



**PRINCIPAL
ADVISORS**

COMMERCIAL REAL ESTATE

AVAILABLE SUITES

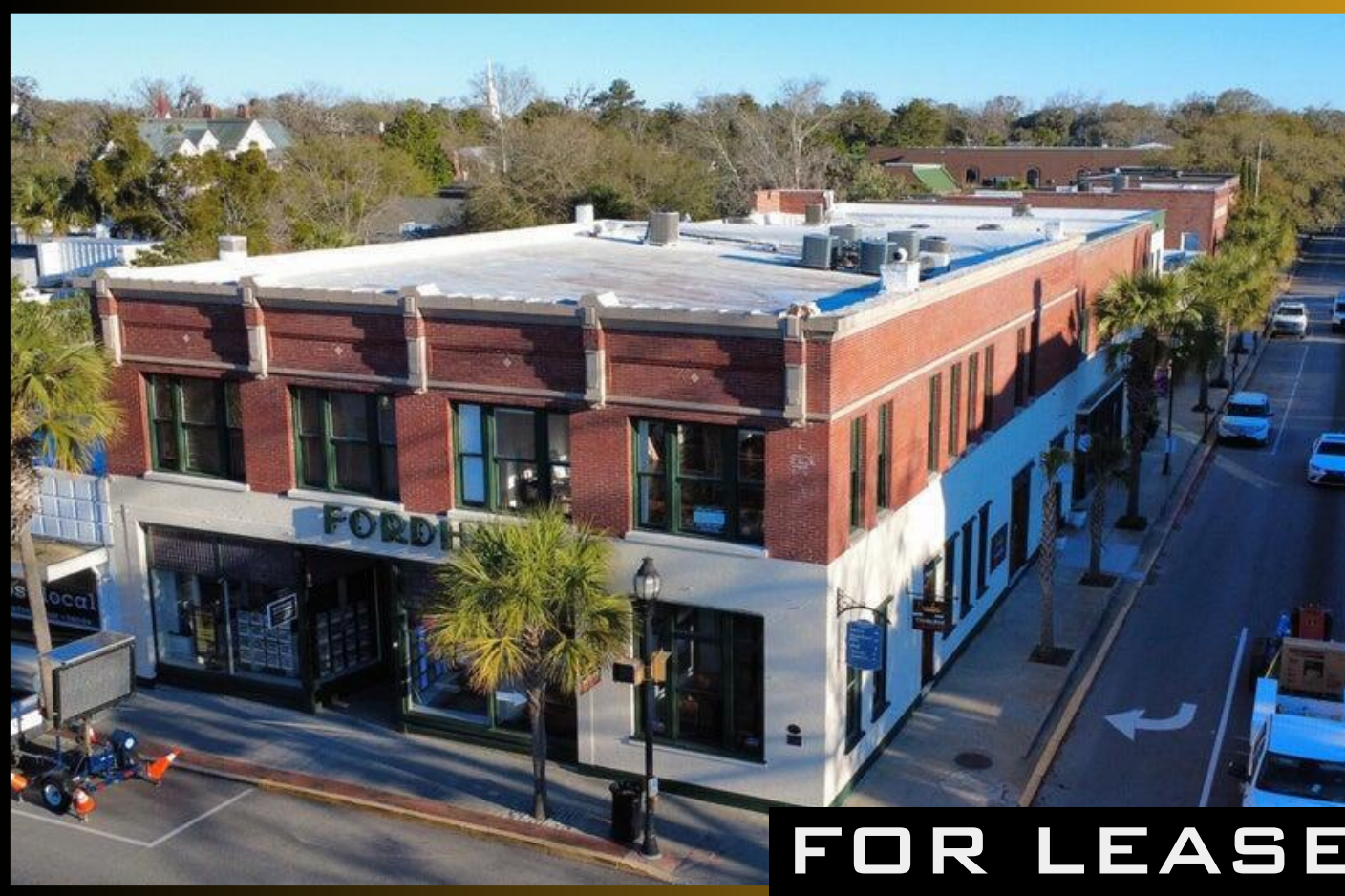
6

PREMISES SIZES

**400-570
SF**

LEASE TYPE

**FULL
SERVICE
GROSS**



FOR LEASE

FORDHAM BUILDING EXECUTIVE SUITES

200 CARTERET STREET, BEAUFORT, SC 29902



843-380-2530, EXT 700



www.principalrem.com



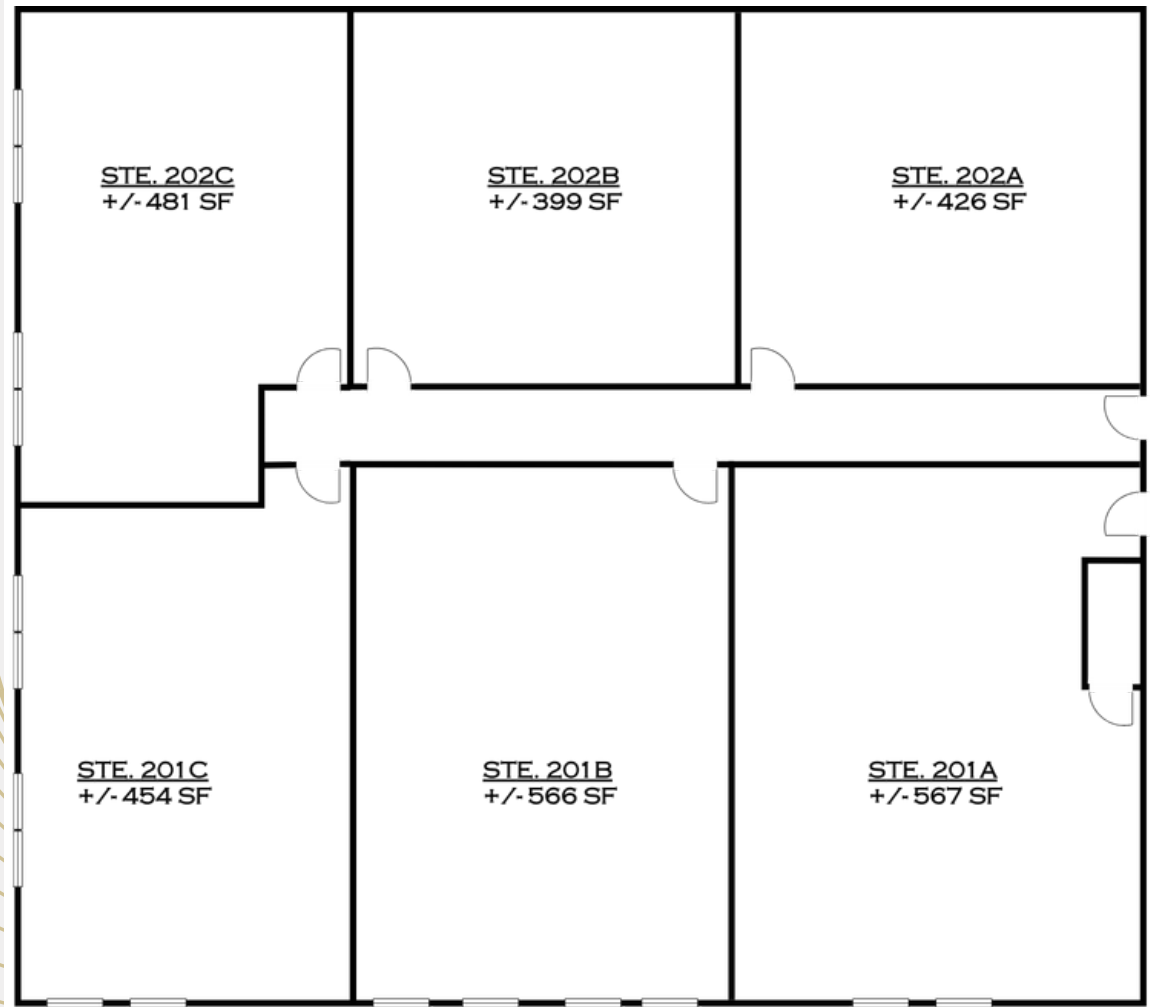
rrobinson@principalrem.com

EXISTING



EXISTING LAYOUT VS. PLANNED LAYOUT

PLANNED

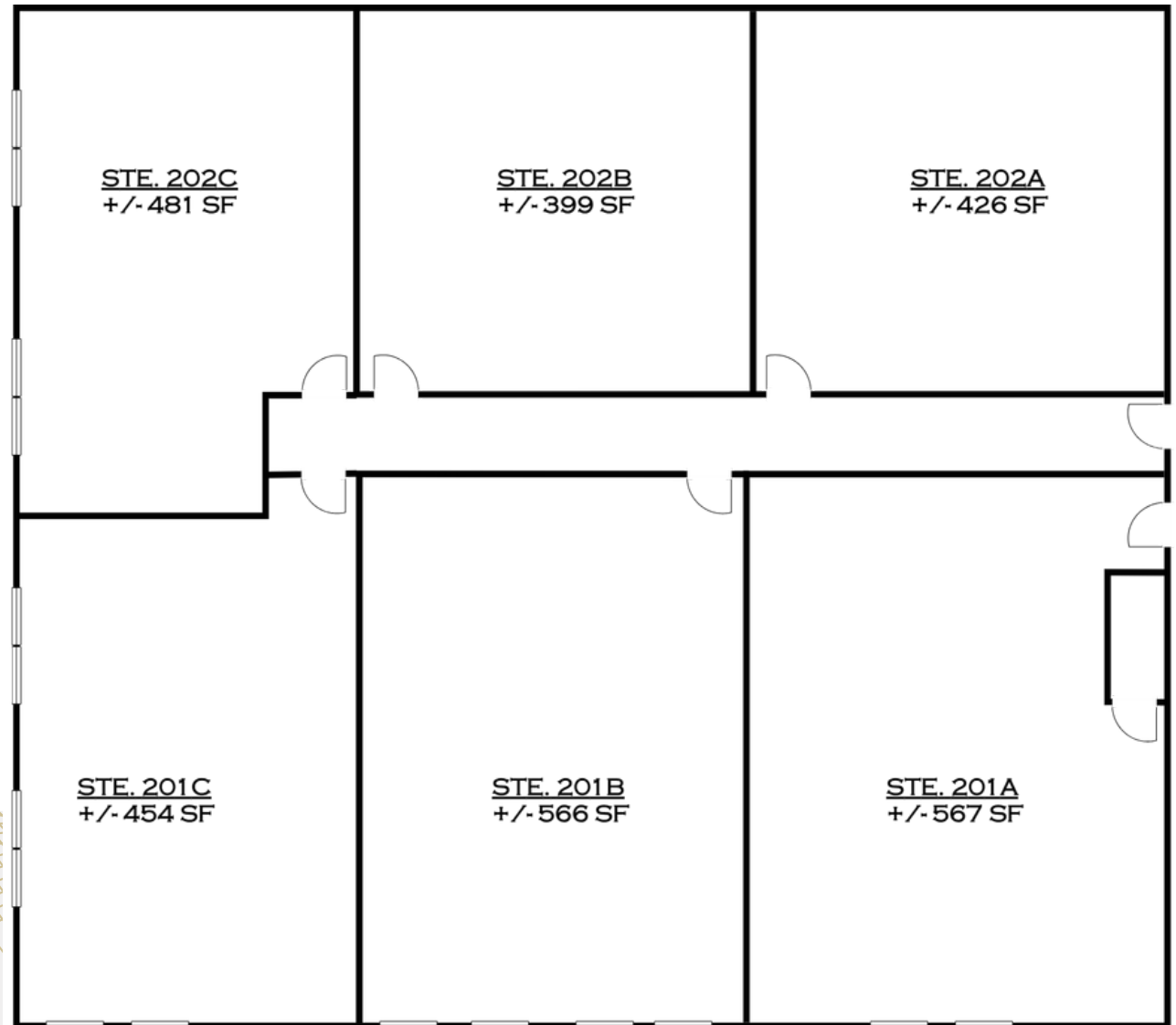


★ SUITES TO BE DELIVERED Q4 2026

★ RATES INCLUDE UTILITIES, WIFI & CAM

AVAILABILITY & PRICING

SUITE #	SIZE	RATE
201A	567 SF	\$3,170/MO
201B	566 SF	\$3,170/MO
201C	4545 SF	\$3,210/MO
202A	426 SF	\$2,360/MO
202B	399 SF	\$2,550/MO
