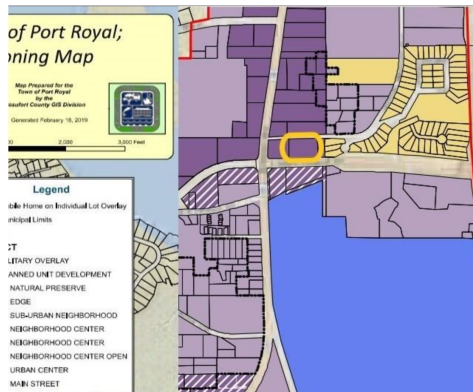


1 Professional Dr, Port Royal Offered At \$2.00 Per Sf



1 Professional Drive in Port Royal, SC is an office complex in a prime location with ample parking, multiple offices, fiber internet, and conference rooms.

- Building is 6000 sf with a 1 acre lot, paved parking with signage.
- Both interior & exterior have been renovated in 2021.
- Interior: It has 16 offices, conference rooms, storage areas, central reception area. The attic is climate controlled for document storage.
- Location: This property is centrally located offering high visibility with traffic from Ladys Island Drive and Ribaut Road. Great headquarters for pharmaceuticals, nutraceuticals, or Medical offices due to proximity to Beaufort Hospital.

Karen Andrade
Office: 843-919-0330
Cell: 704-919-6904
Email:
grahamgmtltd@gmail.com

Address: 1 Professional Dr Ste.7
Port Royal, SC 29935



Wonderful old water oaks shade the parking and the property. All offices have windows, and this building is close to a variety of restaurants & amenities.

- Lease would be Modified Gross, with owners responsible for property taxes and insurance.
- Willing to do tenant improvement or upfit on a 10 yr+ lease. Terms negotiable.

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