

**FOR LEASE**

# OFFICE SPACE FOR LEASE

158 STATE STREET BLUFFTON, SC 29910



**VM** | REAL ESTATE 



## CONTACT

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# PROPERTY OVERVIEW

158 STATE STREET BLUFFTON, SC 29910



## OFFERING SUMMARY

Available SF:	1,524 RSF
Lease Rate:	\$30/SF/NNN
NNN:	\$9.31/SF/YR
Market:	Bluffton

## PROPERTY HIGHLIGHTS

- Office Space Near Historic Downtown Bluffton for Lease
- Beautifully Designed
- Situated immediately off Highway 46 just south of the Bluffton Parkway
- Short Drive throughout the market including Savannah

## PROPERTY OVERVIEW

1,524 sf office space available for lease in this charming class A building in Bluffton Village. This second floor suite features a thoughtfully designed, functional layout with high-end finishes, elevator service and a private balcony that is perfect for taking a break or meeting with clients outdoors. The space is ideal for professional office users seeking a beautiful space in prime location near historic downtown Bluffton, with all the character and convenience the area has to offer.

## LOCATION OVERVIEW

Immediately off Highway 46 between the Sam's Club/Walmart development to the north and adjacent to the highly sought after historic downtown area, to the south in Bluffton Village. Bluffton Village is a mixed-use community that includes the Bluffton Post Office and Library, restaurants, retailers, professional office users and residences. This central location provides easy access to anywhere in the market and is less than a 30 minute drive to Savannah. This is an extremely high growth area with strong demand and strong demographics.

