

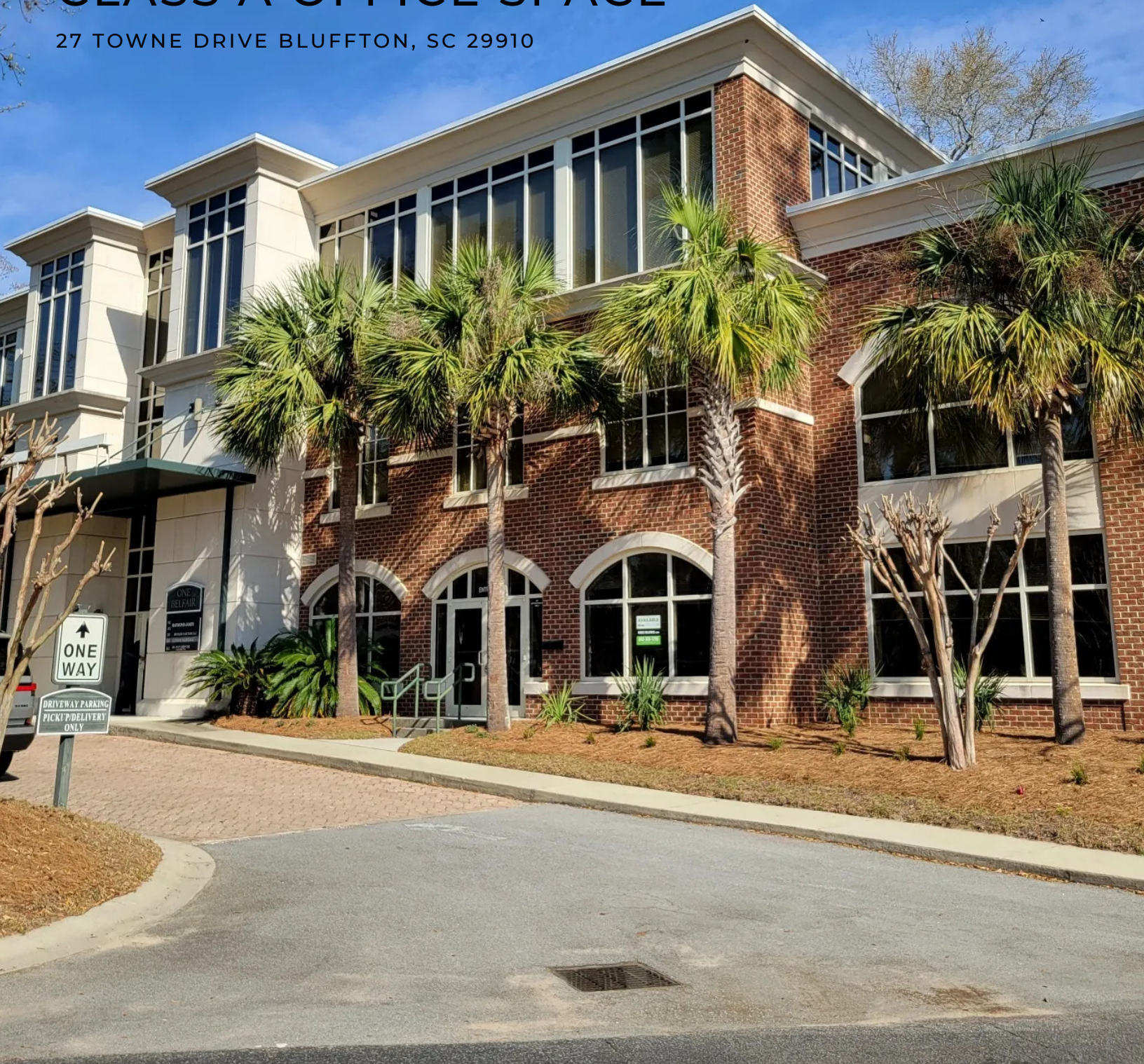
FOR LEASE

CLASS A OFFICE SPACE

27 TOWNE DRIVE BLUFFTON, SC 29910



VM | REAL ESTATE 



CONTACT

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FOR LEASE

PROPERTY OVERVIEW

27 TOWNE DRIVE BLUFFTON, SC 29910



OFFERING SUMMARY

Available SF:	2,313 SF
Lease Rate:	\$23 SF/YR (NNN)
NNN:	\$7.00/SF/YR
Market:	Bluffton