202C	481 SF	\$3,140/MO

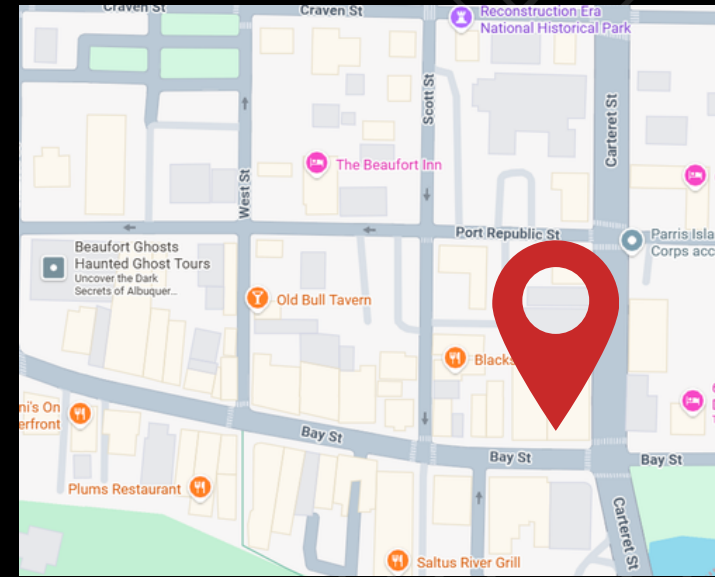


PROPERTY DESCRIPTION

Coming soon to Beaufort's historic Fordham Building: 6 Waterfront, Class-A executive office suites designed for modern professionals and small businesses. The Suites will feature soundproof shiplap partition walls with glass office entries to promote natural light, a refined open-plan environment, and private mid-sized offices ranging from approximately 400 to 570 square feet - with custom buildout options available! All suites will be offered on a simple full-service gross, flat-rate basis, inclusive of water, sewer, electricity, WiFi, and common area maintenance. This is a rare opportunity to secure a premier waterfront office address in one of Beaufort's most recognizable buildings, steps from downtown restaurants, shops, and businesses. Don't wait to wow your clients and upgrade your workday! NOW PRELEASING WITH DELIVERY PROJECTED FOR Q4 2026.

LOCATION DESCRIPTION

For more than a century, the Fordham Building has stood as one of Downtown Beaufort's most recognizable landmark properties. Long known as a trusted hardware store serving generations of Beaufort residents, contractors, and business owners throughout the 1900s, the building remains deeply woven into the history of Bay Street and the surrounding waterfront district. Following its sale in 2016, the property was thoughtfully renovated and repositioned for modern office and retail use while preserving the timeless architecture, historic character, and street presence that long made the building a fixture of Downtown . Today, the Fordham Building continues its legacy as a center of business and commerce, offering a rare blend of historic significance, waterfront visibility, and modern professional appeal. Located in the heart of Beaufort's Historic District, the building directly overlooks the Beaufort River and sits within immediate walking distance of restaurants, shops, galleries, hotels, public parking, the marina, and Henry C. Chambers Waterfront Park.



PRINCIPAL
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EXISTING SPACE PHOTOS



201



202



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.**