



Professional Office/Retail Building On Sea Pines Circle

1044 William Hilton Pkwy
Hilton Head Island, South Carolina 29928

Property Highlights

- Rare opportunity to acquire a flexible professional office / retail building at Sea Pines Circle, one of Hilton Head Island's most visible and recognizable commercial locations.
- ±10,017 SF two-story building well suited for an investor or owner user seeking strong visibility, convenient access, and proximity to the Island's primary resort, residential, retail, restaurant, and service corridors.
- Flexible layout with multiple private offices, open work/training areas, storage rooms, kitchenette/breakroom areas, and men's and women's restrooms.
- Elevator access serving both floors.
- Well suited for professional or corporate office, medical, training, hospitality support, or regional headquarters use.
- Convenient access to William Hilton Parkway, Pope Avenue, Palmetto Bay Road, Sea Pines, Shipyard, and nearby retail, restaurant, banking, and service amenities.

Offering Summary

Sale Price:	\$2,200,000
Building Size:	10,017 +/- SF
Property Type:	Professional Office / Retail
Property Parcel #:	R552 015 000 0280 0001
Elevator Access:	Yes
Zoning:	Sea Pines Circle District

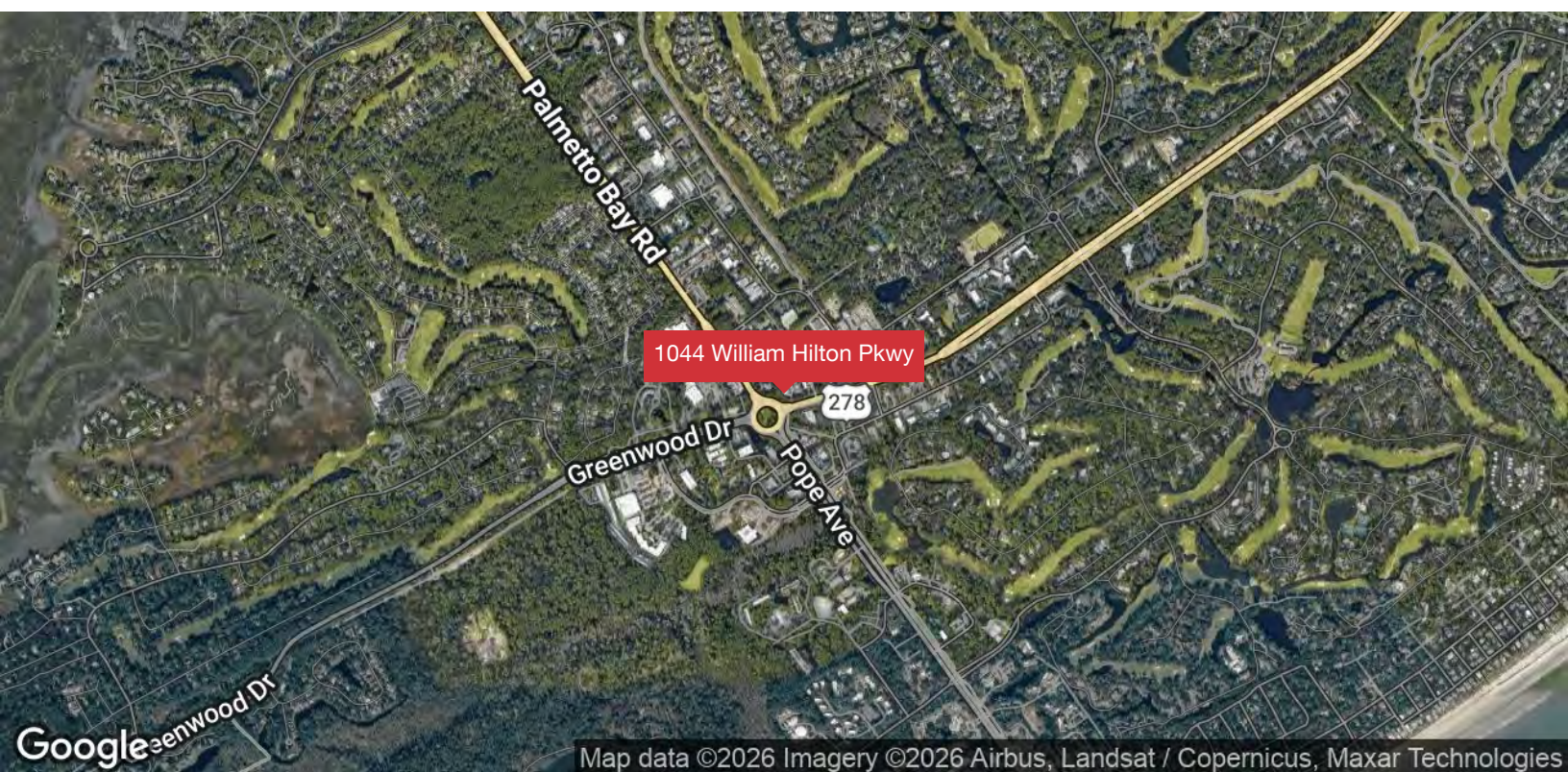
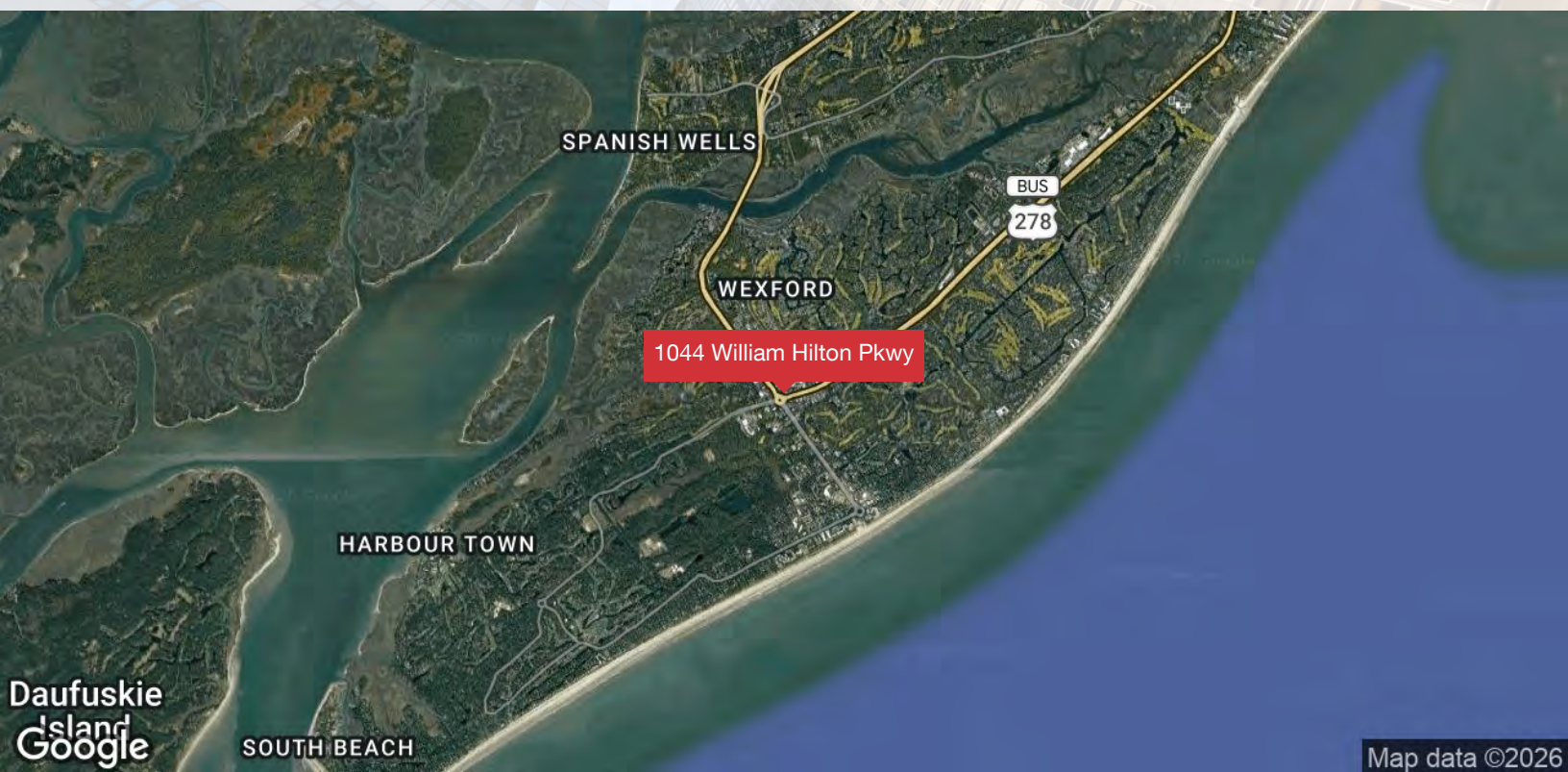
For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com

