

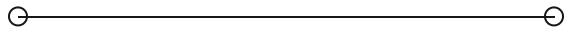


**LEASE**

# Office/Medical Office, Daycare, Veterinary

**40 ROSS CANNON ST BLDG. 3**

York, SC 29745



**PRESENTED BY:**

**MARK MAYFIELD**

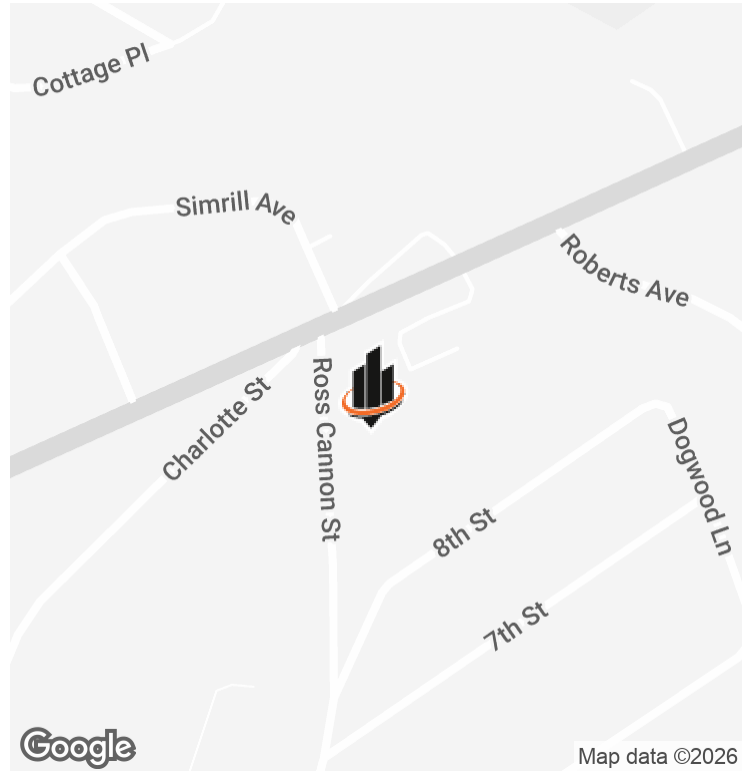
O: 803.325.9030

mark.mayfield@svn.com

South Carolina #18972



# PROPERTY SUMMARY



## OFFERING SUMMARY

|                       |                       |
|-----------------------|-----------------------|
| <b>LEASE RATE:</b>    | \$14 - 16 SF/yr (NNN) |
| <b>AVAILABLE SF:</b>  | 2,000 - 10,400 SF     |
| <b>BUILDING SIZE:</b> | 10,400 SF             |
| <b>ZONING</b>         | HC                    |
| <b>TICAM</b>          | \$2.90 SF             |

## PROPERTY DESCRIPTION

Multi-use space available for lease in York, SC. Suites range from approximately 2,000 SF up to 10,400 SF. Property offers flexible layouts suitable for medical, professional office, daycare, etc. users. Convenient location with access to major thoroughfares.

## PROPERTY HIGHLIGHTS

- Office/Medical Office, Daycare, Veterinary & similar uses
- Flexible suite configurations and can be modified to suit tenant
- Landlord will provide TI Allowance depending on use, lease term, etc.
- Previously used as an Assisted Living Facility

