

RATE

**\$20.50
/SF**

BUILDING SIZE

**3,369
SF**


LEASE TYPE

**MODIFIED
GROSS**



FOR LEASE

**33 MARSHELLEN DRIVE
PORT ROYAL, SC 29902**

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

 **www.principalrem.com**

 **rrobinson@principalrem.com**

LANDMARK MAP: HALF-MILE RADIUS

Midtown Village
Shopping Center



New Apartment
Complex (216 units)



Beaufort Memorial
Lowcountry Medical
Group Primary Care

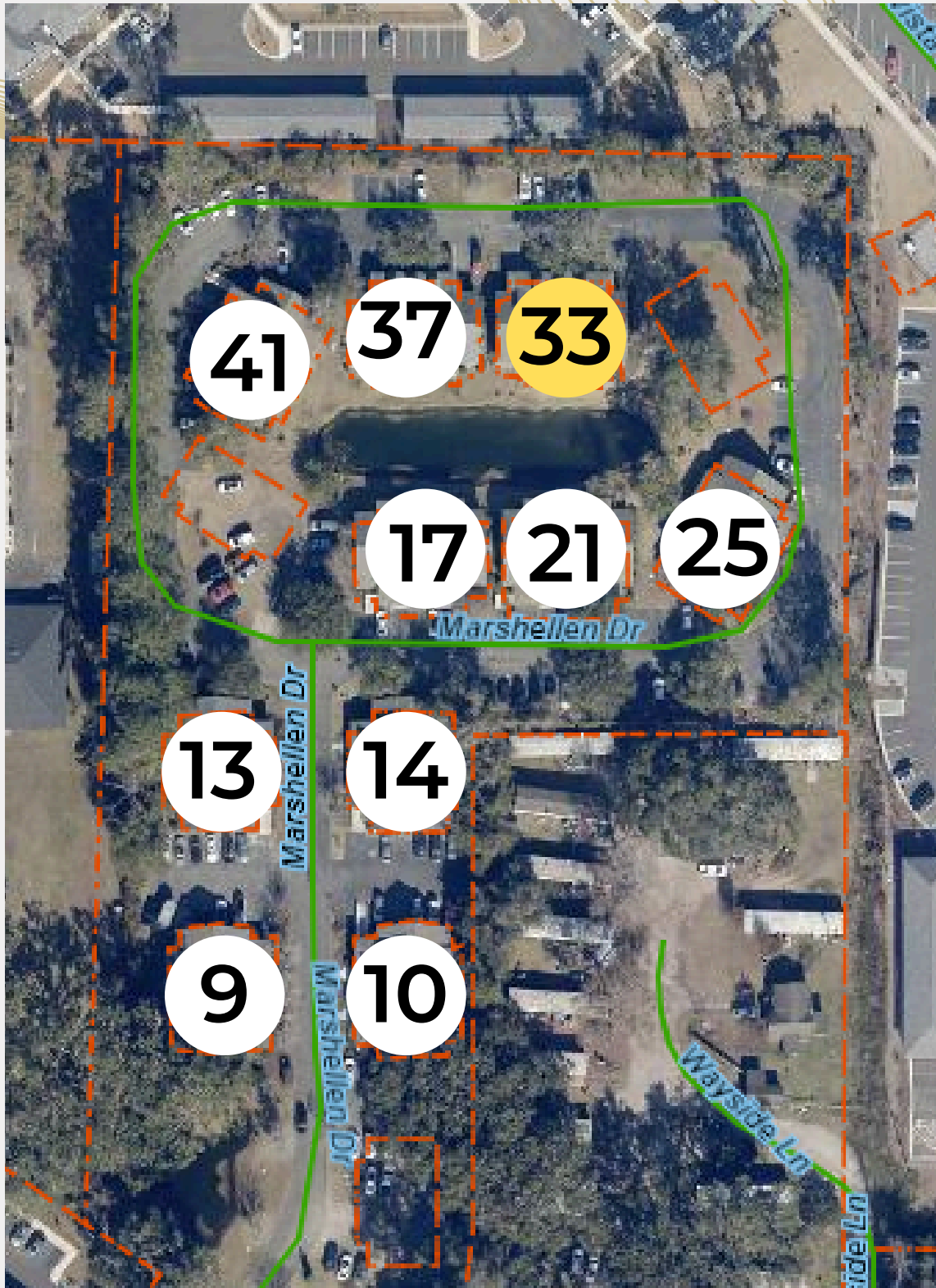
Bellevue Business
Park
(Location of
Subject Property)

Parris Island Military
Base



DIRECTORY:

BELLEVUE BUSINESS PARK



9	Where'd You Get That (Consignment)
10	Beaufort Family Care
13	Novant Health: Riverside Women's Care
14	Bright Smiles Dental
17	Vanguard Sleep Disorders LLC
21	Radiance Pregnancy Care Center
25	Shear Vintage Salon
33	Subject Property (Vacant)
37	Faith Lutheran Church
41	Palmetto Pain Center

