



Class "A" Office Space With Water Views

23B Shelter Cove Lane

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.
- Great Views of Shelter Cove Harbour and Broad Creek.
- Suite 300 & 400 are ready for occupancy
- Other tenants in the building include Oppenheimer DDS, Edward Jones, Town of Hilton Head, South Coast Management, PrimeLending, etc...

Offering Summary

Suite 400:	4,920 +/- SF
Suite 300:	7,268 +/- SF
Suites 300 and 400:	12,188 +/- SF
Suite 300 and 400 - Base Rent:	Contact Agent
2025 NNN Budget:	\$8.34 PSF
Power:	\$1.35 PSF

For More Information

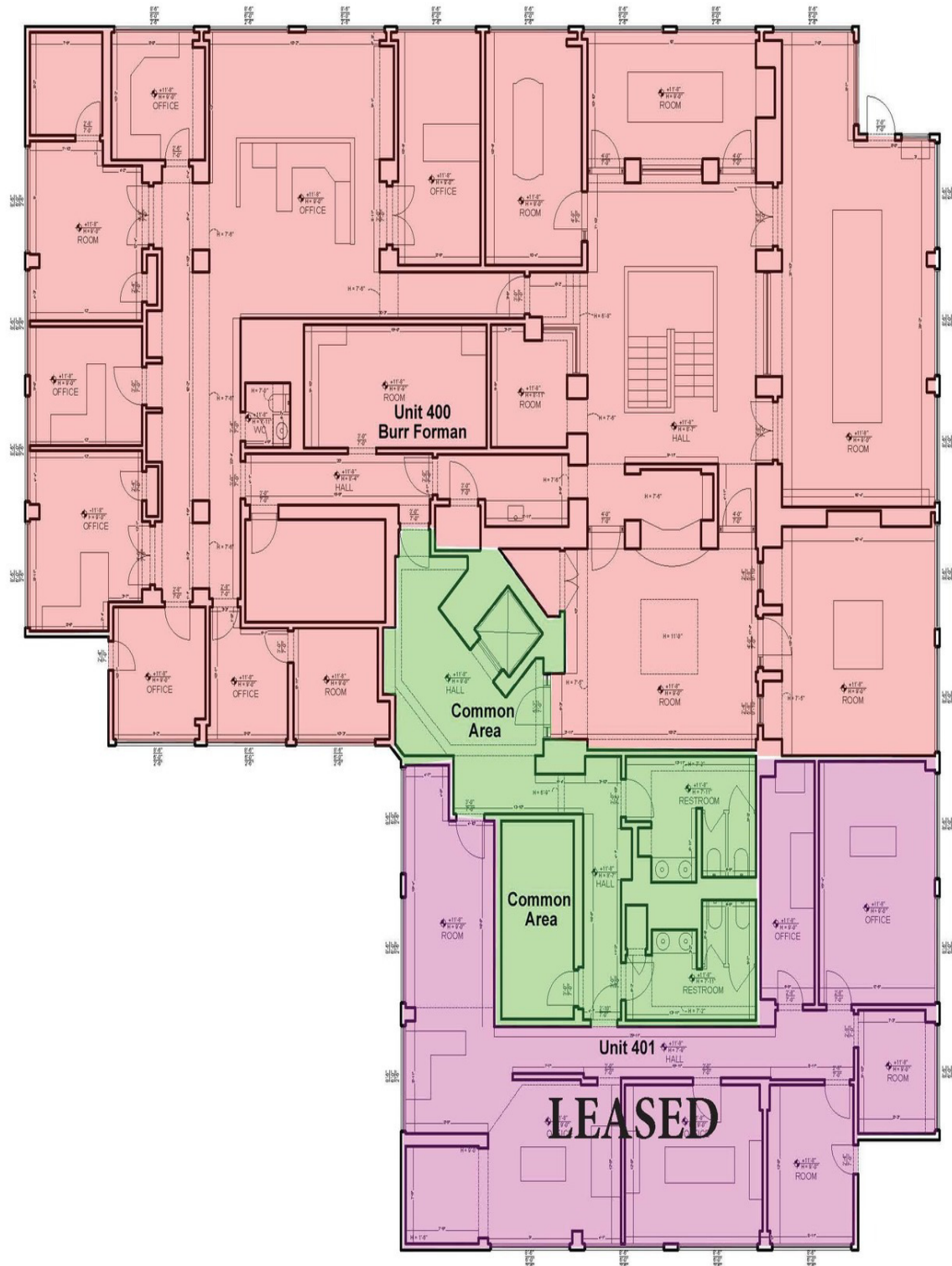
Baker Wilkins

Broker In Charge

O: 843 837 4460 x2

baker@naicarolinacharter.com

Shelter Cove Ln



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 Bluffton, SC 29910
 843 837 4460 tel
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GROSS INTERNAL AREA FLOOR 1: 8036.96 SQ FT

