



OFFICE SPACE FOR LEASE



Harbourgate Resort Office Space

2100 SEA MOUNTAIN HWY NORTH MYRTLE BEACH, SC 29582



DREW LANGWAY

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PROPERTY DESCRIPTION

OFFERED FOR LEASE: Is the commercial office space at Harbourgate Resort & Marina in North Myrtle Beach, SC. Harbourgate Resort consists of a seven-story condominium project overlooking the Harbourgate Marina and Intracoastal Waterway. This offering is an ideal location for professional office.

OFFERING SUMMARY

Lease Rate: \$22.00 SF/yr (NNN)

Available SF: 886 SF

PROPERTY HIGHLIGHTS

- PIN: 35004030113 TMS: 1301206120
- Reception / Professional Office(s) - Approximately +/- 543 SF
- Conference Room / Office w/ Harbour View - Approximately +/- 343 SF
- Utilities Included: Water, Electric, WIFI and Trash.
- Two (2) Common Area Restrooms
- Est. 2026 CAM Fees: \$3.00/SF

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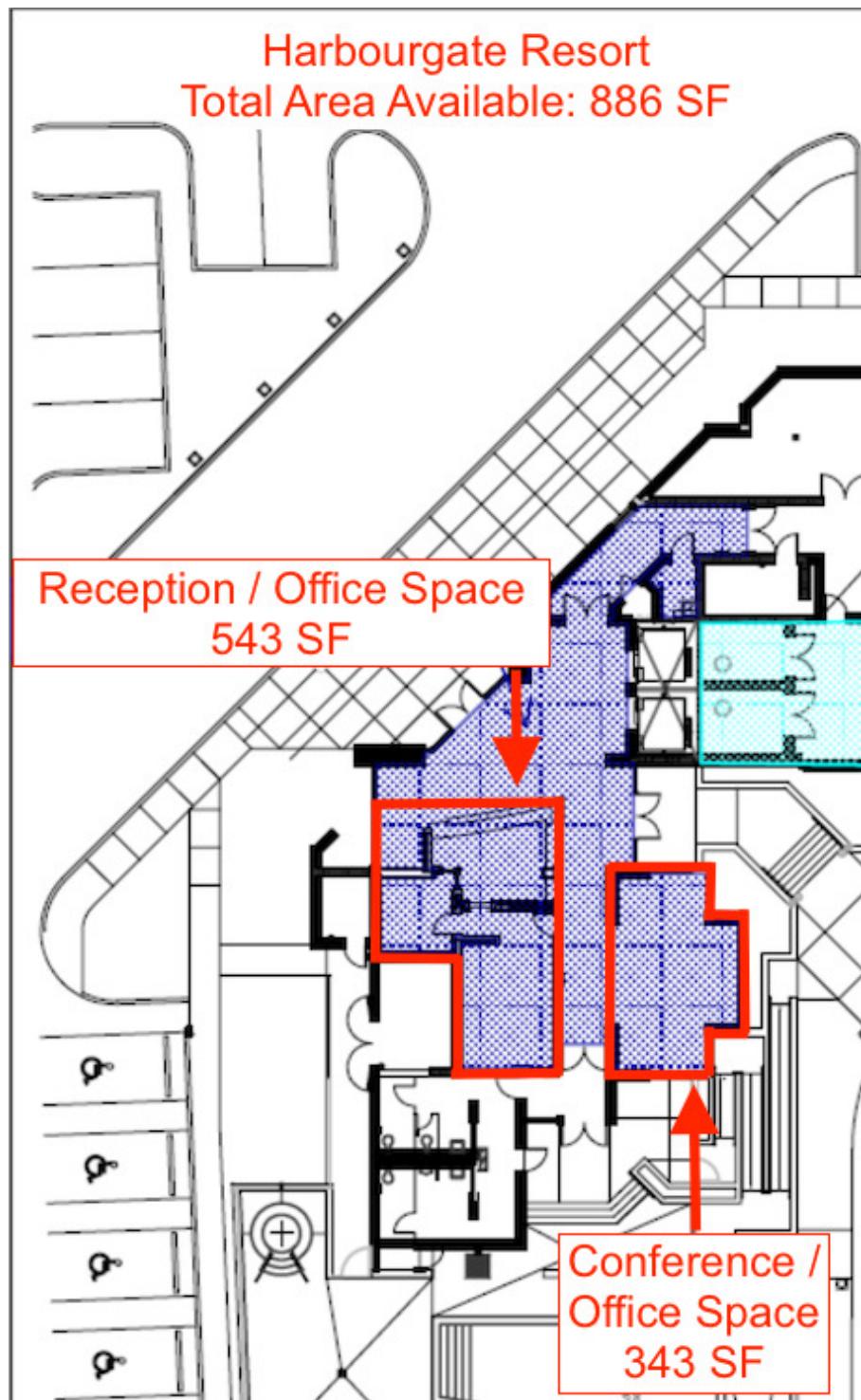
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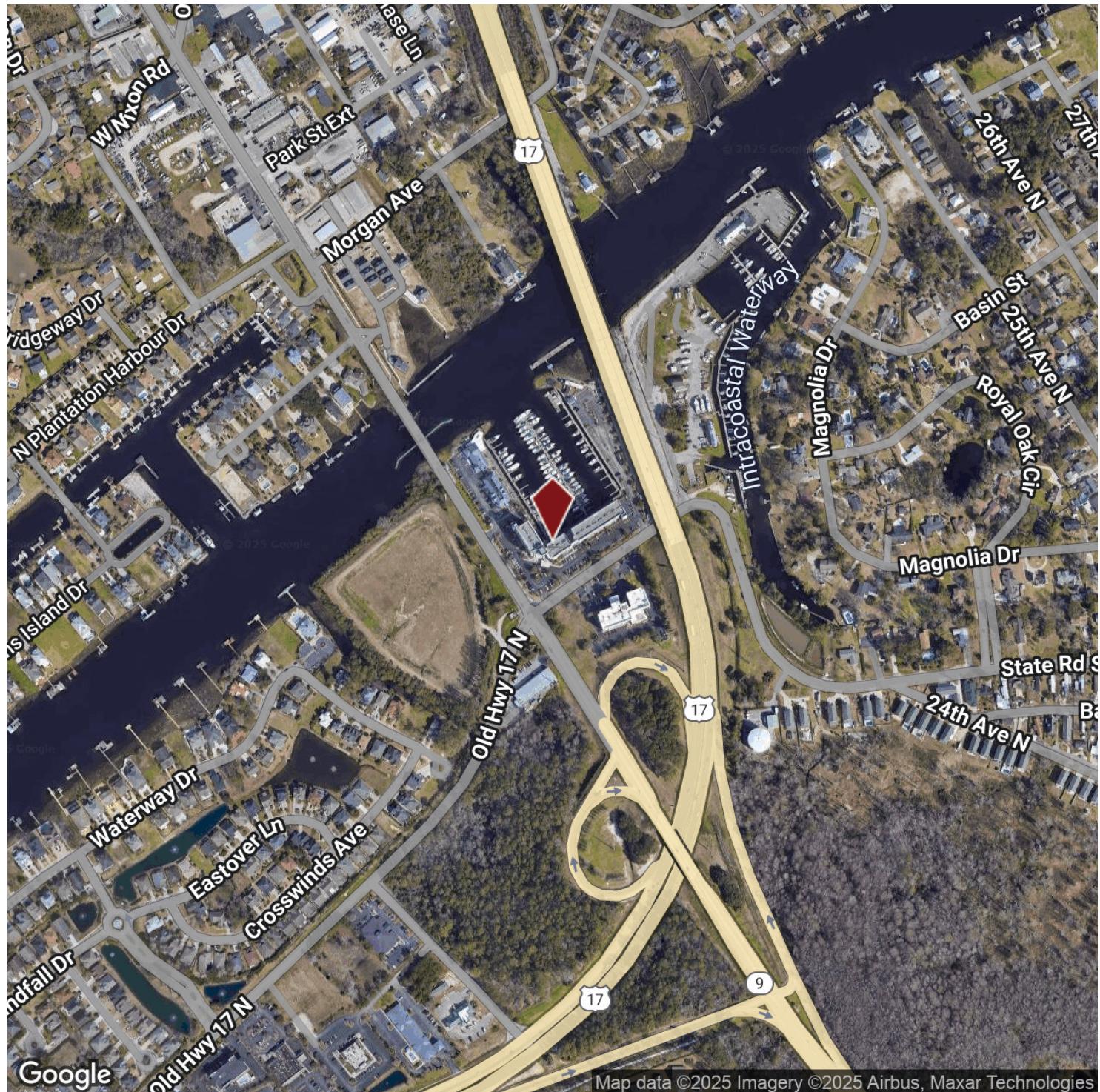
