



Office For Lease In Landmark Center

49 Pennington Drive, Unit 2D
Bluffton, South Carolina 29910

Property Highlights

- Located in Sheridan Park off Highway 278 in Bluffton
- Unit 2D has a reception area, 6 offices and restroom.
- Double doors in back for easy deliveries and shipping
- Easy access to all of Bluffton and just minutes from the bridge to Hilton head Island
- Signage allowed above each unit on the building and the front door.
- Tenant will have 2 parking spaces in the front of the building and 2 spaces in the back of the building.

Offering Summary

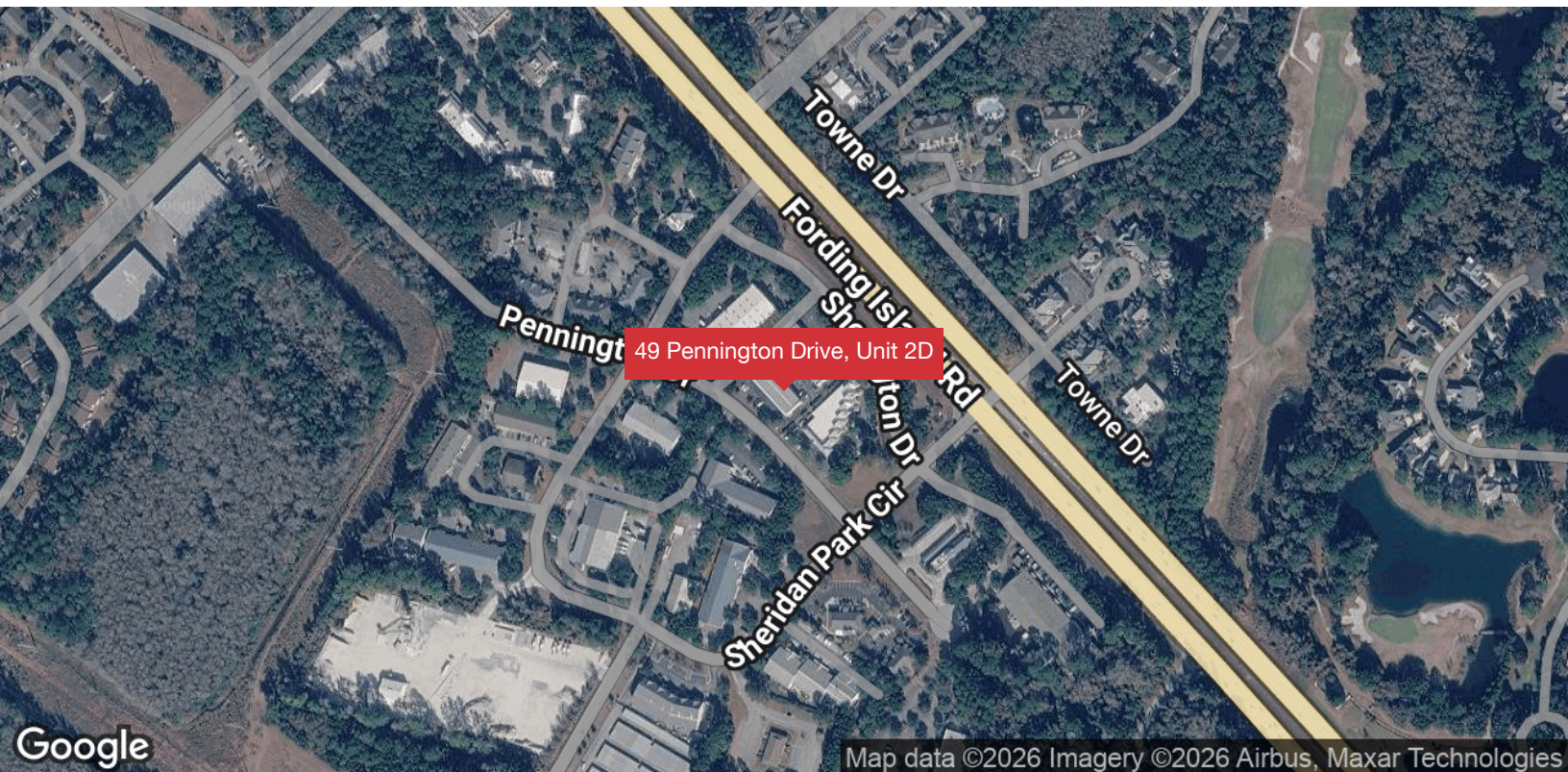
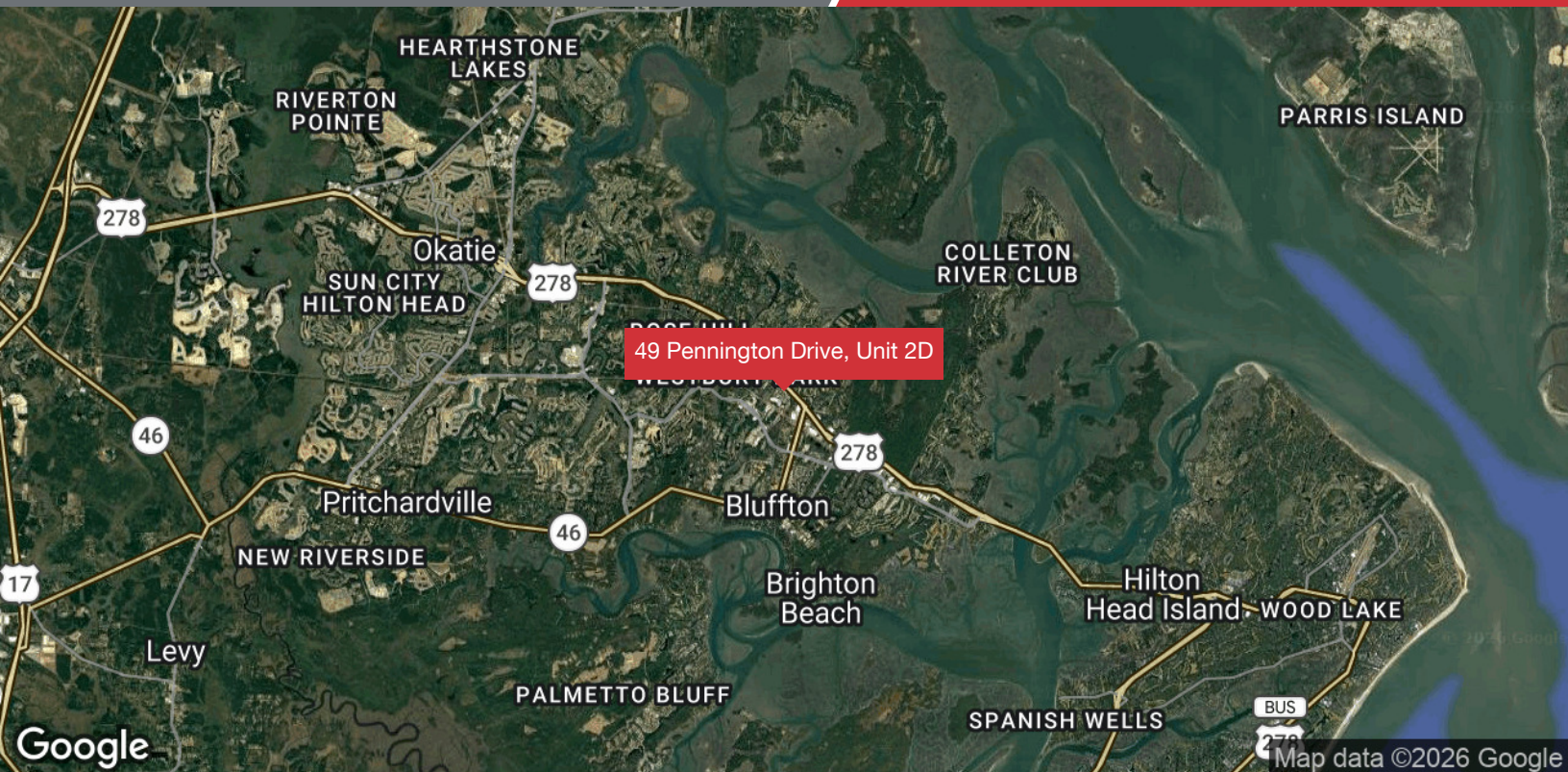
Available SF:	1,250+/-
Base Rent (year 1):	\$2,000.00/month
2026 NNN Budget:	\$425.00/month
Total Rent (2026):	\$2,425.00/month
Lease Term:	5 Years
Annual Increases to Base Rent:	3%
Property Type:	Retail / Office