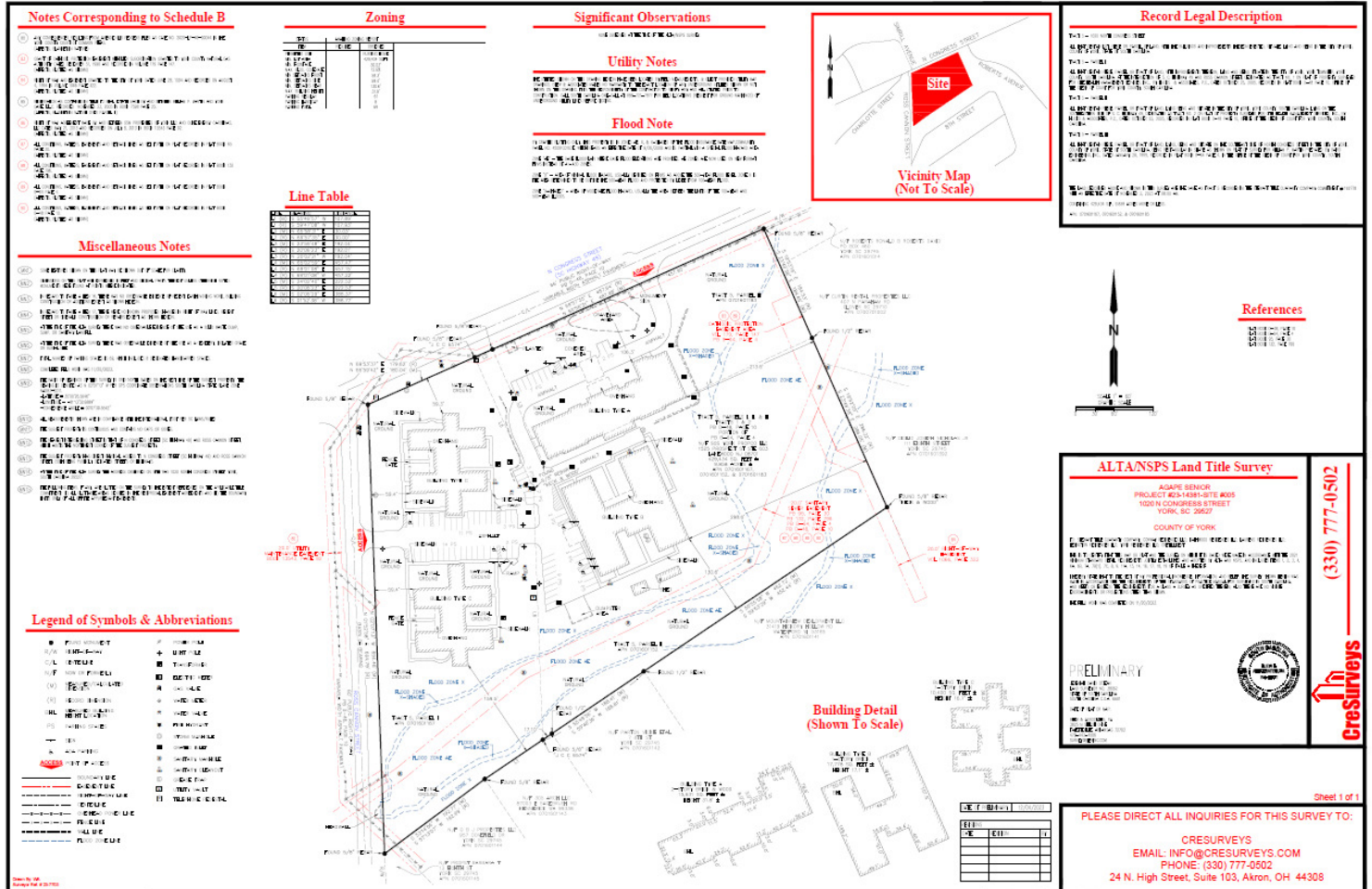
**MARK MAYFIELD**  
O: 803.325.9030  
mark.mayfield@svn.com  
South Carolina #18972

# AERIAL MAP



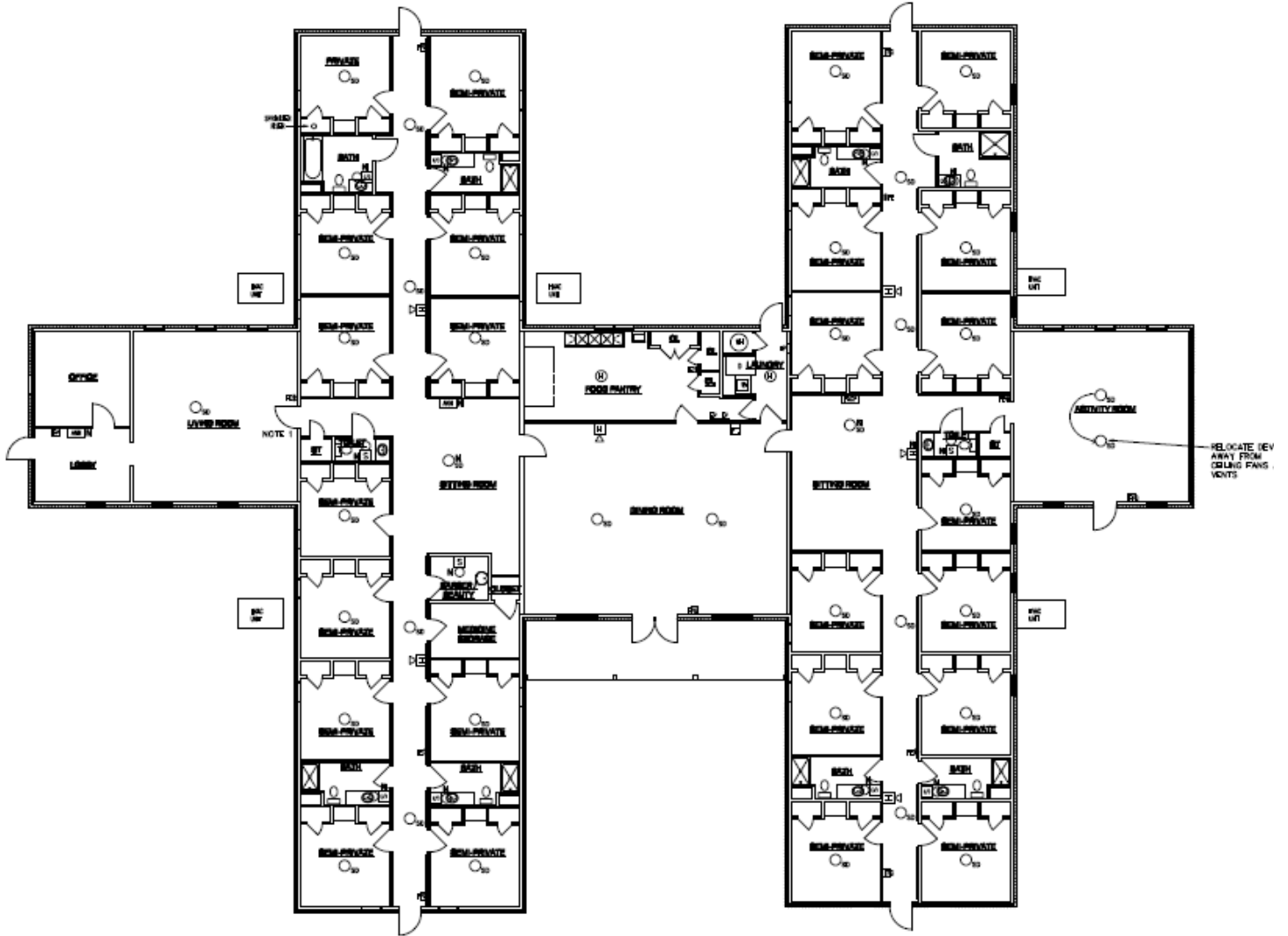
**MARK MAYFIELD**  
O: 803.325.9030  
mark.mayfield@svn.com  
South Carolina #18972

