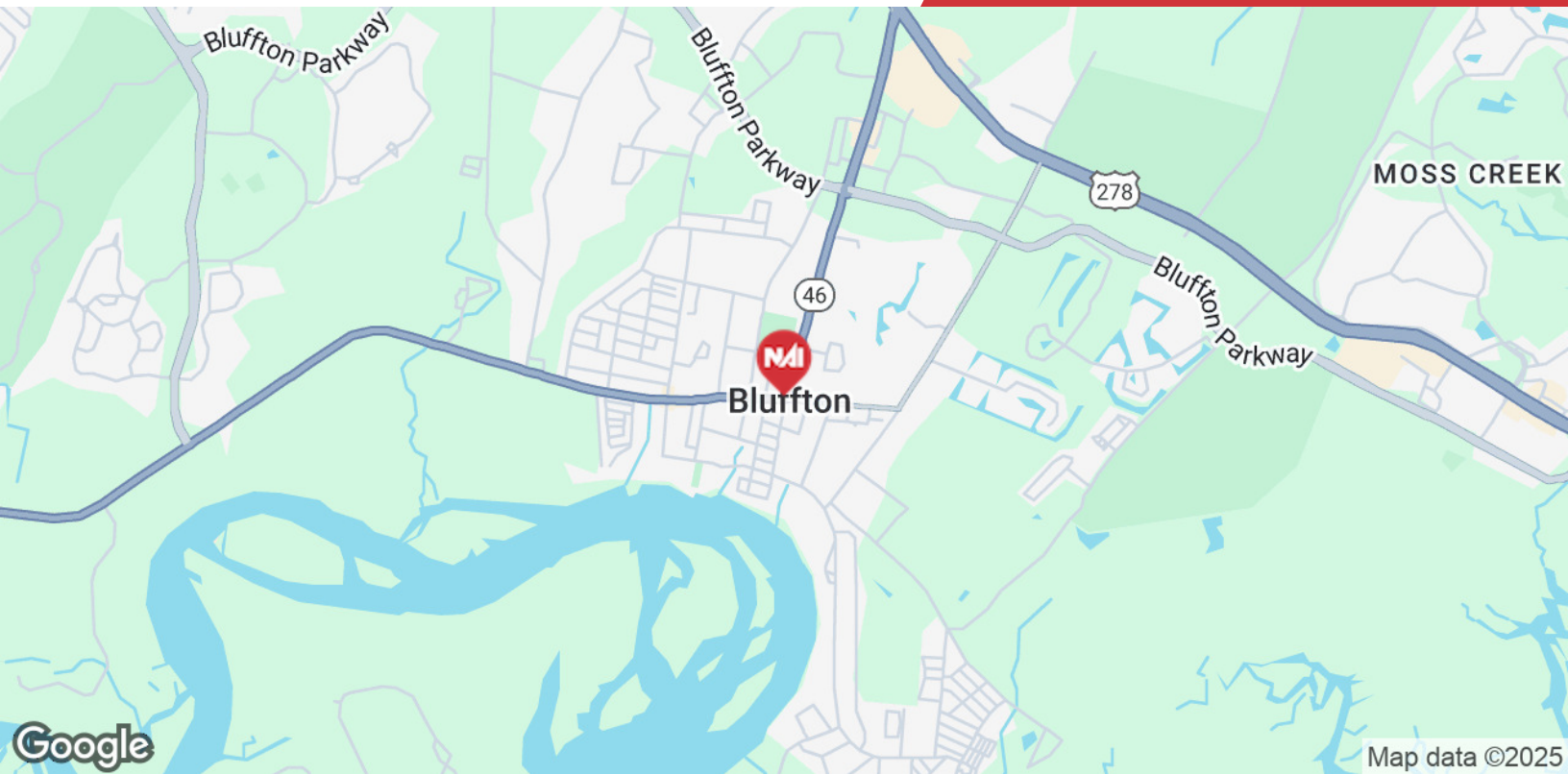
Lease Rate:	\$3,240 / Month (NNN)
3rd Floor NNN:	\$625 / Month
Building Size:	Approx. 3,747 SF
Available SF:	+/- 1,200 SF
Property Type:	Office
Cross Streets:	Bluffton Rd & May River Rd
Zoning:	Neighborhood Core - HD