BROCHURE

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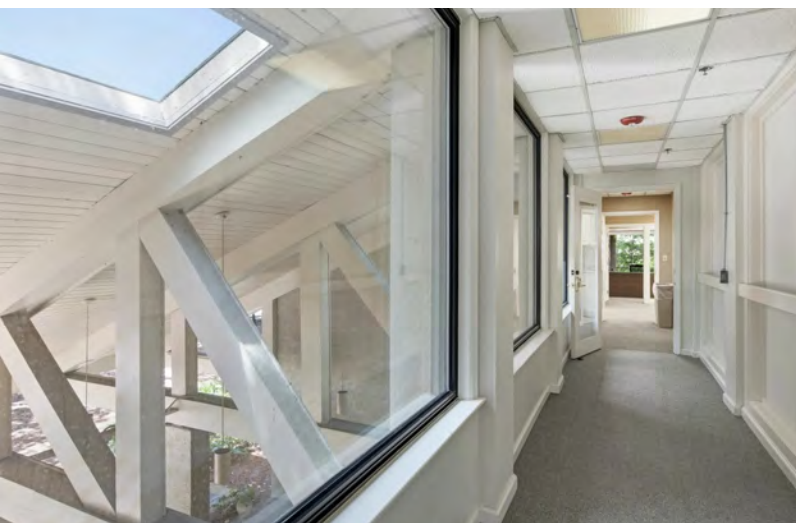
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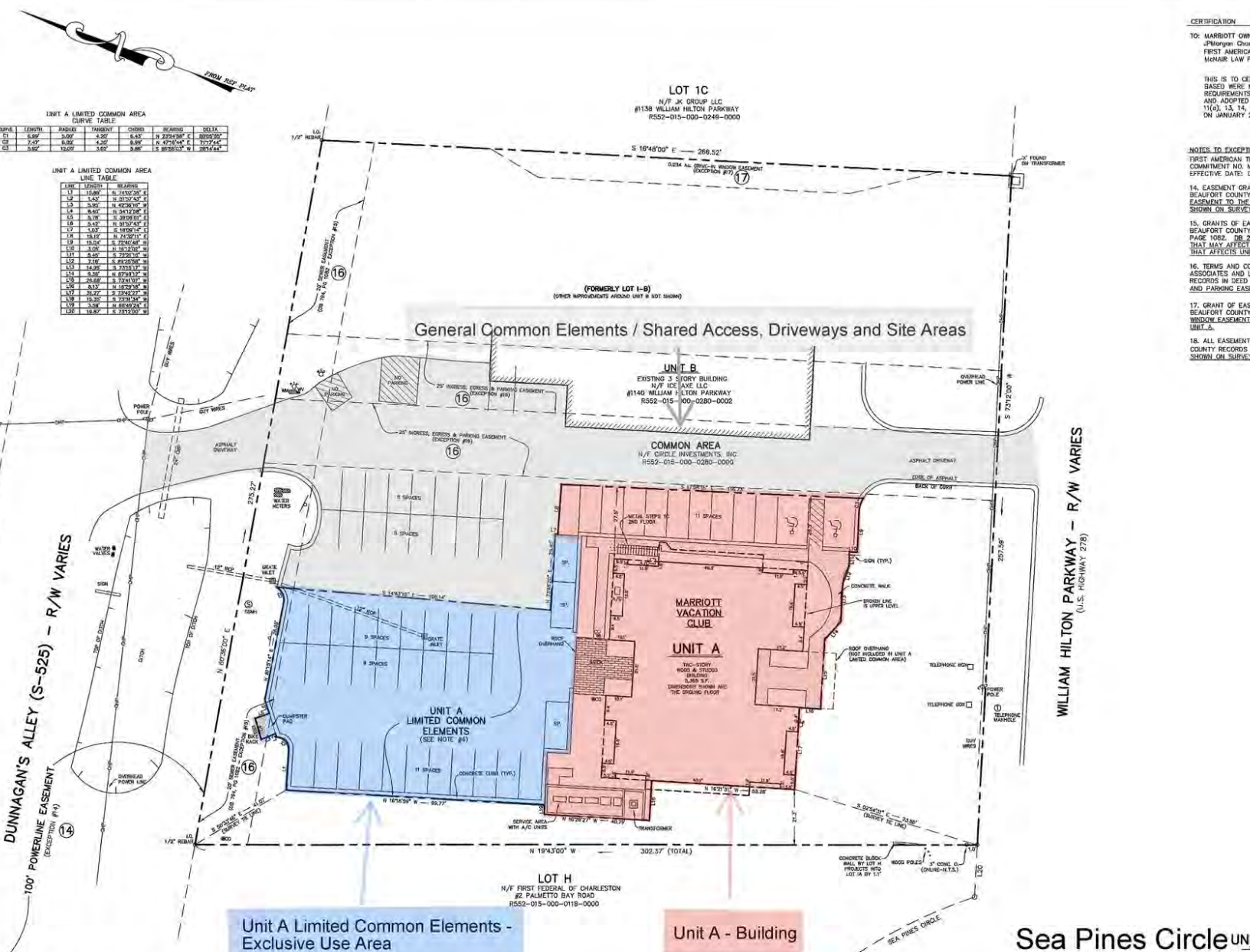
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Note: This exhibit is for illustrative purposes only. Buyer is acquiring Unit A within the Circle Building Complex Horizontal Property Regime, together with appurtenant limited common elements and rights in the general common elements. Boundaries, parking rights, signage rights, access rights, maintenance obligations, and shared obligations are subject to the recorded Master Deed, First Amendment, survey/plat, title review, and buyer verification.

REFERENCE PLATS:

- 1) AN ABSOLUTE PLAT OF CIRCLE BUILDING COMPLEX
HORIZONTAL PROPERTY REGIME ON U.S. HWY. 278,
FORMERLY LOTS I-A & I-B, PALMETTO BAY COMMERCIAL SUBDIVISION,
DATED: 6/10/92; LAST REVISION: 4/2/93,
BY: P.P. PERDUE, S.C.P.L.S. NO. UNKNOWN,
RECORDED: PG. 44, PG. 21, 4/12/93.
- 2) A COMPOSITE PLAT OF
PALMETTO BAY ROAD COMMERCIAL SUBDIVISION,
A SECTION OF LANDS OF SEA PINES PLANTATION, CO.,
DATED: 4/29/74; LAST REVISION: 4/14/75,
BY: JERRY L. RICHARDSON, S.C.P.L.S. NO. 4784,
RECORDED: PG. 24, PG. 29, 10/31/75.