PROPERTY HIGHLIGHTS

- Professional Office Space For Lease
- Central Location
- Abundant Parking
- Shopping and Dining Immediately Adjacent
- On-site Parking and Monument Signage
- TI Negotiable

PROPERTY OVERVIEW

Professional office suite available for lease in Belfair Village. Suite 301 is has three offices and a large open area that can accommodate additional offices if desired. Well appointed common areas and restrooms, including shared kitchen on the third floor. On site parking and monument signage included. Tenant improvements are negotiable.

LOCATION OVERVIEW

Located within Belfair Towne Village, at the signalized intersection of Simmonsville Road in Bluffton's central business district and retail corridor. SCDOT indicates over 60,000 vpd on Highway 278 and approximately 13,000 vpd on Simmonsville Rd. The property is well situated to provide access throughout the market within minutes, and is surrounded by residential and commercial developments. High growth market. 2026 demographics denote a population of 48,342 people within a five mile radius with average household incomes exceeding \$150,500. Considerable shopping and dining options in walking distance.

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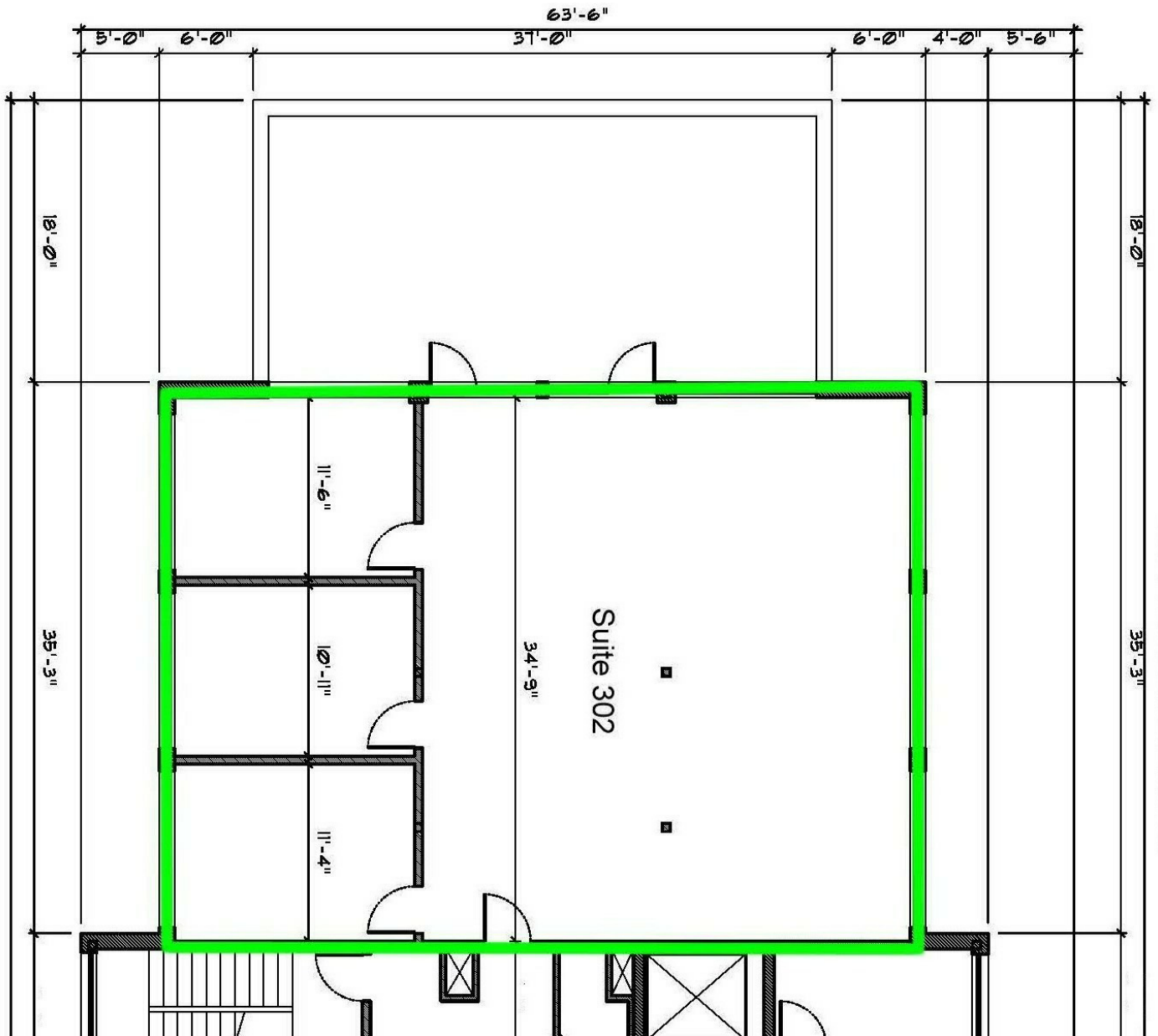