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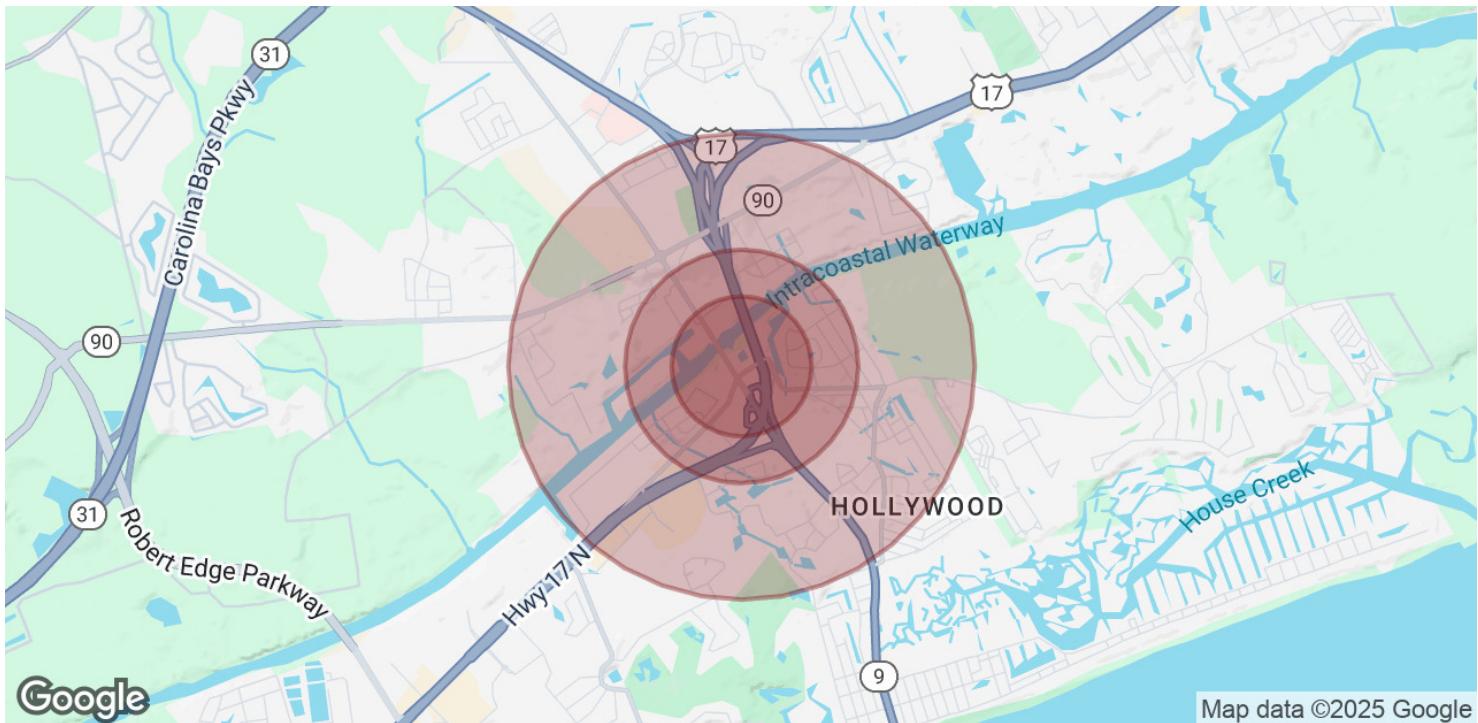
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	219	1,273	4,396
Average Age	59	57	58
Average Age (Male)	58	57	57
Average Age (Female)	59	58	58

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	118	661	2,259
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$85,987	\$90,184	\$94,445
Average House Value	\$425,555	\$385,726	\$388,706

Demographics data derived from AlphaMap

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