

CLASS A MEDICAL/OFFICE BUILDING IN WINDMILL STATION

FOR LEASE

4,169 SQ.FT SUITE AVAILABLE

\$29.50/SF NNN

2015 2ND AVENUE, STE. 203



RE/MAX SOUTHERN SHORES
Robert Pratt, CCIM, SIOR
(843) 343-6085:cell
robert@robertpratt.com



2015 2ND AVE., STE. 203

SUMMERVILLE

SOUTH CAROLINA



- 2nd generation medical/office suite available in Medical Office Building II of Windmill Station at Carnes Crossroads.
- Approximately 4,169 sq.ft 2nd floor suite accessed by both elevator and staircase. Large open workspace, multiple private offices, conference room, plumbed for 2 private bathrooms.
- Tenant responsible for monthly base rent of \$29.50/sf + NNN fee currently estimated at \$9.67/sf. NNN includes taxes, insurance, water/sewer and common area maintenance. Total monthly rent is \$13,087.19.
- TMS#: 222-00-00-192. Zoned PD (Planned Development) in the City of Goose Creek.
- Excellent location in the Carnes Crossroads area of Summerville at the corner of Main St. and 2nd Ave.
- Parking is shared with the tenants of Windmill Station.

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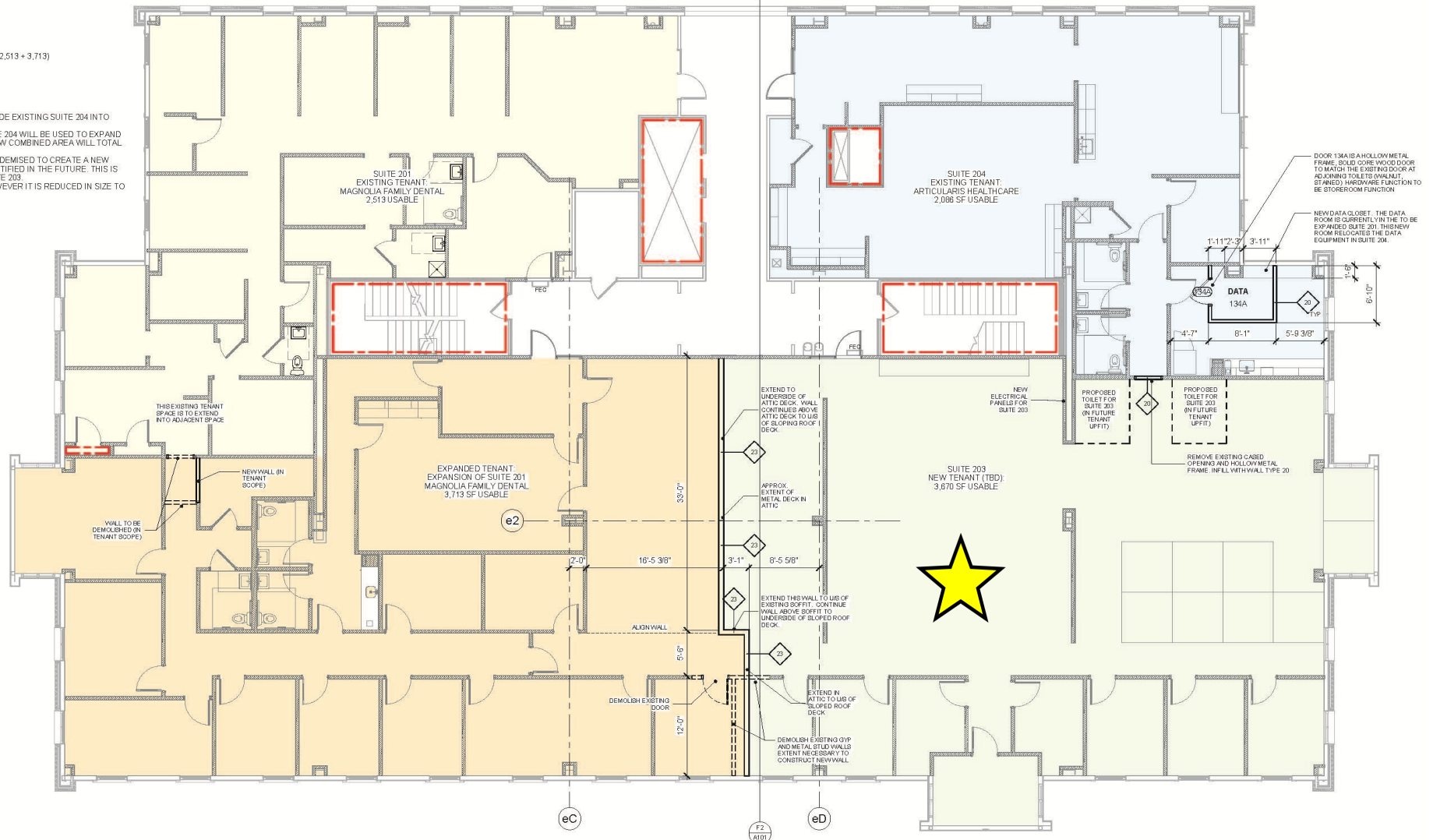


