

LEASE

New Lifestyle Center Designed For Class A Office & Health/Wellness Tenants

255 NEW RIVERSIDE VILLAGE WAY

Bluffton, SC 29910

PRESENTED BY:

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Listed in conjunction with:
[BROKER NAME], [COMPANY NAME], [CITY/STATE NAME]



CITY INFORMATION



LOCATION DESCRIPTION

Bluffton is one of the fastest growing markets in South Carolina and this location has twelve residential communities under development within two miles. The property is part of New Riverside Village which is a mixed use community composed of residential townhomes, apartments, retail/office, and restaurant uses built in a park setting with lagoons and walking paths. Just across the street is The May River Crossing Shopping Center anchored by Publix. The area is very attractive to retirees and young professionals who work in Bluffton, Savannah, and on the I-95 corridor. The medium family income is over \$90,000/year in this submarket.

LOCATION DETAILS

MARKET	Bluffton
COUNTY	Beaufort

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$43.00 SF/yr (NNN)
BUILDING SIZE:	13,200 SF
AVAILABLE SF:	1,763 SF
LOT SIZE:	1.56 Acres
YEAR BUILT:	2025
ZONING:	PUD
MARKET:	Bluffton
APN:	R610 036 000 3714 0000

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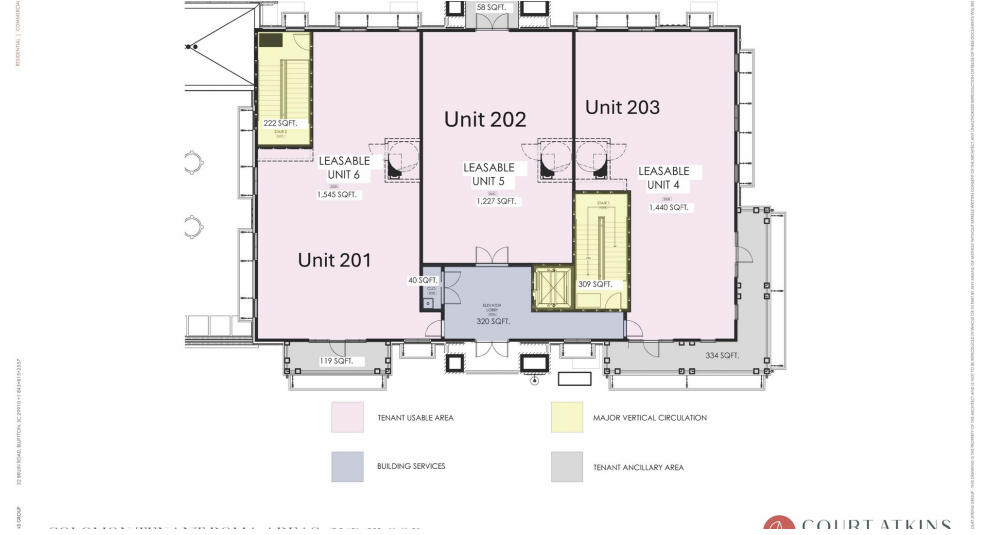
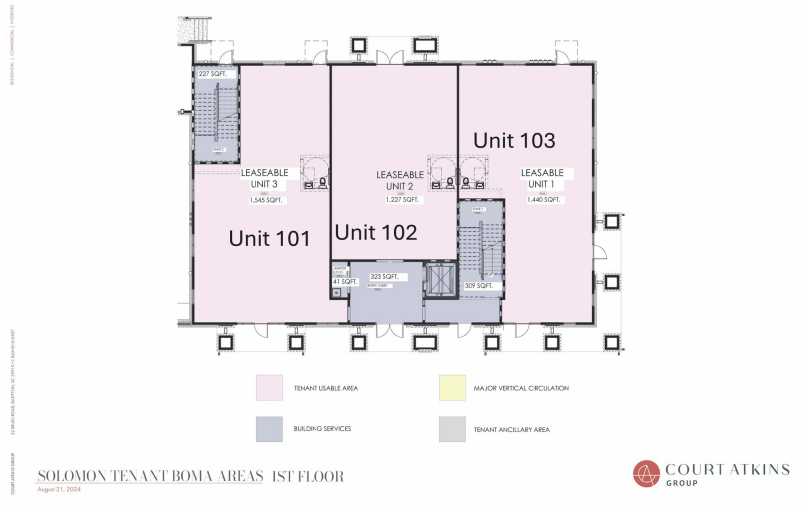
PROPERTY OVERVIEW

Designed and built as a specialty lifestyle center, this two story building is perfect for Class A office & health/wellness tenants. The property is located in a Park setting in The New Riverside Village which has walking trails and bike paths.