# SURVEY OF 42 ROSS CANNON ST



MARK MAYFIELD  
 O: 803.325.9030  
 mark.mayfield@svn.com  
 South Carolina #18972

# FLOOR PLAN



"ROSEHAVEN HOUSE" FLOOR PLAN

| Design Notes | Change Set                   | Corporate Req. (C.R.A.)      | SYMBOLS AND LEGEND  | Revised RFC ALARM PLAN UPGRADE   | Checked: WMA   |     |             |      |   |                   |          |   |                       |          |   |
|--------------|------------------------------|------------------------------|---|--|--|-----|-------------|------|---|-------------------|----------|---|-----------------------|----------|---|
|              |                              |                              | <ul style="list-style-type: none"> <li>■ FIRE ALARM PULLSTATION - EXISTING</li> <li>■ FIRE ALARM PULLSTATION - NEW</li> <li>○ DETECTOR - EXISTING</li> <li>○ DETECTOR - NEW</li> <li>⊕ CALL POINT - EXISTING</li> <li>⊕ CALL POINT - NEW</li> <li>⊕ WALL MOUNTED EXISTING ALARM - EXISTING</li> <li>⊕ WALL MOUNTED EXISTING ALARM - NEW</li> <li>⊕ FIRE ALARM CONTROL PANEL - EXISTING</li> <li>⊕ FIRE ALARM CONTROL PANEL - NEW</li> </ul> | <ul style="list-style-type: none"> <li>⊕ FIRE ALARM PULLSTATION - NEW</li> <li>○ DETECTOR - EXISTING</li> <li>○ DETECTOR - NEW</li> <li>⊕ CALL POINT - EXISTING</li> <li>⊕ CALL POINT - NEW</li> <li>⊕ WALL MOUNTED EXISTING ALARM - NEW</li> <li>⊕ WALL MOUNTED EXISTING ALARM - NEW</li> <li>⊕ FIRE ALARM CONTROL PANEL - NEW</li> <li>⊕ FIRE ALARM CONTROL PANEL - NEW</li> </ul> | <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR REVIEW</td> <td>04/04/20</td> </tr> <tr> <td>2</td> <td>ISSUED FOR FIELD WORK</td> <td>04/08/20</td> </tr> </tbody> </table> | No. | Description | Date | 1 | ISSUED FOR REVIEW | 04/04/20 | 2 | ISSUED FOR FIELD WORK | 04/08/20 | <p>Mark: 04/08/20<br/>                 Check: WMA - JMS<br/>                 Approved By: WMA - JMS<br/>                 (17) OF 1700 RFC 448</p> |
| No.          | Description                  | Date                         |   |  |  |     |             |      |   |                   |          |   |                       |          |   |
| 1            | ISSUED FOR REVIEW            | 04/04/20                     |   |  |  |     |             |      |   |                   |          |   |                       |          |   |
| 2            | ISSUED FOR FIELD WORK        | 04/08/20                     |   |  |  |     |             |      |   |                   |          |   |                       |          |   |
|              | Revised: Mark, WMA, JMS, JMS | Revised: Mark, WMA, JMS, JMS |   |  | PP 1 OF 4  |     |             |      |   |                   |          |   |                       |          |   |

MARK MAYFIELD  
 O: 803.325.9030  
 mark.mayfield@svn.com  
 South Carolina #18972

# RETAILER MAP



**MARK MAYFIELD**  
O: 803.325.9030  
mark.mayfield@svn.com  
South Carolina #18972