



OFFICES FOR LEASE

The Offices At Market Common

1101 JOHNSON AVENUE UNIT 302 MYRTLE BEACH, SC 29577



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PROPERTY DESCRIPTION

OFFICES FOR LEASE: Positioned in the highly desirable Market Common, The Offices at Market Common offers 43,323 SF of professional office space located at 1101 Johnson Ave, Myrtle Beach, SC 29577 in one of Myrtle Beach’s most dynamic and thriving communities. Located between Highway 17 Business and Highway 17 Bypass, this property provides outstanding connectivity and visibility in a bustling commercial corridor.

WHY CHOOSE THE OFFICES AT MARKET COMMON?

- **Exceptional Location:** Nestled within Myrtle Beach’s most vibrant district, your office will be surrounded by top-tier retail, dining, and entertainment options — creating an energizing environment for employees, clients, and visitors.
- **Live-Work-Play Lifestyle:** Above the shops and restaurants are upscale residential units, fostering a built-in community that supports foot traffic and long-term tenancy.
- **Attractive Amenities:** Enjoy beautiful landscaping, walkable streets, open seating areas, interactive fountains, and a charming village-like atmosphere that enhances the workday experience.
- **Dynamic Year-Round Events:** From cultural festivals to family-friendly gatherings, The Market Common hosts a full calendar of events that keep the area lively and continuously engaging.

OFFERING SUMMARY

Base Rent:	\$27/SF/YR (NNN)
Available SF:	1,456 SF
Building Size:	43,323 SF
Zoning:	C6, City of Myrtle Beach, SC
PIN#	44602020071, County of Horry, SC

AVAILABLE SPACES	BASE RENT:	SPACE SIZE
SUITE 302	\$27/SF/YR	1,456 SF

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,456 SF	Base Rent:	\$27/SF/YR

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101	LEASED	4,135 SF	NNN	\$21.00 SF/yr	13 Private Offices, Collaborative Workspace, Break Room, Two In Suite Restrooms, Private Entrance from Parking Lot.
103	LEASED	877 SF		LEASED	-
104	LEASED	5,753 SF		LEASED	-
105	LEASED	2,325 SF		LEASED	-
200	LEASED	850 SF		LEASED	-
201	LEASED	7,229 SF		LEASED	-
204	LEASED	5,146 SF		LEASED	-
300	LEASED	5,787 SF		LEASED	-
301	LEASED	2,018 SF		LEASED	-
302	Available	1,456 SF	NNN	LEASED	Available For Sublease!
303	LEASED	3,507 SF		LEASED	-

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The Offices At Market Common-Unit 302

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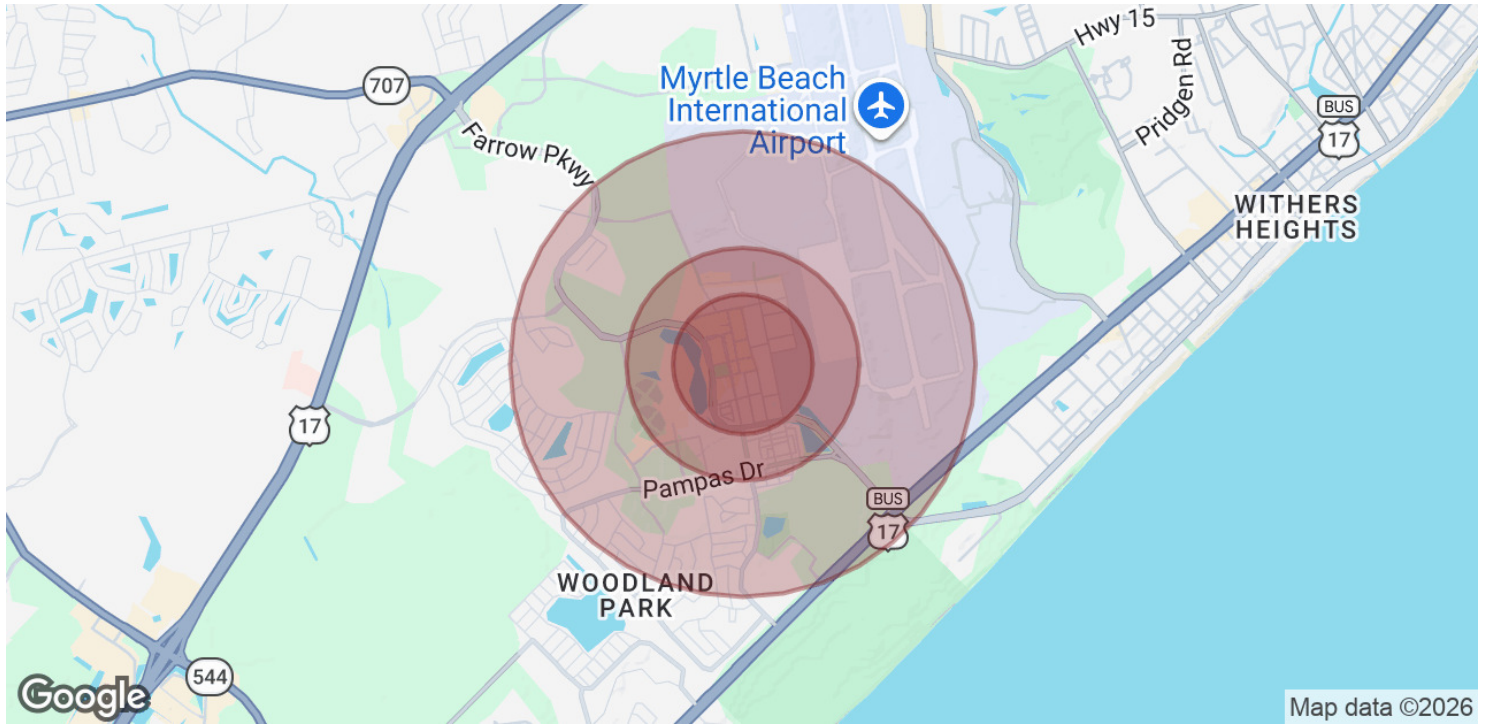
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	314	1,078	4,352
Average Age	62.0	61.5	58.3
Average Age (Male)	62.1	61.4	55.8
Average Age (Female)	61.8	61.6	61.2
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	155	529	2,132
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$107,558	\$106,400	\$97,677
Average House Value	\$442,597	\$437,159	\$384,027

2023 American Community Survey (ACS)

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