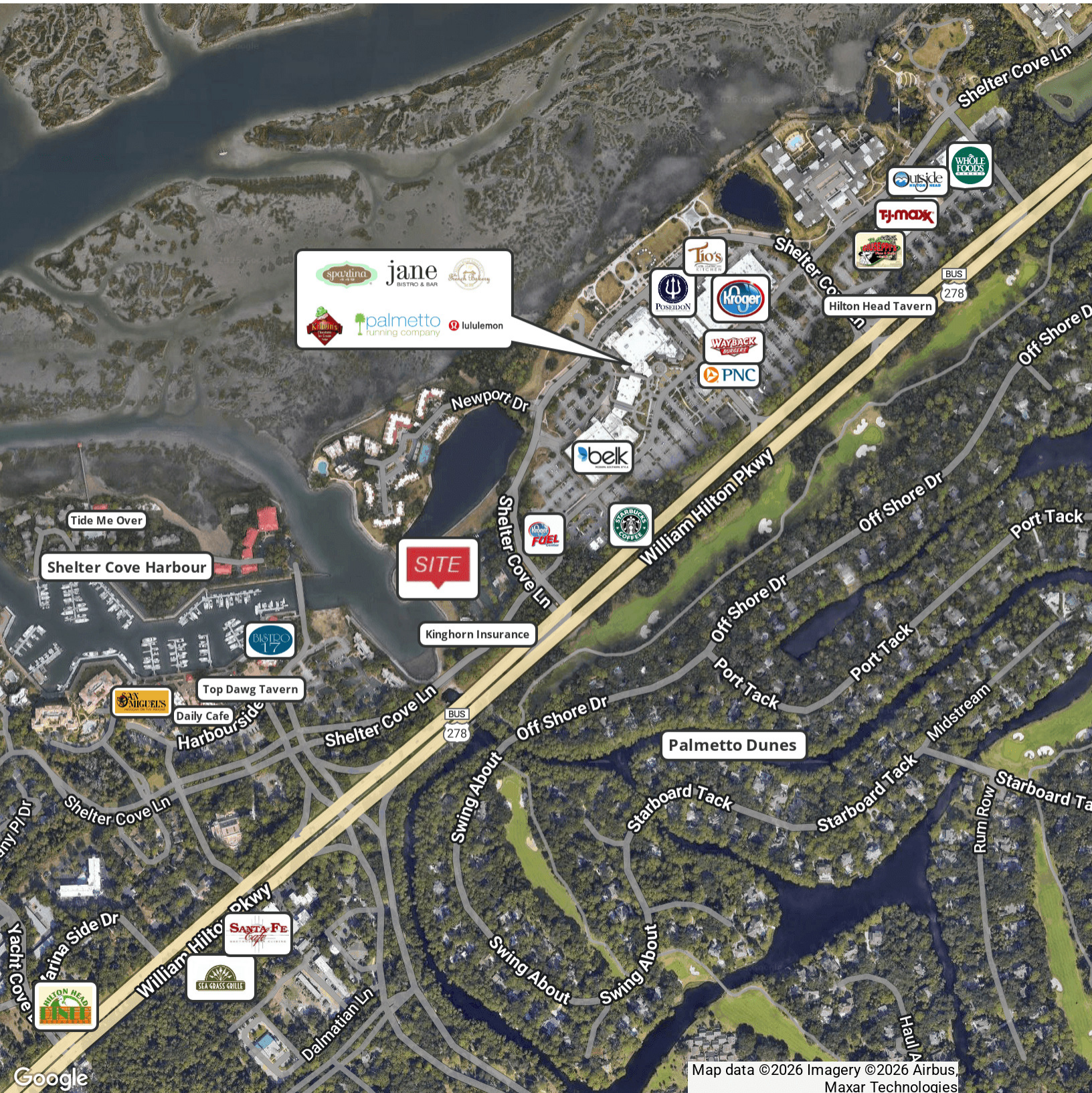
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