

FOR LEASE | ±32,087 SF OFFICE SPACE 186 DUNBARTON DR | FLORENCE, SC



3-STORY | CLASS A | SUBDIVISIBLE



135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.



PROPERTY OVERVIEW:

186 Dunbarton Drive features a three-story office building totaling $\pm 32,087$ SF in one of Florence's strongest commercial corridors. Located just off I-95 and I-20, minutes from Magnolia Mall, the property is surrounded by national retailers, restaurants, hotels, and other established businesses. Each floor offers a combination of private offices and open workspace designed to accommodate a variety of office users. The building also includes a large café-style break room on the ground floor, along with outdoor seating areas. Ample shared parking is available throughout the campus, including 260 lined spaces.




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BUILDING HIGHLIGHTS:



 Three-Story Class A Office Building

 ±32,087 Total SF | Subdivisible

 Ground Floor: ±10,776 SF

 First Floor: ±9,023 SF

 Second Floor: ±12,288 SF

 Ample On-Site Parking | 260 Shared Spaces

 Elevator & Stair Access to All Floors

 Flexible Layout Featuring Private Offices & Open Workspace

 Surrounded by National Retailers, Hotels & Dining Amenities

 Immediate Access to I-95 & I-20



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FLOOR DETAILS: GROUND FLOOR

±10,776 SF

The ground floor offers a flexible and efficient office layout suitable for a variety of professional users. The space features five private offices, a large bullpen area with cubicles, a spacious café-style break area with both indoor and outdoor seating, restrooms, a dedicated lactation room, and additional storage space. Abundant windows throughout the bullpen and break area provide ample natural light, creating a bright and professional work environment. The layout offers an ideal balance of collaborative workspace and private offices, making it well-suited for corporate, administrative, medical, or professional service users.

- ⇒ **5 Private Offices**
- ⇒ **Large Open Workspace**
- ⇒ **Dedicated Lactation Room**
- ⇒ **Storage Room**
- ⇒ **Men's & Women's Restrooms**
- ⇒ **Café-Style Breakroom**



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FLOOR DETAILS:

FIRST FLOOR

±9,023 SF

Accessible via both stairwell and elevator access, the first floor features a functional and versatile office layout designed to accommodate a variety of professional users. The space includes six private offices, a large bullpen area with cubicles, two conference rooms, a break area/kitchenette, restrooms, reception area with main lobby entrance, and additional storage space. Large windows throughout the offices, conference rooms, and bullpen allow for abundant natural light, creating an inviting and productive office environment. The combination of open collaborative areas and private offices makes the floor well-suited for corporate, administrative, medical, or professional service operations.

- ⇒ **6 Private Offices**
- ⇒ **2 Conference Rooms**
- ⇒ **Large Open Workspace**
- ⇒ **4 Storage Rooms**
- ⇒ **Men's & Women's Restrooms**
- ⇒ **Break Area/Kitchenette**
- ⇒ **Reception Area + Lobby**



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FLOOR DETAILS: SECOND FLOOR

±12,288 SF

The second floor is accessible via both stairwell and elevator access and offers a flexible, efficient office layout suitable for a variety of professional users. The space features eight private offices, a large bullpen area with cubicles, conference room, break area/kitchenette, restrooms, and additional storage space. Abundant windows throughout the offices, conference room, and bullpen provide ample natural light, creating a bright and professional work environment. The layout offers an ideal balance of collaborative workspace and private offices, making it well-suited for corporate, administrative, medical, or professional service users.

- ⇒ **8 Private Offices**
- ⇒ **Large Open Workspace**
- ⇒ **Conference Room**
- ⇒ **3 Storage Rooms**
- ⇒ **Men's & Women's Restrooms**
- ⇒ **Break Area/Kitchenette**



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