



**PRINCIPAL  
ADVISORS**

COMMERCIAL REAL ESTATE

**AVAILABLE SUITES**

**6**

**PREMISES SIZES**

**390-540  
SF**

**LEASE TYPE**

**FULL  
SERVICE  
GROSS**



**FOR LEASE**

## **FORDHAM BUILDING EXECUTIVE SUITES**

**200 CARTERET STREET, BEAUFORT, SC 29902**



**843-380-2530, EXT 700**



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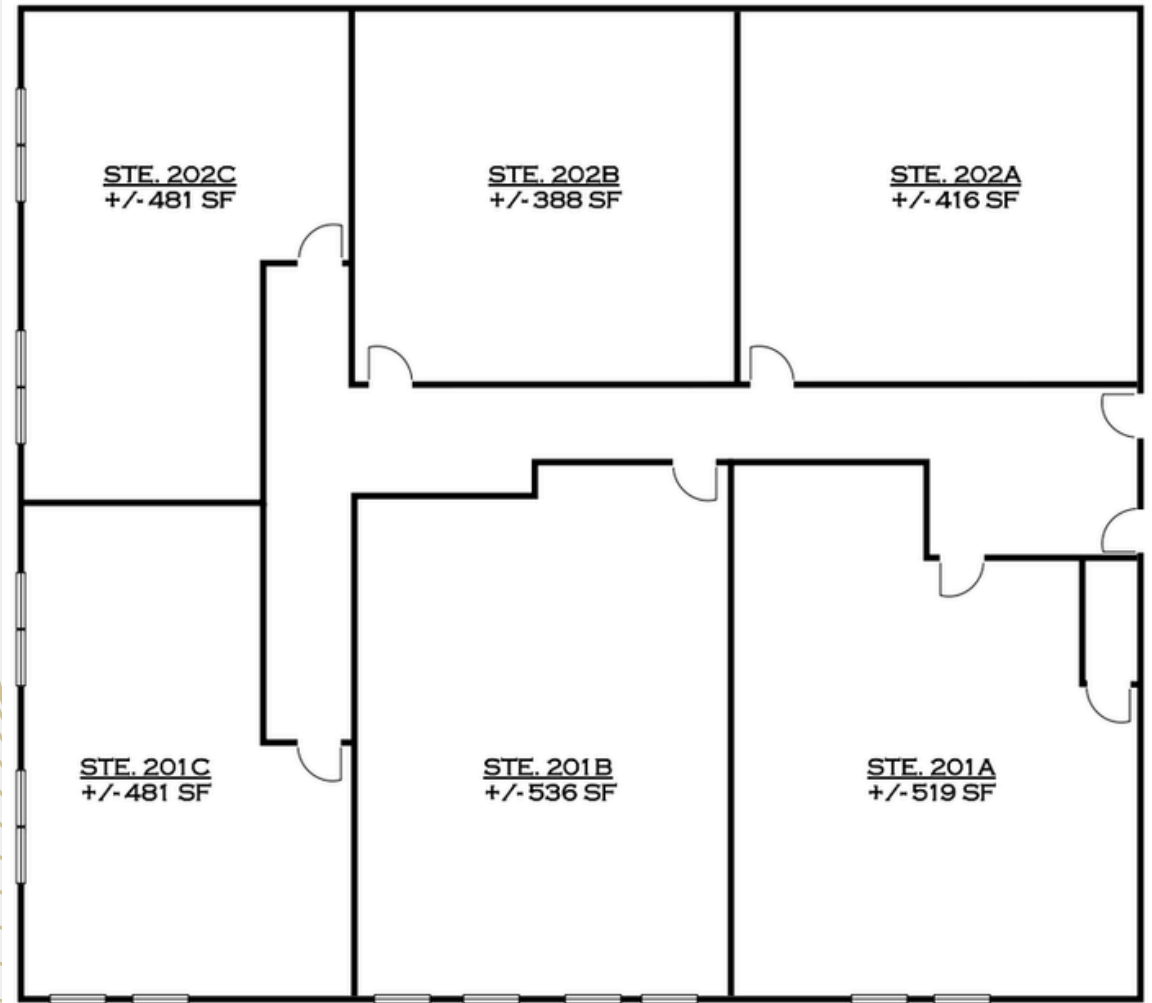
**[rrobinson@principalrem.com](mailto:rrobinson@principalrem.com)**