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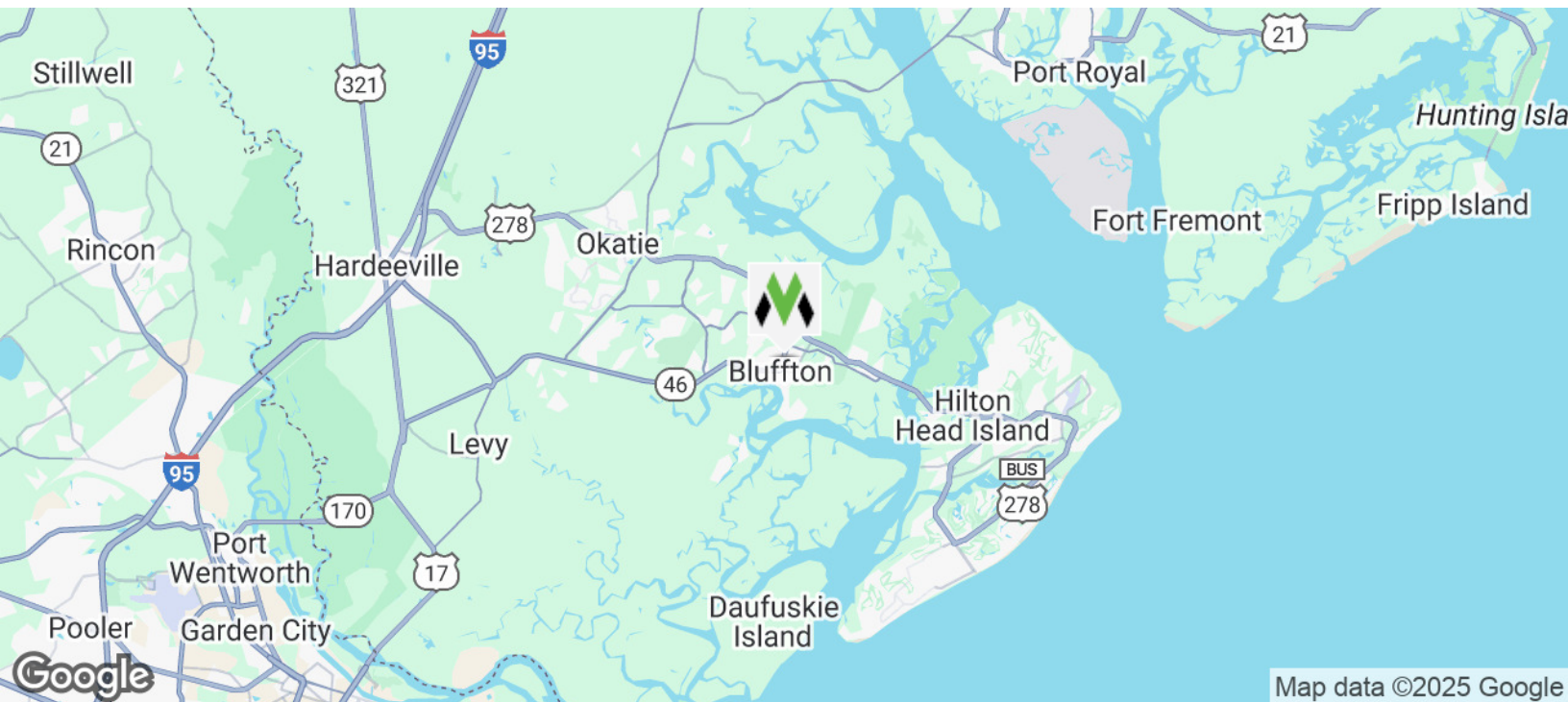
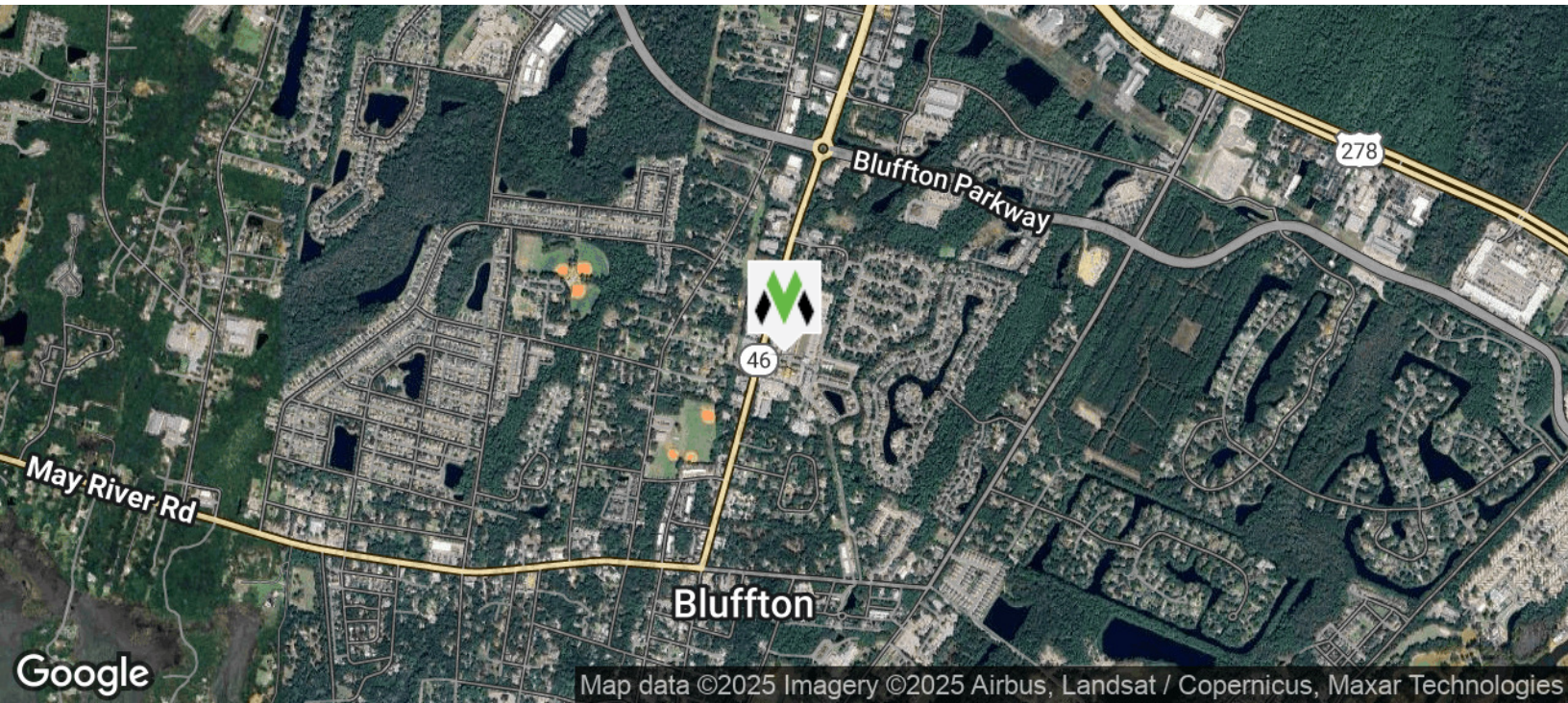
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# LOCATION MAPS