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SUITE 302 FLOOR PLAN

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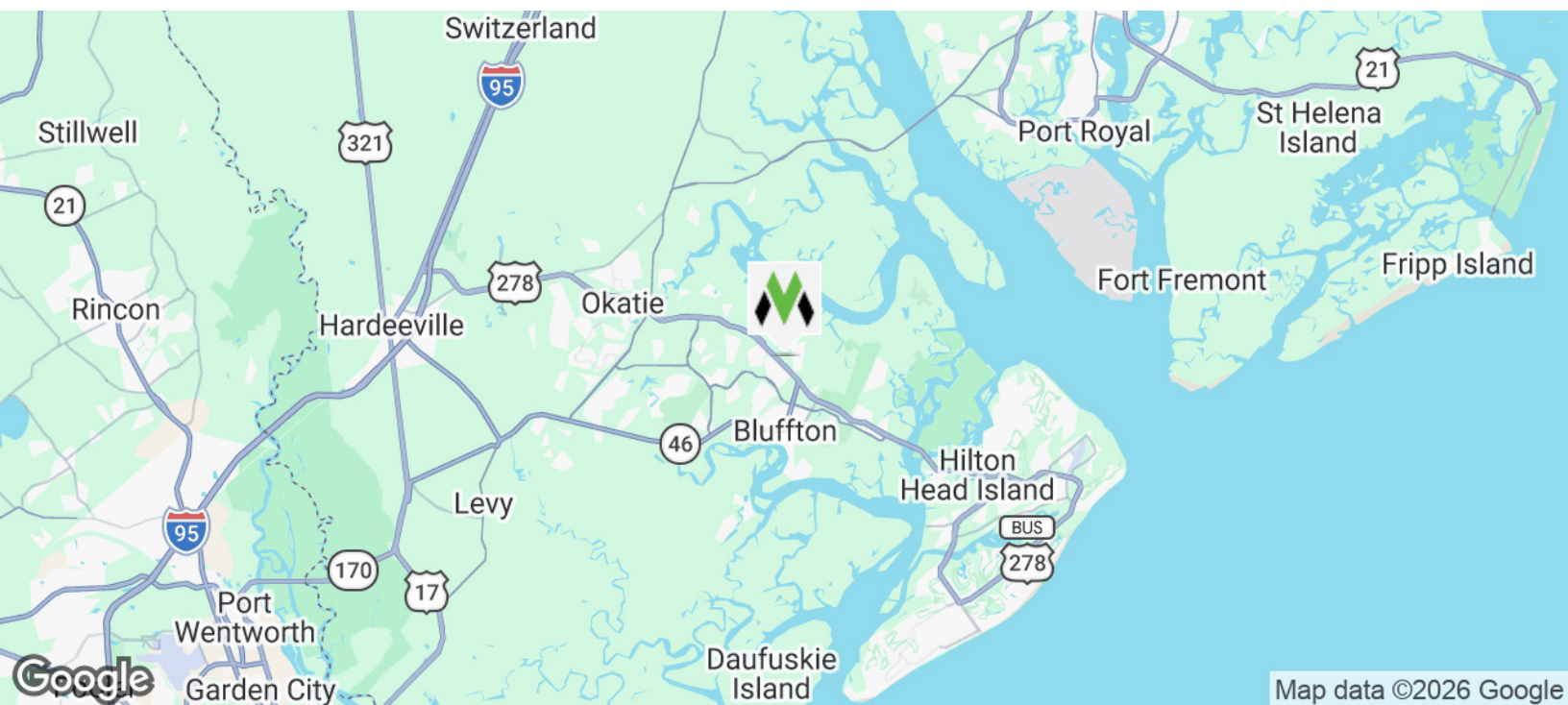
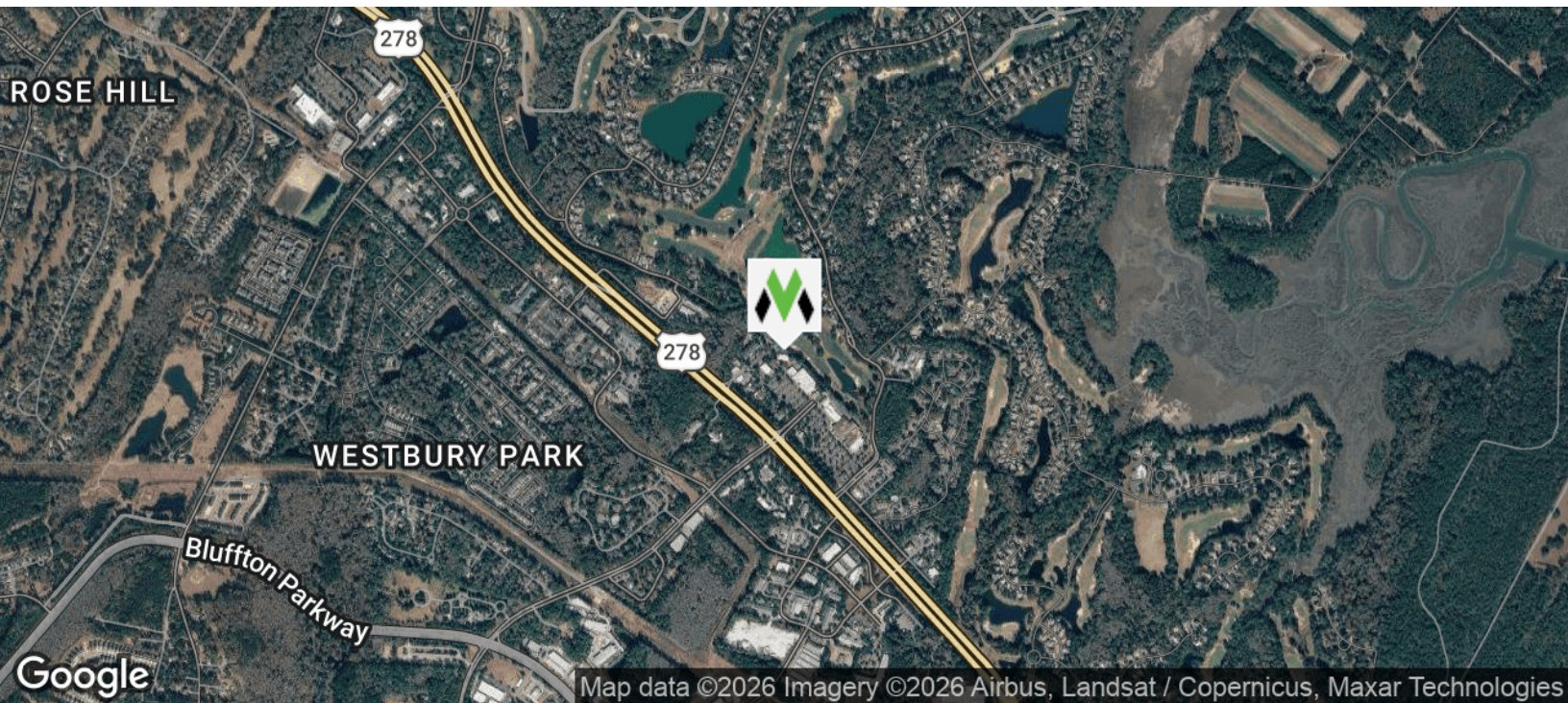


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LOCATION MAPS

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PICTURES

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