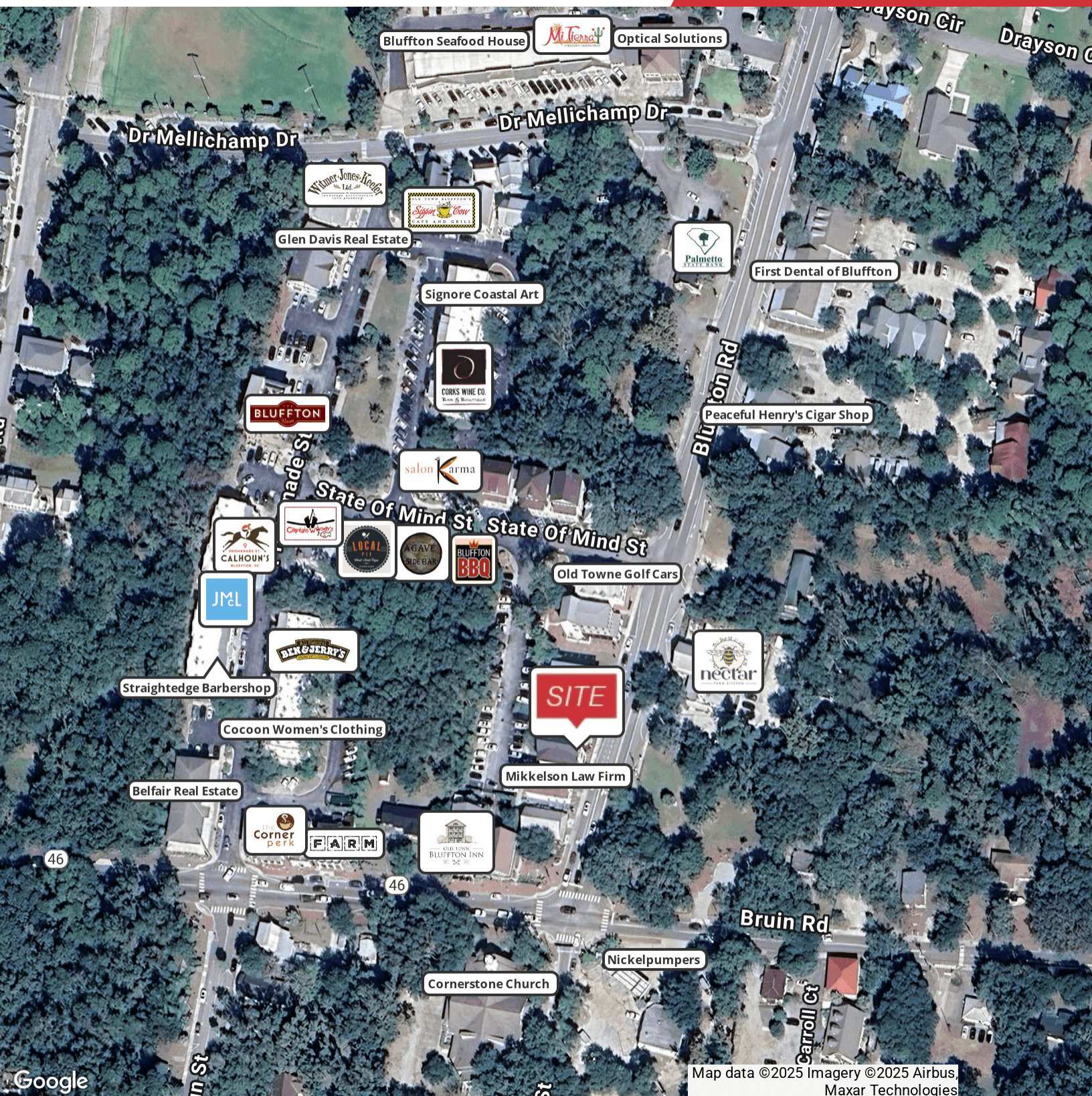
NAI Carolina Charter

For more Information
WALTER WILKINS
O: 843 837 4460 x3
walter@naicarolinacharter.com