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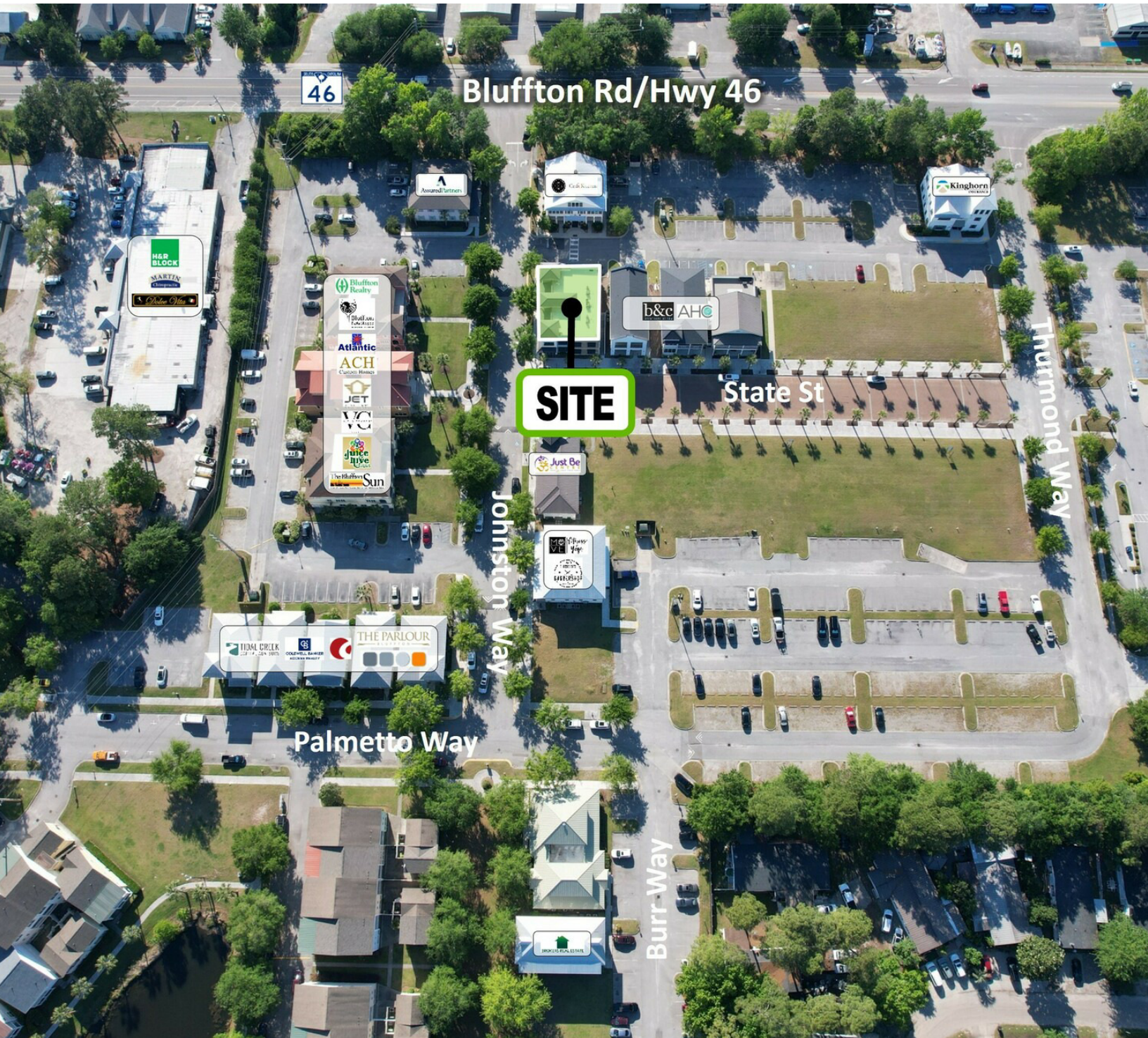
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# LOCATION AERIAL