## EXISTING



## EXISTING LAYOUT VS. PLANNED LAYOUT

## PLANNED

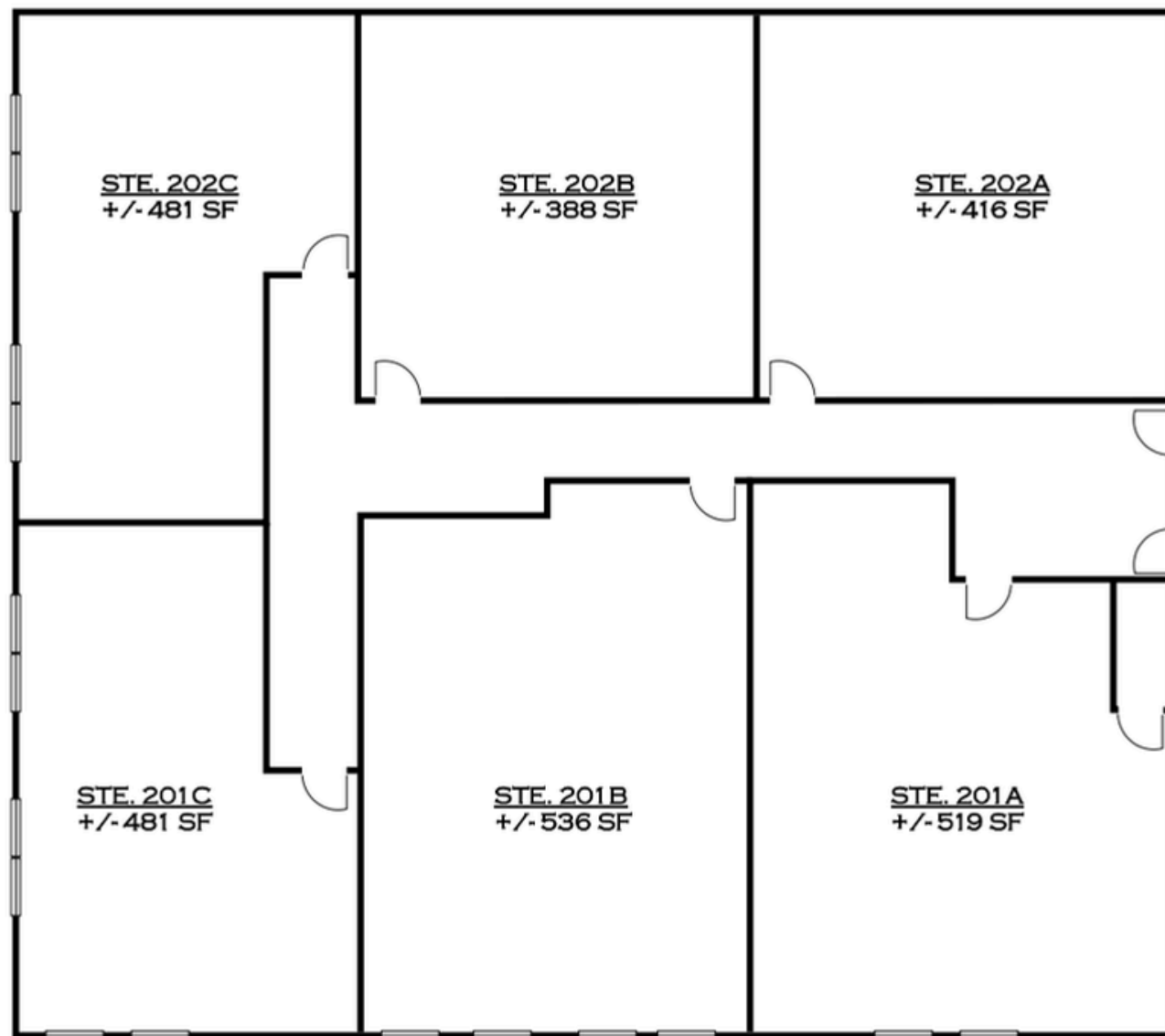


★ SUITES TO BE DELIVERED Q4 2026

★ RATES INCLUDE UTILITIES, WIFI & CAM

## AVAILABILITY & PRICING

| SUITE # | SIZE   | RATE       |
|---------|--------|------------|
| 201A    | 519 SF | \$2,900/MO |
| 201B    | 536 SF | \$3,000/MO |
| 201C    | 481 SF | \$3,400/MO |
| 202A    | 416 SF | \$2,300/MO |
| 202B    | 388 SF | \$2,480/MO |
| 202C    | 481 SF | \$3,140/MO |



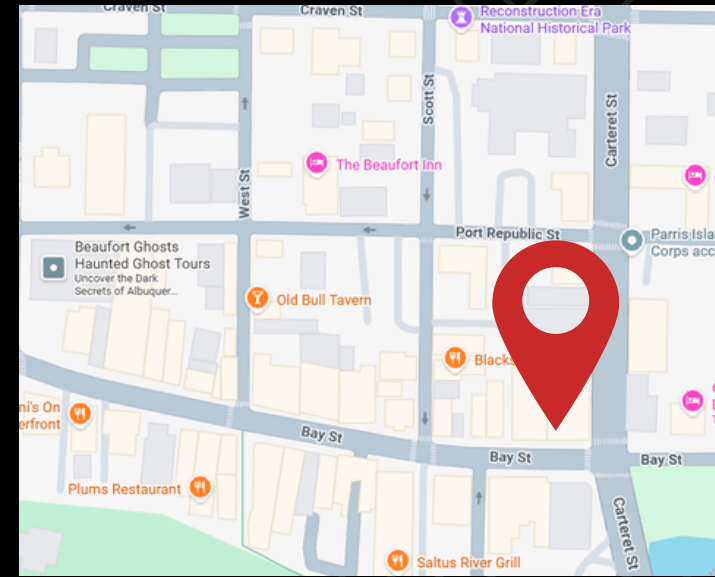


# PROPERTY DESCRIPTION

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 glass partition walls to promote natural light, a refined open-plan environment, and private mid-sized offices ranging from approximately 390 to 540 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.



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# EXISTING SPACE PHOTOS

201

202



# CONCEPTUAL DESIGNS







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## **REYNOLDS ROBINSON**

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