PROPERTY HIGHLIGHTS

- New Lifestyle Center
- Designed Specifically For Class A Office & Health/Wellness Tenants
- Located In The New Riverside Village
- Suites May Be Combined For Larger Space
- Opening In The Spring of 2025

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN
TOTAL SPACE:	1,763 - 3,662 SF

LEASE TERM:	Negotiable
LEASE RATE:	\$43.00 SF/yr

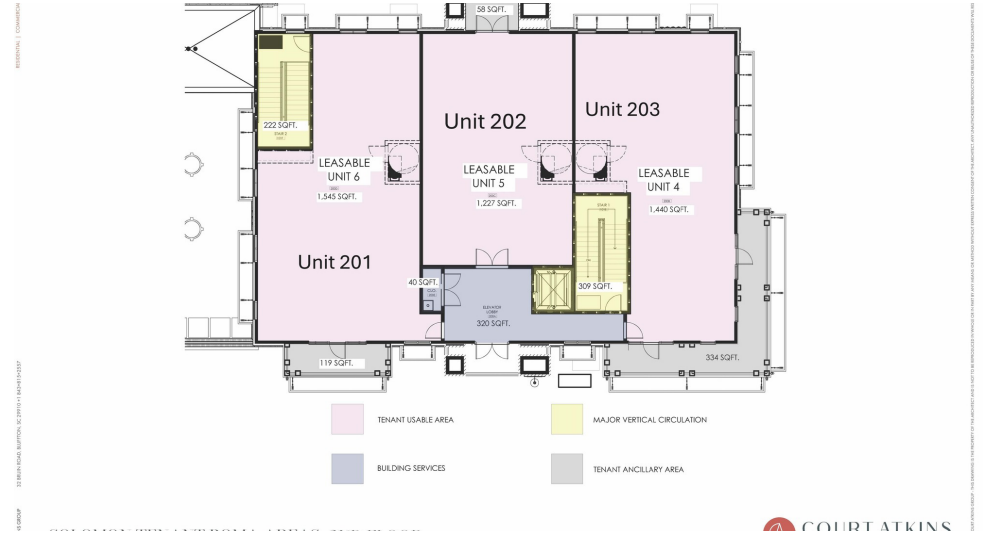
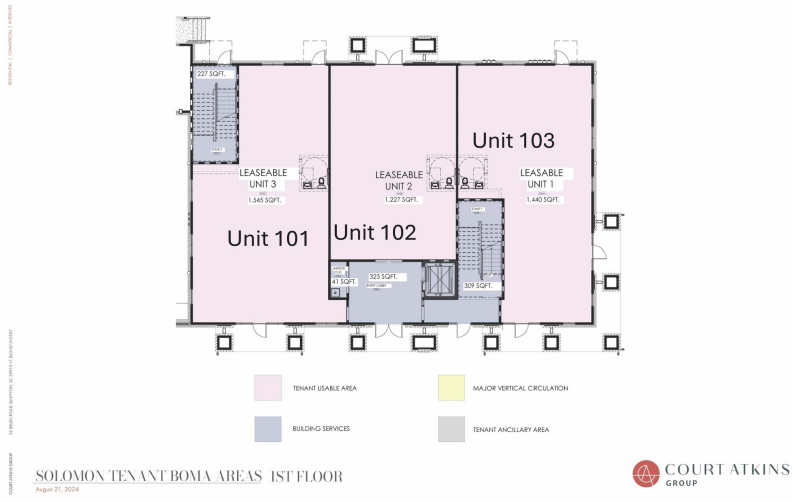
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	-	1,763 SF	NNN	\$43.00 SF/yr	-
Suite 102	-	1,400 SF	NNN	\$43.00 SF/yr	-
Suite 103	-	1,643 SF	NNN	\$43.00 SF/yr	-
Suite 201	Available	1,899 SF	NNN	\$43.00 SF/yr	-

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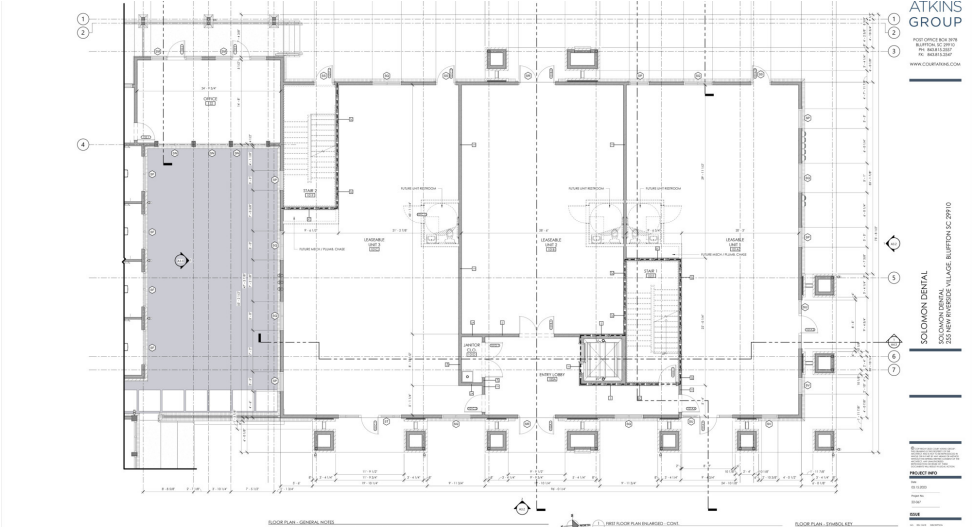
LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	-	1,466 SF	NNN	\$43.00 SF/yr	-
Suite 203	-	2,024 SF	NNN	\$43.00 SF/yr	-

