



## Class "A" Office Space With Water Views

23B Shelter Cove Lane, Suite 401  
Hilton Head Island, South Carolina 29928

### Property Highlights

- Prime Mid-Island Location in Shelter Cove adjacent to Kroger, Starbucks, Kinghorn Insurance and many other retailers, restaurants and professional offices.
- Ready for Occupancy
- Great Views of Shelter Cove Harbour
- Interior layout includes reception area, 4 offices or 3 and a conference room, copier/storage room and open work or meeting area. The restroom on the 4th floor is shared with Burr Forman Law Firm and is adjacent to the suite. See the floor plan on page 2.
- Other tenants in the building include Burr Forman, Oppenheimer DDS, Edward Jones, Town of Hilton Head, South Coast Management, PrimeLending, etc...

### Offering Summary

Leasable SF:	1,546 +/- SF
Base Rent (Year 1):	\$17.50 PSF (NNN)
2024 NNN Budget:	\$8.34 PSF
Power:	\$1.35 PSF
Annual Increases:	3%
Term:	5 Years
Property Type:	Office

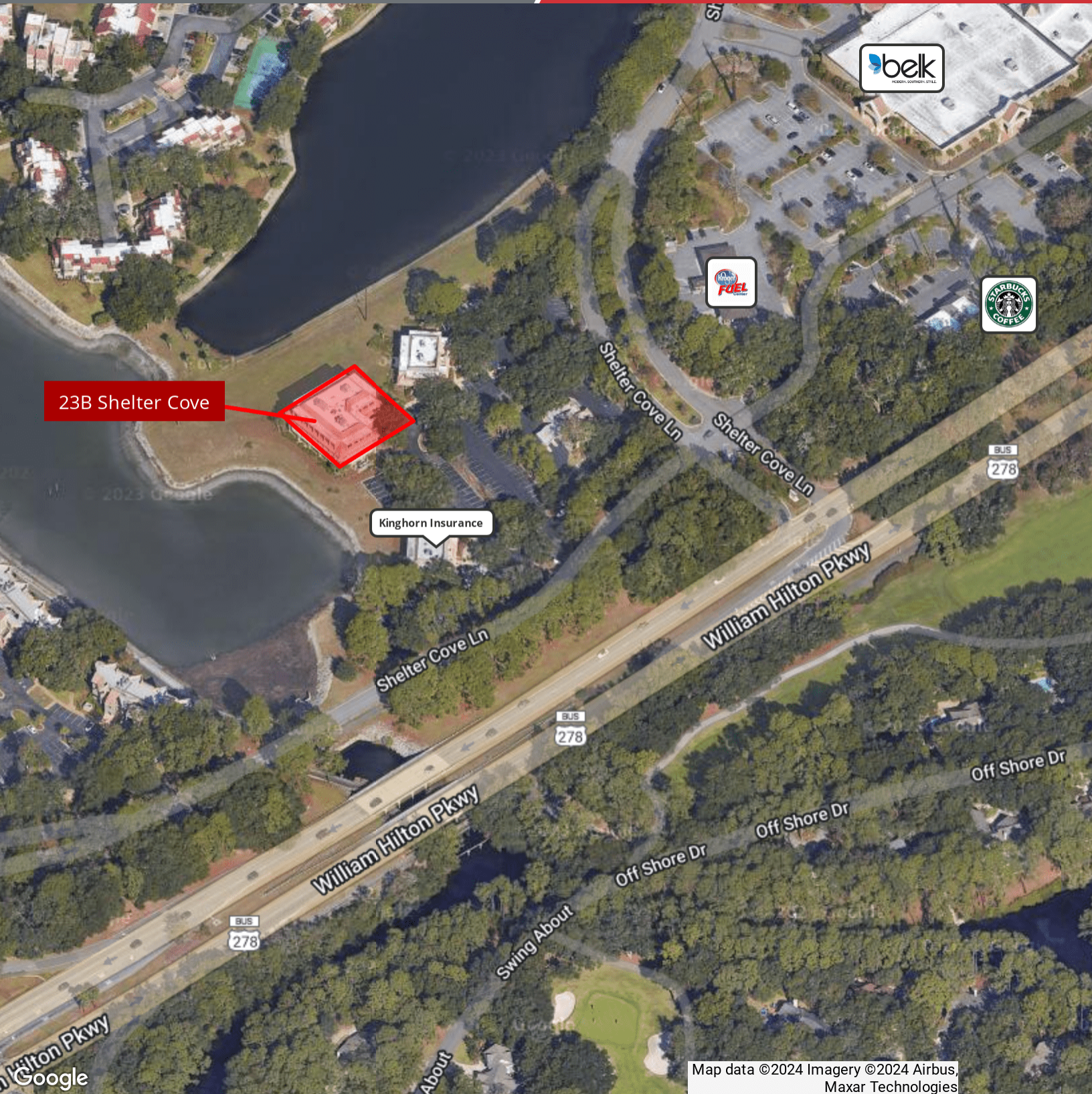
### For More Information

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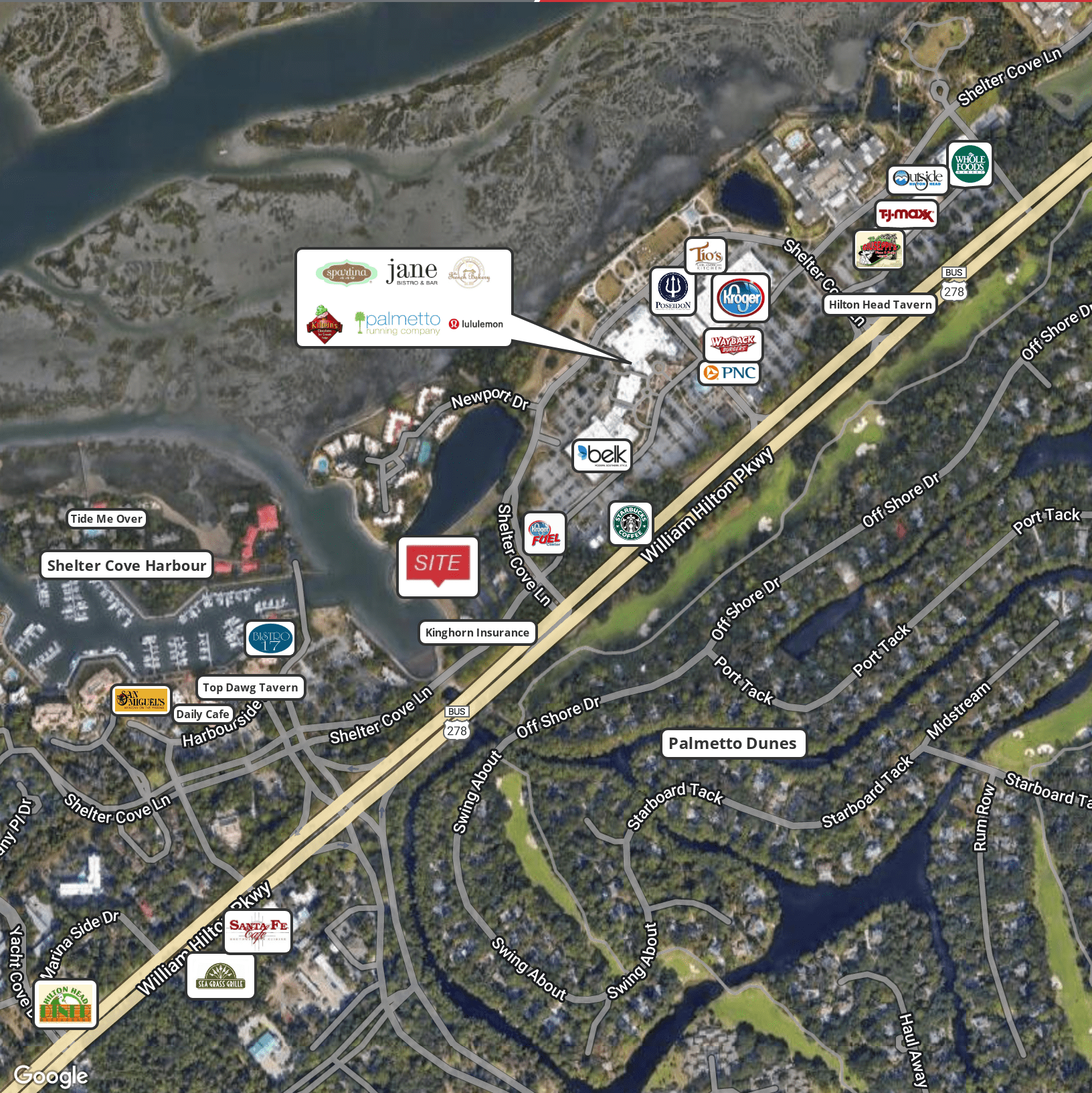




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