

3,453 - 5,944 Square Feet available for Lease in Bluffton



Office / Showroom Space Fronting Highway 278

10 Buck Island Rd
Bluffton, South Carolina 29910

Property Highlights

- Three first floor suites for lease located at the lighted intersection of Buck Island Road and Highway 278 in Bluffton, SC.
- There is ample parking.
- Other Tenant's in the building; Watterson Brands Corporate Office and Side Hustle Brewing Company.
- This is a modified gross lease so the landlord's operating expenses such as property taxes, building insurance and CAM are included in the monthly rent. Contact agent for further details.

Offering Summary

Location:	Buck Island Rd & Highway 278
Property Type:	Office / Showroom
Suite A - Approx. Size:	5,944 +/- SF
Suite B - Approx. Size:	5,273 +/- SF
Suite C - Approx. Size:	3,453 +/- SF
Lease Structure:	Modified Gross
Suite A & B Rent for Year 1:	\$25.00 PSF
Suite C Rent for Year 1:	\$27.00 PSF
Power (estimated):	\$1.00 PSF
Annual Increases to the Base Rent:	3%
NNN Expenses:	Included in the Rent

For More Information

Baker Wilkins

O: 843 837 4460 x2

baker@naicarolinacharter.com

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1227 May River Road, Suite 100, Suite 100
Bluffton, SC 29910
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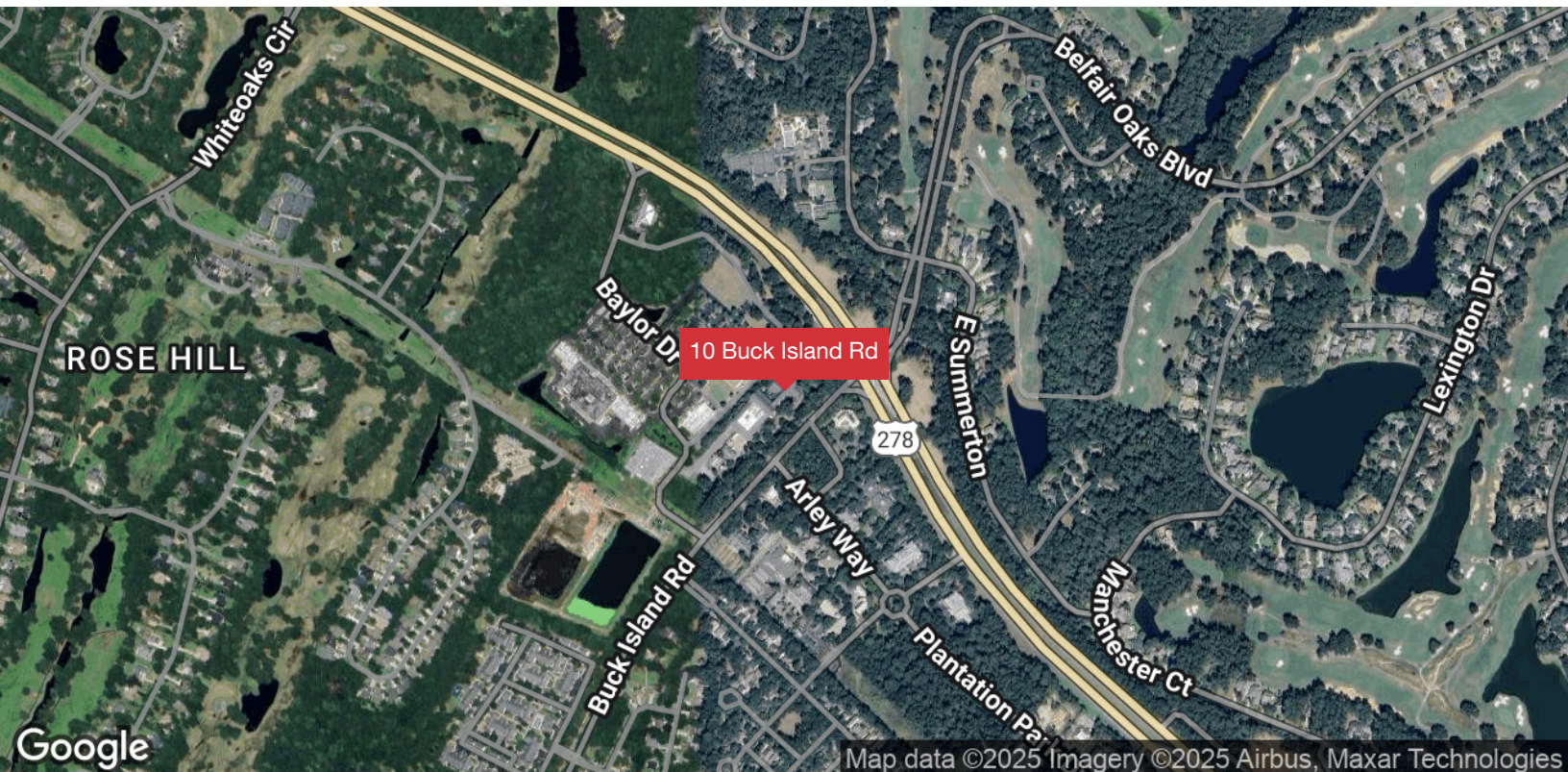
Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	3,453 - 5,944 SF	Lease Rate:	\$25.00 - \$27.00 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite A	Available	5,944 SF	Modified Gross	\$25.00 SF/yr	Office / Showroom
Suite B	Available	5,273 SF	Modified Gross	\$25.00 SF/yr	Office / Showroom
Suite C	Available	3,453 SF	Modified Gross	\$27.00 SF/yr	Office / Showroom