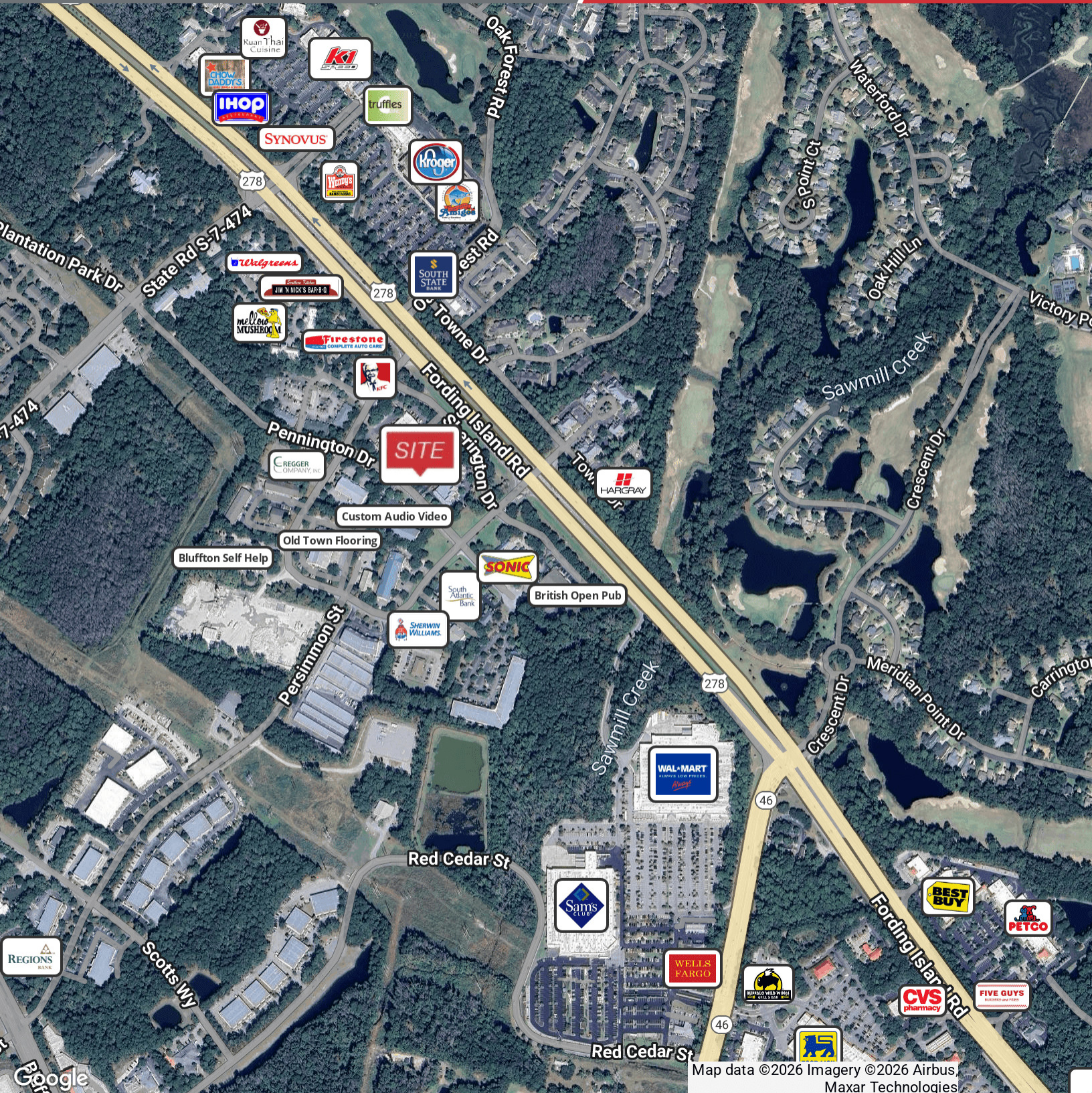
For More Information

Baker Wilkins

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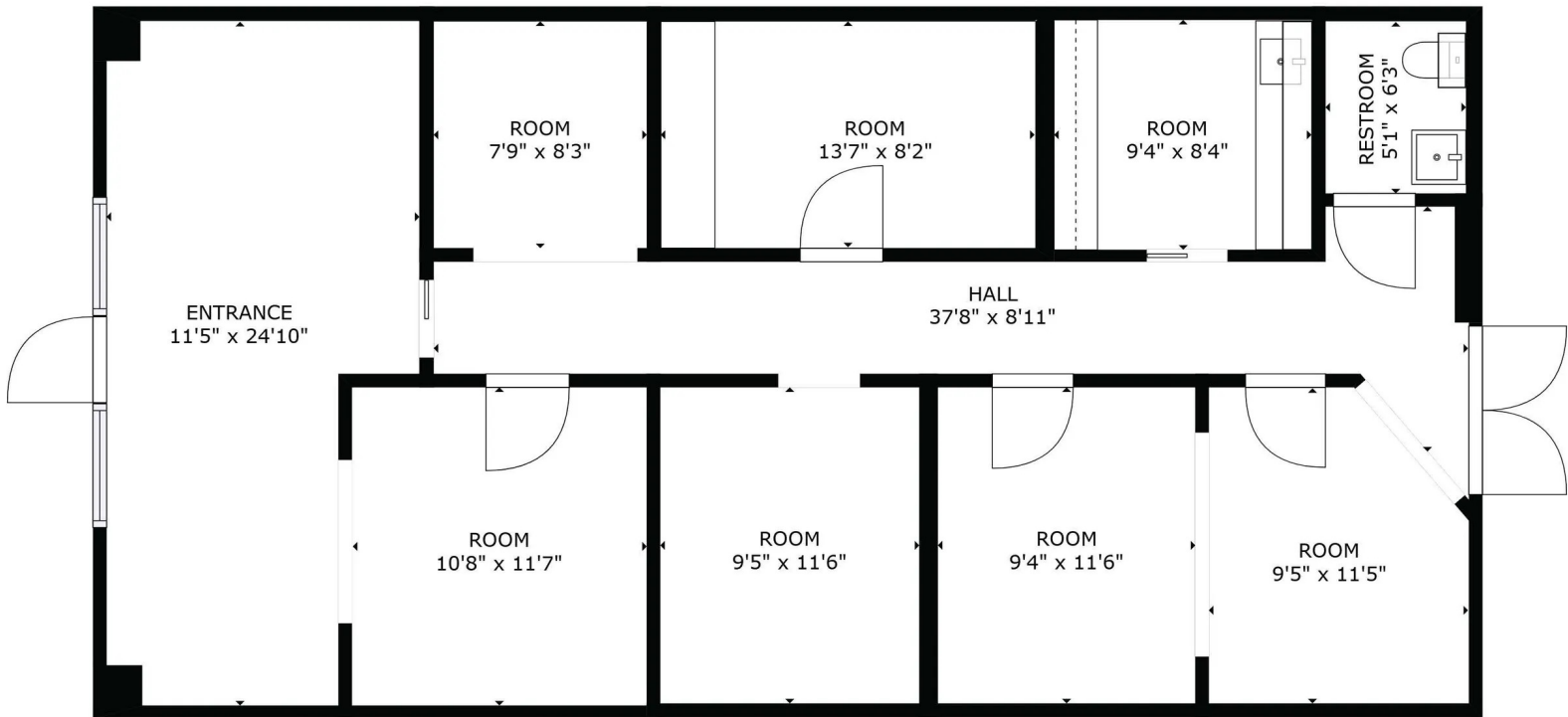
baker@naicarolinacharter.com





