



OFFICE BUILDING FOR LEASE

29th Ave N Office Building

516 29TH AVE N MYRTLE BEACH, SC 29577



GINA NELSON-BRUST

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4706 Oleander Drive, Myrtle Beach, SC 29577-5742

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PROPERTY DESCRIPTION

OFFERED FOR LEASE: Well Maintained 1,260 SF Free Standing Office Building Offered for Lease Directly on 29th Avenue North. Located Near Key Business Corridors With Easy Access to Robert Grissom Parkway, Hwy 17 Business, and Hwy 17 Bypass. Close to Myrtle Beach Middle School, Topgolf, Broadway at the Beach, and the Myrtle Beach Convention Center. **Available 10/1/2025.**

PROPERTY HIGHLIGHTS

- Approximately 1,260 SF of Office Space
- Three (3) Individual Offices
- Conference Room
- Reception Area
- One (1) Restroom
- Full Kitchen
- File Room
- Front and Rear Parking Available
- Front Patio and Side Patio Access
- Recently Completed Crawl space Encapsulation to Improve Indoor Air Quality and Energy Efficiency.
- 80' Road Frontage on 29th Ave N
- Tenant Responsible for All Utilities
- Landlord to Pay for Taxes, Insurance, Landscaping, and Pest Control

OFFERING SUMMARY

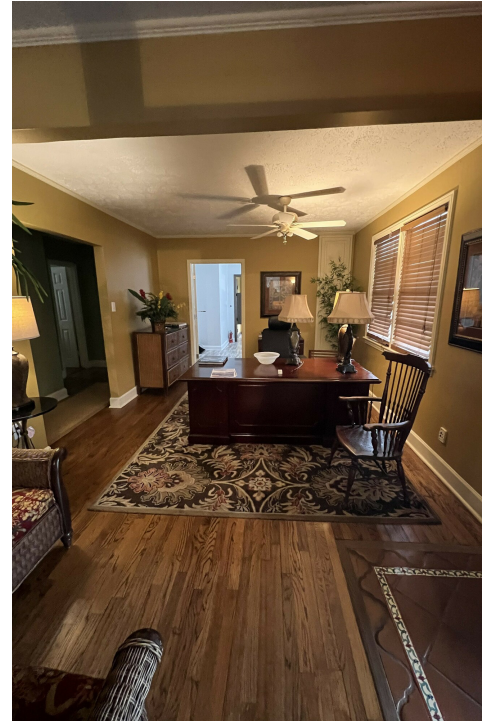
Lease Rate:	\$3,000.00 per month (Gross)
Available SF:	1,260 SF
PIN#:	Identified as PIN# 42406040027 County of Horry, SC
Zoning:	HC-2 City of Myrtle Beach SC

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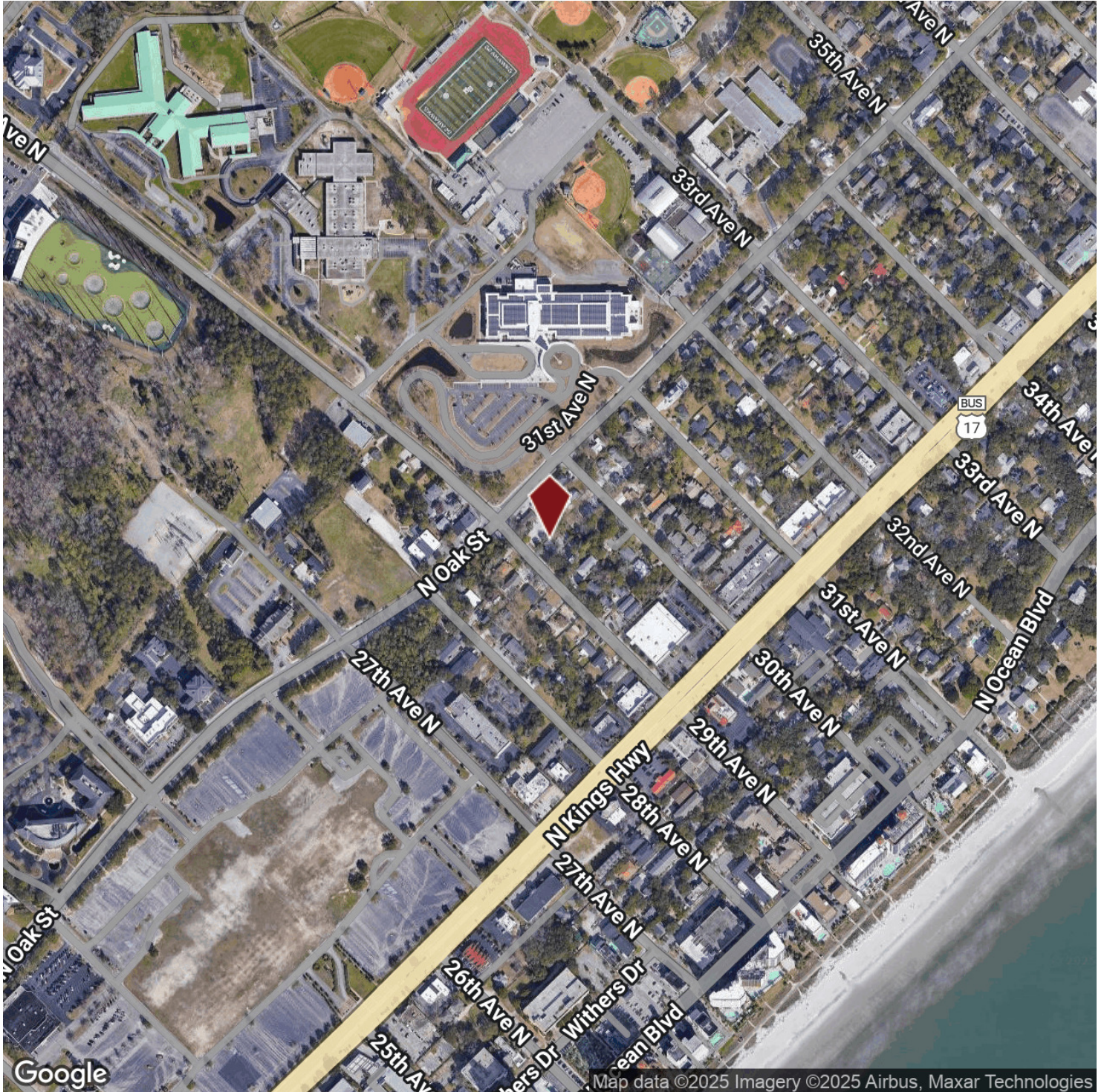
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