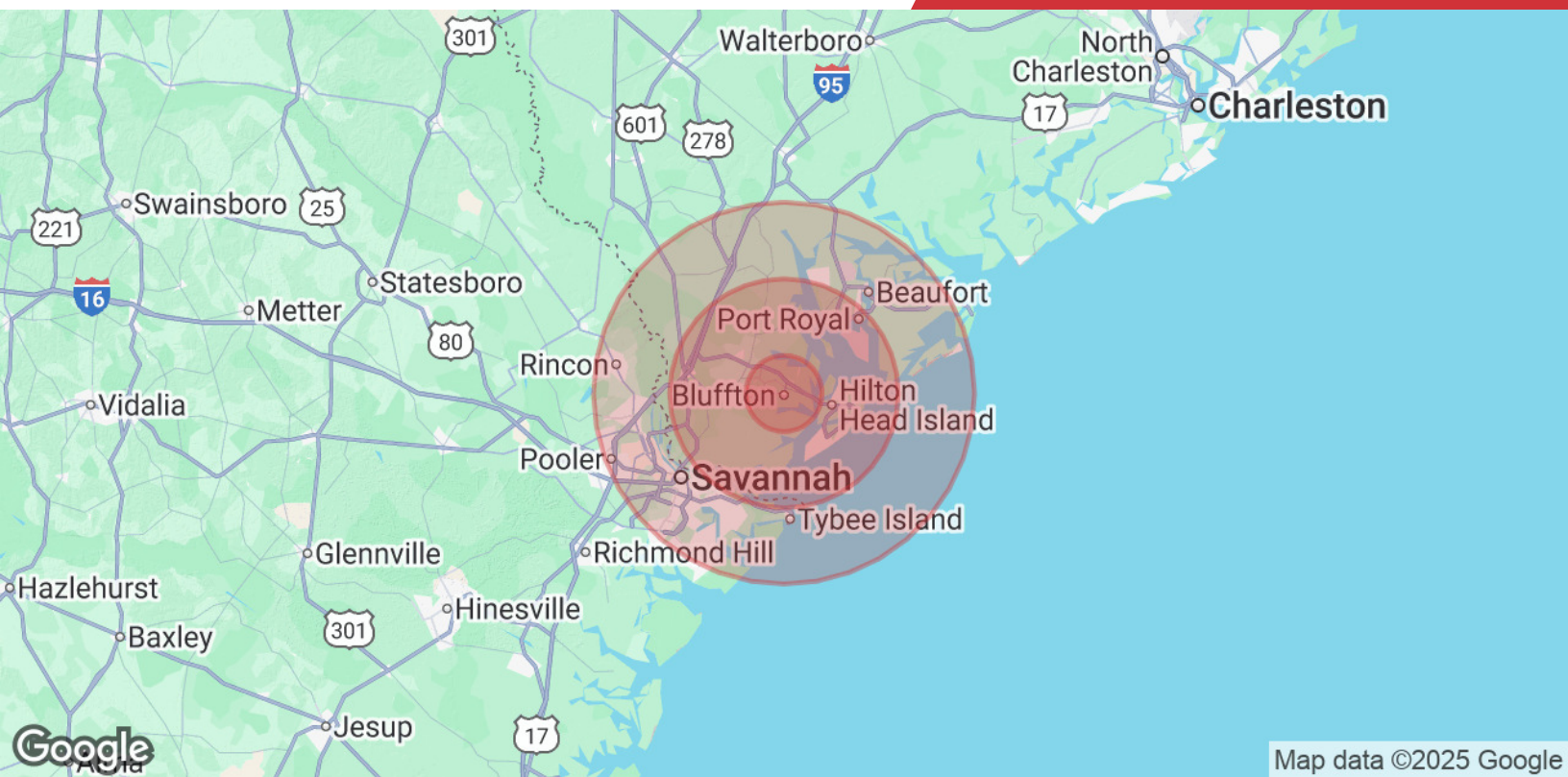




Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



Map data ©2025 Google

Population

	5 Miles	15 Miles	25 Miles
Total Population	29,545	119,168	393,377
Average Age	35.0	44.0	38.0
Average Age (Male)	35.1	43.5	36.9
Average Age (Female)	34.8	44.2	39.0

Households & Income

	5 Miles	15 Miles	25 Miles
Total Households	11,281	49,201	154,937
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$75,784	\$85,712	\$67,777
Average House Value	\$336,458	\$390,689	\$312,432

* Demographic data derived from 2020 ACS - US Census