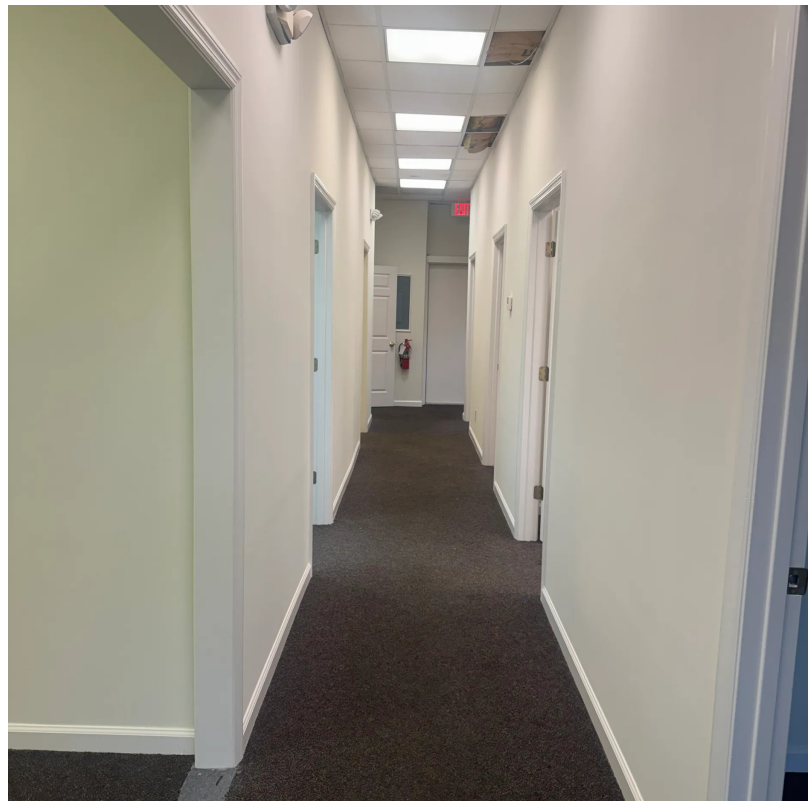
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Maxar Technologies





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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