2ND FLOOR FLOOR PLAN

ING CORE FACTOR

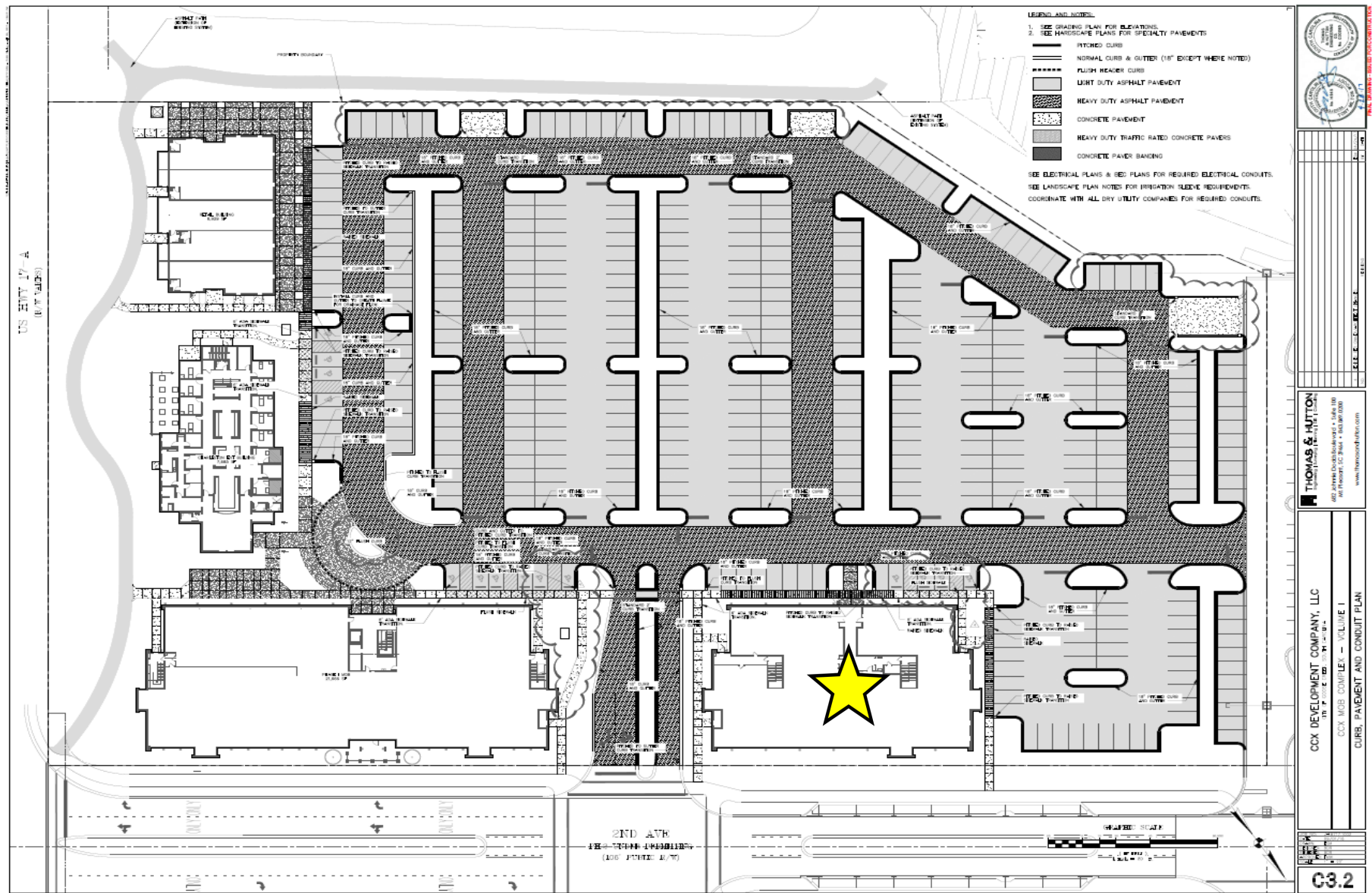
ALYSIS:
A (2ND FLOOR)USABLE
USABLEUSABLE (2,513 + 3,713)
D
USABLE
USABLE

RK IS DIVIDE EXISTING SUITE 204 INTO
1 OF SUITE 204 WILL BE USED TO EXPAND
I. THE NEW COMBINED AREA WILL TOTAL
I WILL BE DEMISED TO CREATE A NEW
O BE IDENTIFIED IN THE FUTURE. THIS IS
D AS SUITE 203
AIN, HOWEVER IT IS REDUCED IN SIZE TO