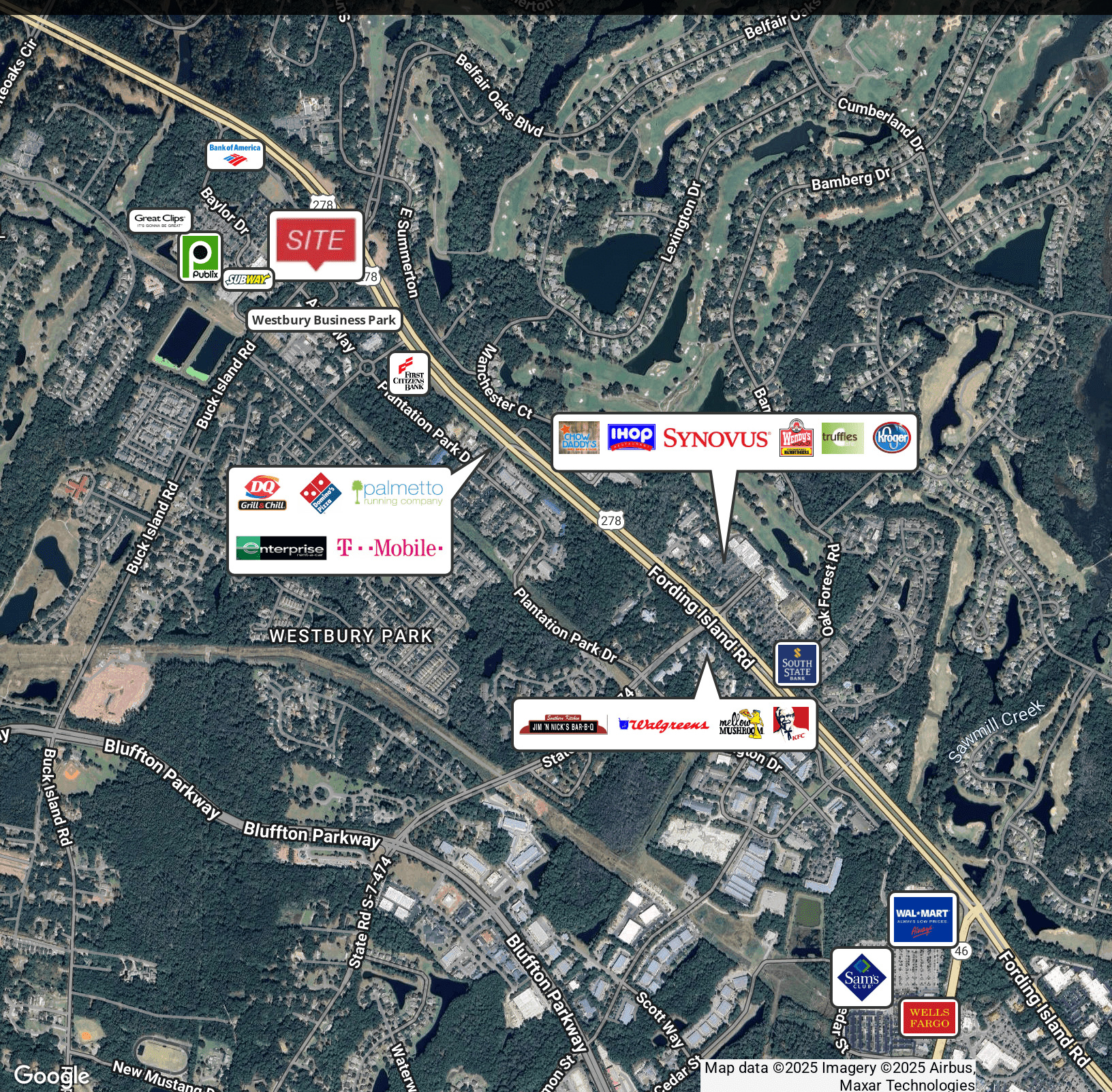
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