

RATE

**\$25.16
/SF**

PREMISES SIZE

**1,860
SF**


LEASE TYPE

**MODIFIED
GROSS**



FOR LEASE

**615 PRINCE STREET
BEAUFORT, SC 29902**

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

 **www.principalrem.com**

 **rrobinson@principalrem.com**

PROPERTY DESCRIPTION

615 Prince Street offers a rare opportunity to lease well-located office space at the corner of Carteret and Prince Street in Historic Downtown Beaufort. The offering includes over half of the commercial duplex that was formerly occupied by the Brown & Norton law firm. The space features seven offices, a conference room, two ADA restrooms, two stories, two executive offices overlooking Prince and Carteret Street, two entrances fronting Prince Street, and three exclusive parking spaces. This is an ideal opportunity for professional, medical, creative, or service related users. A negotiable tenant improvement allowance will be offered. Showings are by appointment only. 1,860 SF is currently available but lease offers for the entire 3,561 SF building will be considered. Purchase options will be considered.

LOCATION DESCRIPTION

Downtown Beaufort is the historic and cultural center of Beaufort, South Carolina, a coastal Lowcountry city located between Charleston, South Carolina and Savannah, Georgia. Known for its waterfront setting, walkable streets, preserved antebellum architecture, and strong sense of place, Downtown Beaufort serves as one of the region's most recognizable commercial, civic, and tourism districts. The area is centered around Bay Street and the Beaufort River, offering a mix of restaurants, boutiques, professional offices, galleries, inns, public parks, marinas, and local services. Its waterfront location, historic character, and steady flow of residents, visitors, boaters, and day-trippers make Downtown Beaufort a highly desirable setting for retail, office, hospitality, and service-based businesses seeking visibility in one of South Carolina's most charming coastal markets.



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PHOTO GALLERY



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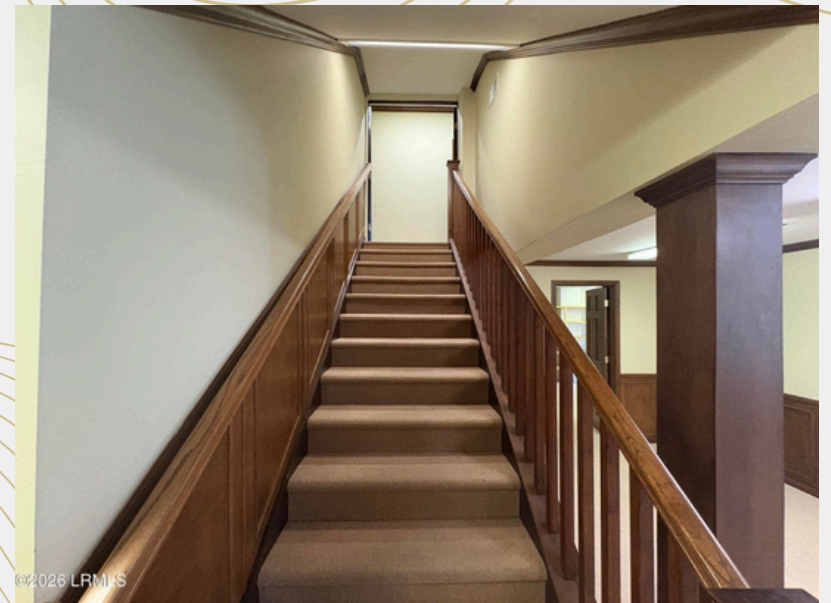
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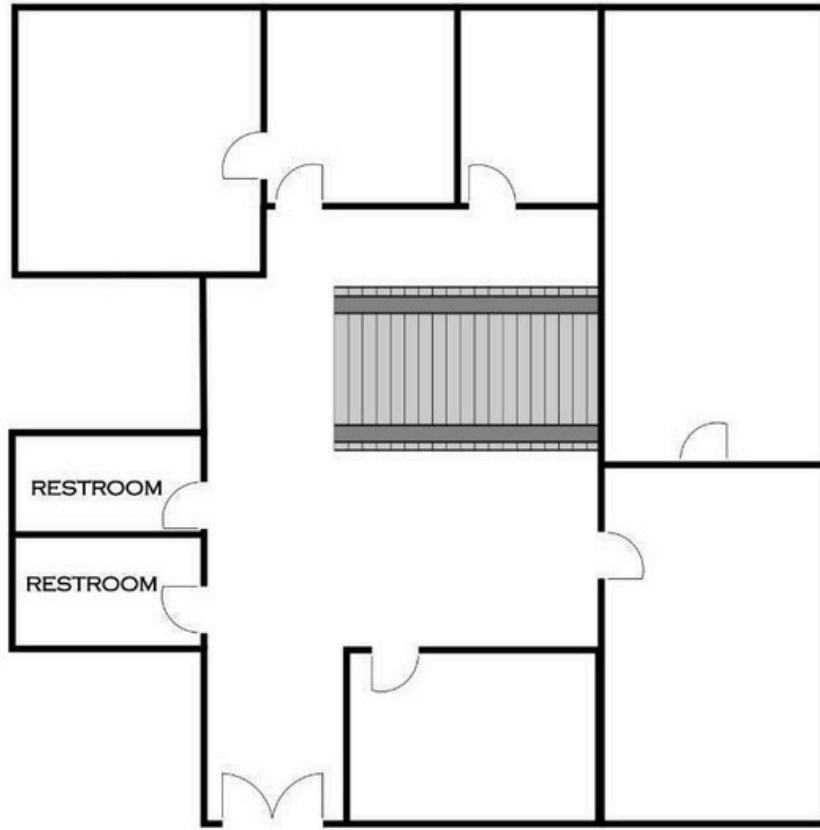


PHOTO GALLERY



615 PRINCE STREET
FIRST FLOOR
+/- 1,430 SF

TOTAL SQUARE FOOTAGE:
+/- 1,860

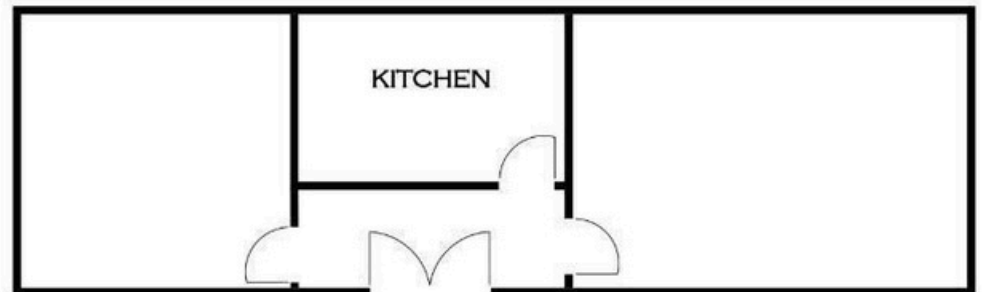


FLOOR PLANS

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Conceptual
615 PRINCE STREET
SECOND FLOOR
+/- 430 SF

TOTAL SQUARE FOOTAGE:
+/- 1,860



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MAP OF DOWNTOWN BEAUFORT



SUBJECT PROPERTY



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