F2 EXISTING BUILDING SECTION
3/32" = 1'-0"F8 PARTITION TYPES
1 1/2" = 1'-0"

A1 FLOOR PLAN

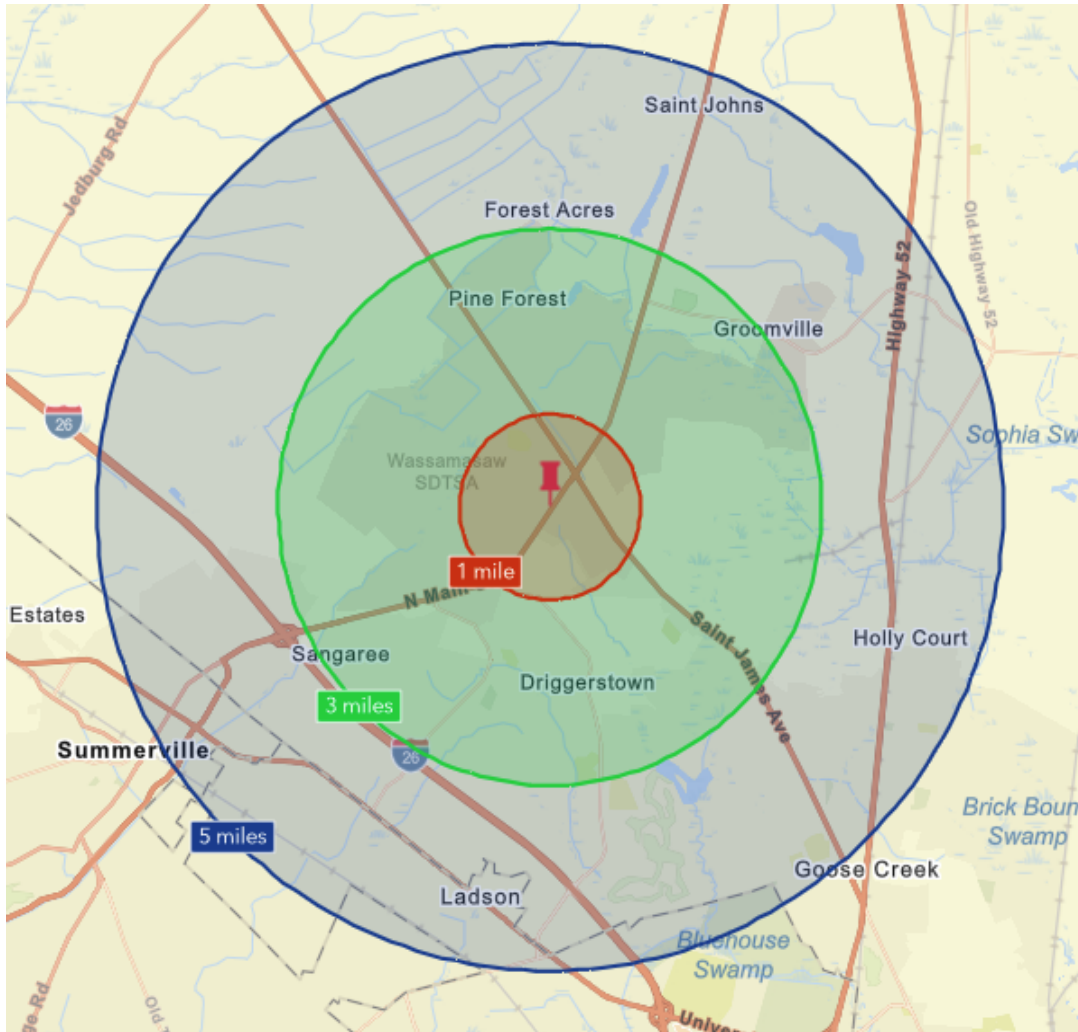
0 4' 8'

PARKING DIAGRAM



CLASS A MEDICAL/OFFICE BUILDING IN WINDMILL STATION

FOR LEASE



1m

7,125

Population



3,130

Households



\$79,551

Median Household Income

3m

37,802

Population



14,634

Households



\$84,871

Median Household Income

5m

70,551

Population



27,125

Households



\$94,360

Median Household Income

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