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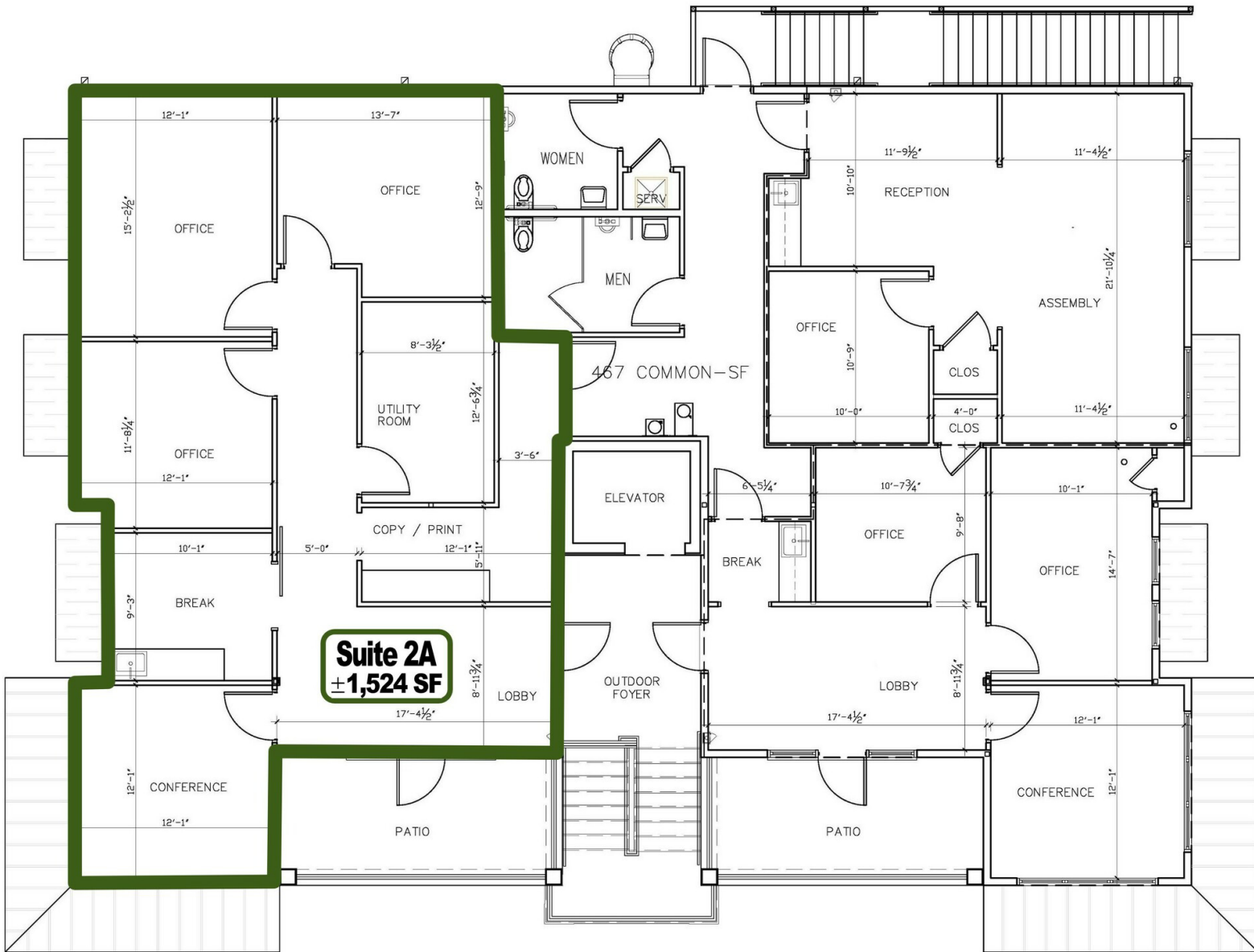
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# FLOOR PLAN

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# PICTURES

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