

FOR LEASE Professional Offices

LOGAN PLAZA/SECOND LOOP RD
FLORENCE, SOUTH CAROLINA



Established Second Loop Office Suites Available - Logan Plaza

PROPERTY SPECS

- Premier Office Complex
- Professional Tenants
- Four 1,000 SF Suite & One 2,000 SF Suite Available
- High Traffic Counts
- Easy Access to Suites
- Lots of Parking
- On-Call Maintenance Personnel

Logan Plaza is an established, multi-tenant professional office plaza on Second Loop Road, one of Florence's main commercial and commuter high traffic corridors. The area offers services including retail centers, supermarkets, banking, restaurants and a host of professional offices. Logan Plaza houses such professional tenants as Corporate Medical Services, H&R Block, Mathnasium and many others, as well as two high-end salons. Logan Plaza has excellent visibility and easy access off Second Loop Road.

Suite 1— 1000 sf open bull pen area, 2 offices, 2 restrooms, and storage room. *Rent—\$1,300 per month.* **Suite 2**—1000 sf with large reception area; two private offices; storage/break room and one restroom. *Rent—\$1,300 per month.* **Suites 3 & 4**—2,000 sf suite with six offices; reception area; two restrooms; and break room. *Rent—\$2,500/month.* **Suite 5**—1,000 sf suite with large reception/waiting area; three private offices; open office area or break room; storage room; and two restrooms. *Rent—\$1,300/month.* The suite is lushly decorated with stained solid burch wainscotings and extra padded carpeting. **Suite 6**—1,000 sf beautifully decorated and contemporary former salon, ideal for nail salon, with large open floor area, 3 private rooms, break area, and 1 restroom. The suite has stained concrete floors, track lighting, black ceilings, and new restroom fixtures. *Rent—\$1,300 per month.*

Tenants are responsible for electricity, telephone and janitorial expenses, if desired. All other services are included.



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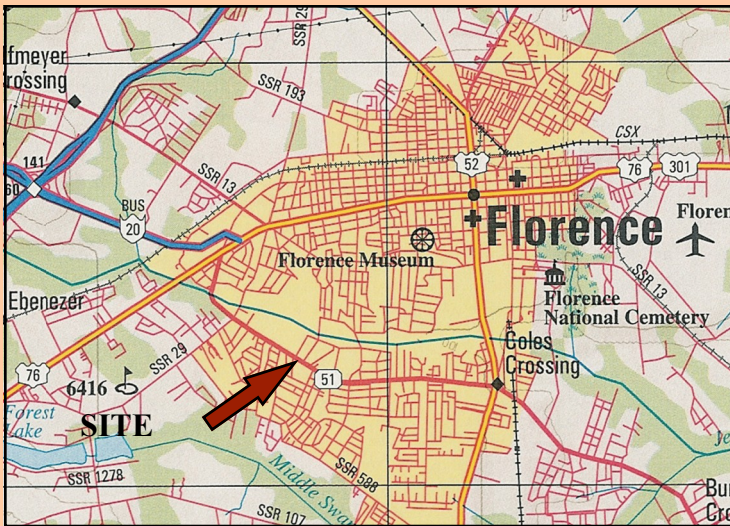
For additional information on this and other
available properties, please visit our website at

www.palmettocommercial.com

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

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LOGAN PLAZA/SECOND LOOP RD FLORENCE, SOUTH



1	2	3	4	5	6	7	8	9	10	11, 12, 13
Available	Available	Available	Available	Available	Available					

22
21
20
19
18
17
16
15
14

Plaza Floor Plan (Not to Scale)



For Lease
Interior- Suite 3 & 4

LOGAN PLAZA/SECOND LOOP
RD FLORENCE, SOUTH



[View Space in 3D](#)



Logan Plaza Selling Points

1. One of the highest traffic counts in the city with great exposure.
2. Approximately 185 parking spaces in front plus additional parking in the rear.
3. All office's have 10' ceilings.
4. All office's have R-30 insulation in the attic which reduces sound transfer plus two additional wind Turbines per 1,000 SF which reduces electricity.
5. Most office's are sound proof including most interior office's.
6. Full time maintenance on call for light bulbs, AC filter, and common area maintenance.
7. Landlord furnishes lighted sign can for each office. Tenant pays only for sign insert with their name, logo, etc.
8. A child daycare is located in the rear for convenience of employees with children.