PREPARED FOR: MARRIOTT OWNERSHIP RESORTS, INC.
ADDRESS: #1044 WILLIAM HILTON PARKWAY
TAX PARCEL I.D. NO. R552-015-000-0280-0001



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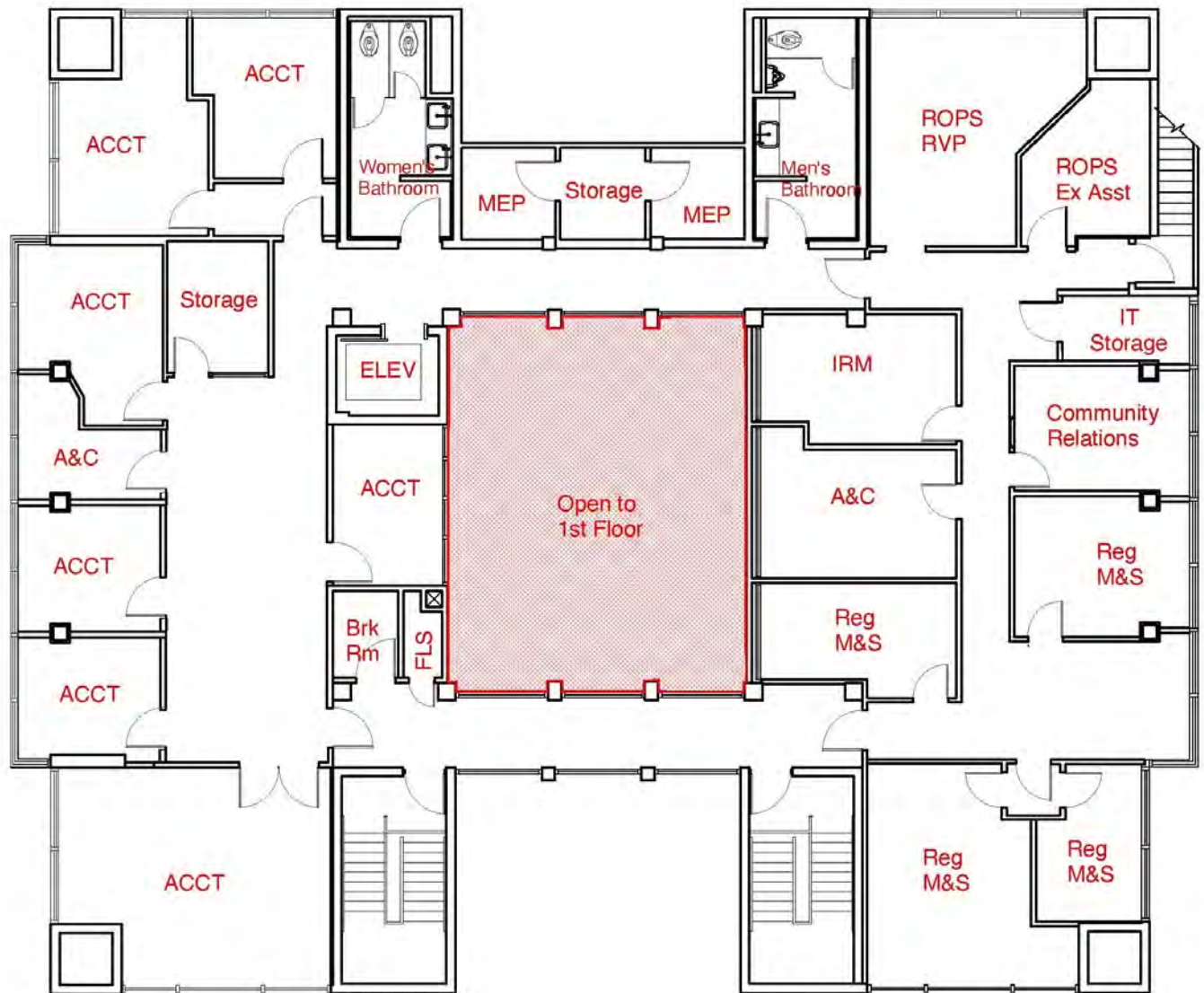
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