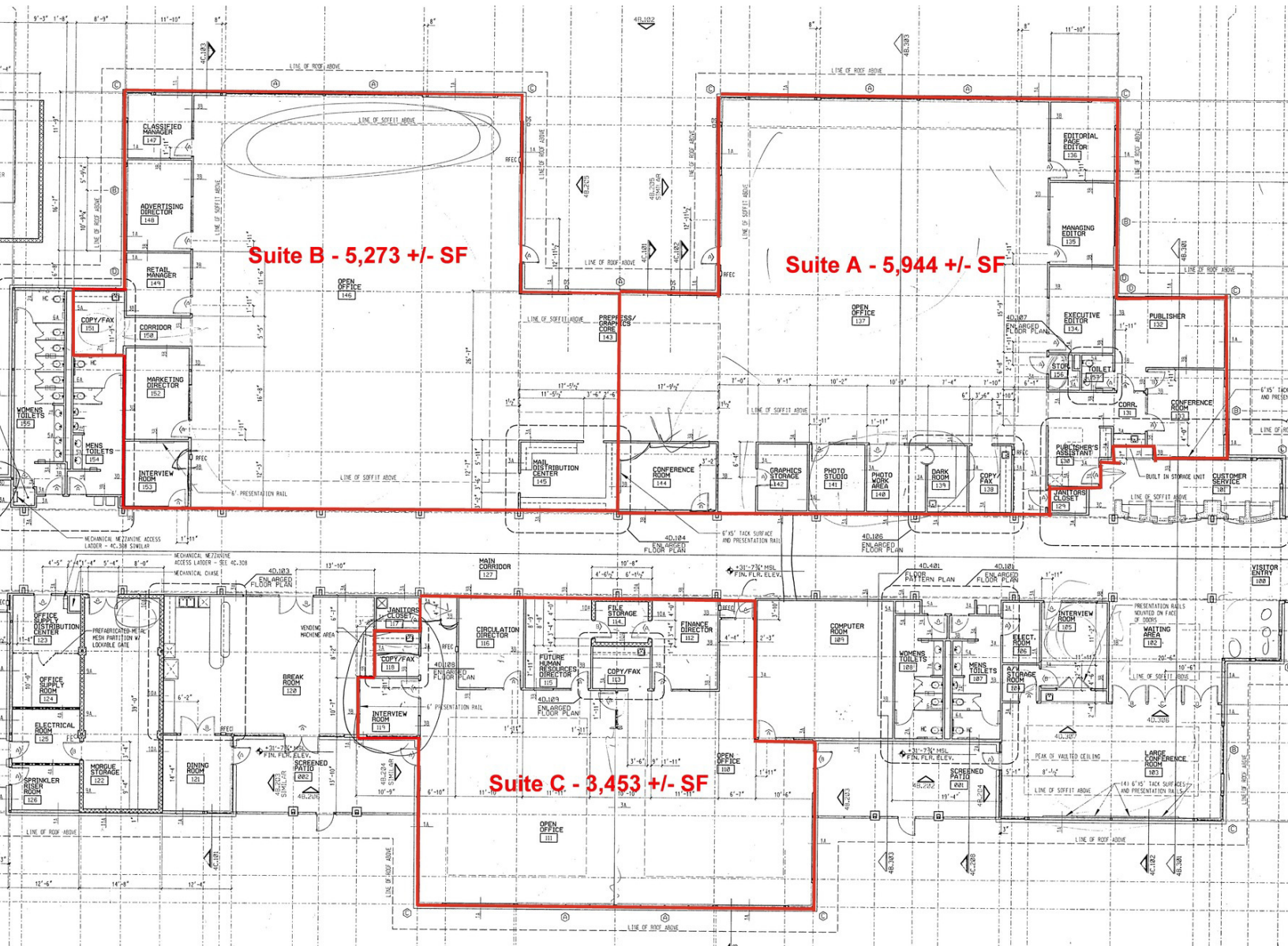


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