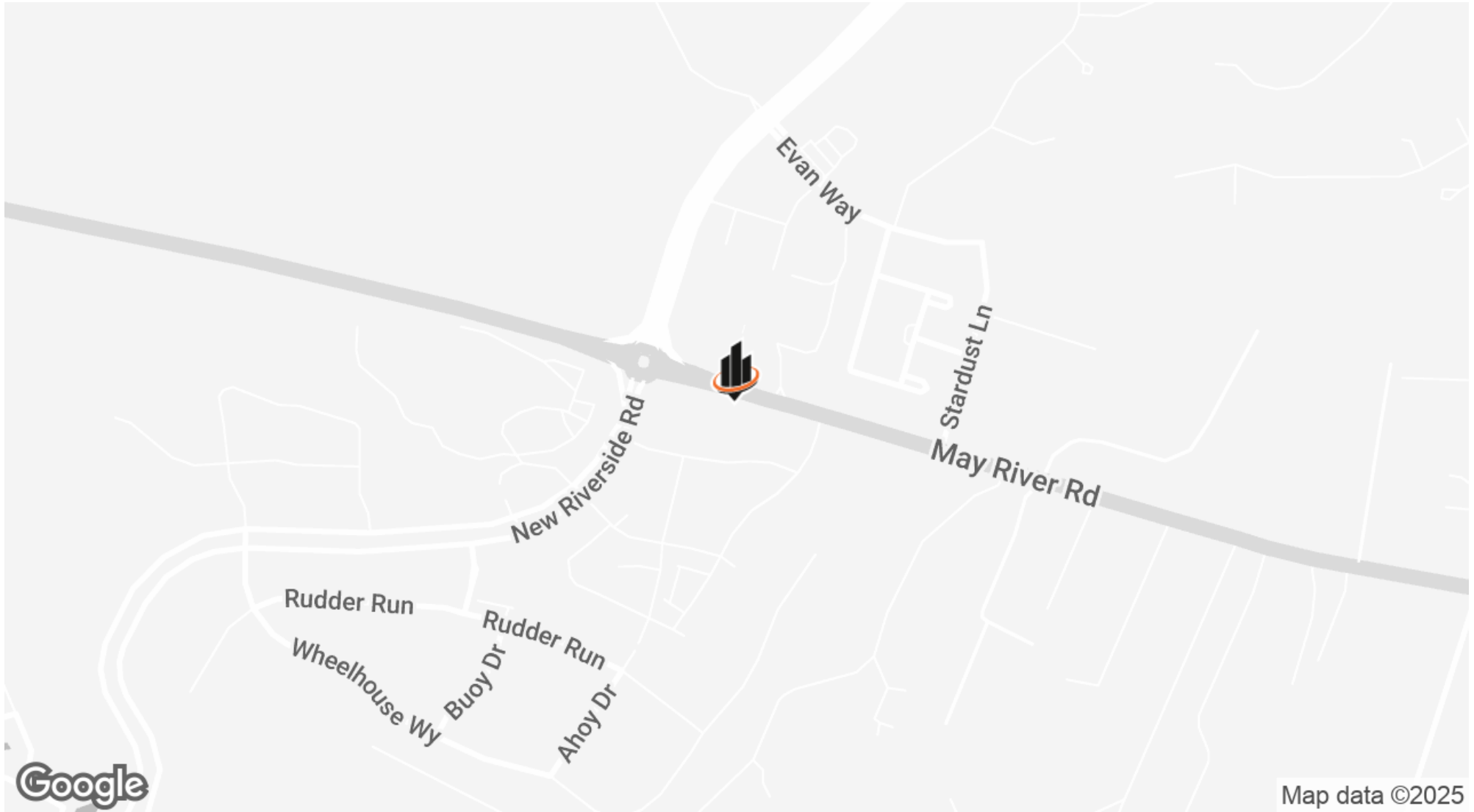
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ADDITIONAL PHOTOS



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LOCATION MAP



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