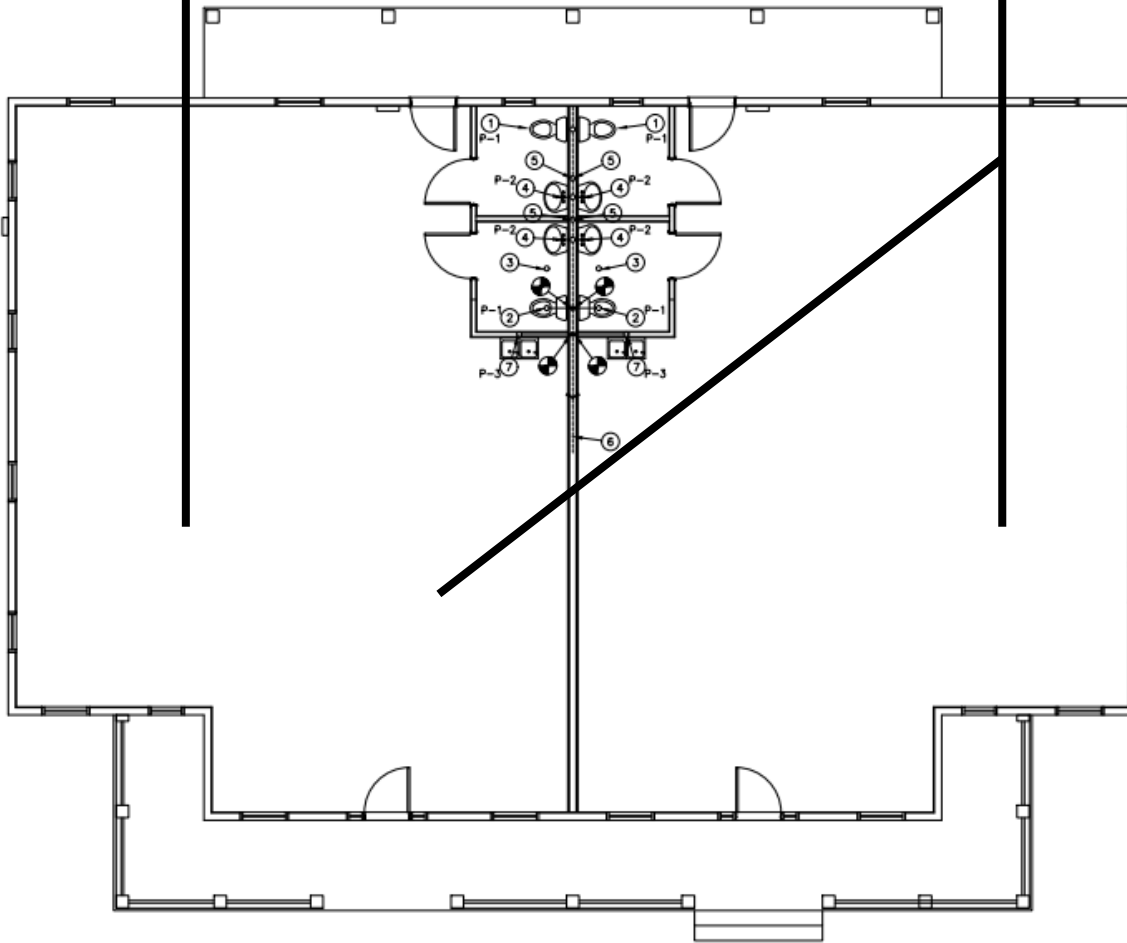
ONE-HALF OF DUPLEX

PREMISES SIZE: 1,684
 BASE RENT: \$21.00/SF (\$2,947/MO)
 CAM FEES: \$4.56/SF (\$639.65/MO)
 TOTAL MONTHLY RENT: \$3,586.65/MO

ENTIRE BUILDING

PREMISES SIZE: 3,369
 BASE RENT: \$20.50/SF (\$5,755.38/MO)
 CAM FEES: \$4.56/SF (\$1,280.22/MO)
 TOTAL MONTHLY RENT: \$7,035.60/MO

LEASE OPTIONS & BREAKDOWN



Term	Description
Premises / Buildout Configuration	Property may be built out as a duplex or customized to suit a single full-building user.
Buildout Commencement	Buildout shall commence upon execution of a lease agreement, whether for the full building or one side of a duplex.
Delivery Condition	Quoted lease rates are based on delivery of a finished "vanilla box" premises, including receipt of a Certificate of Occupancy from the Town of Port Royal.
Additional Buildout Options	Additional tenant-specific buildout, finishes, or improvements may be available, subject to negotiation between Landlord and Tenant.
Lease Structure	Lease shall be structured as a modified gross lease, with Tenant paying base rent plus its proportionate share of applicable building operating expenses.
Estimated Delivery Timeline	Landlord projects an estimated 120-day lead time from full lease execution to tenant occupancy.

RENDERING

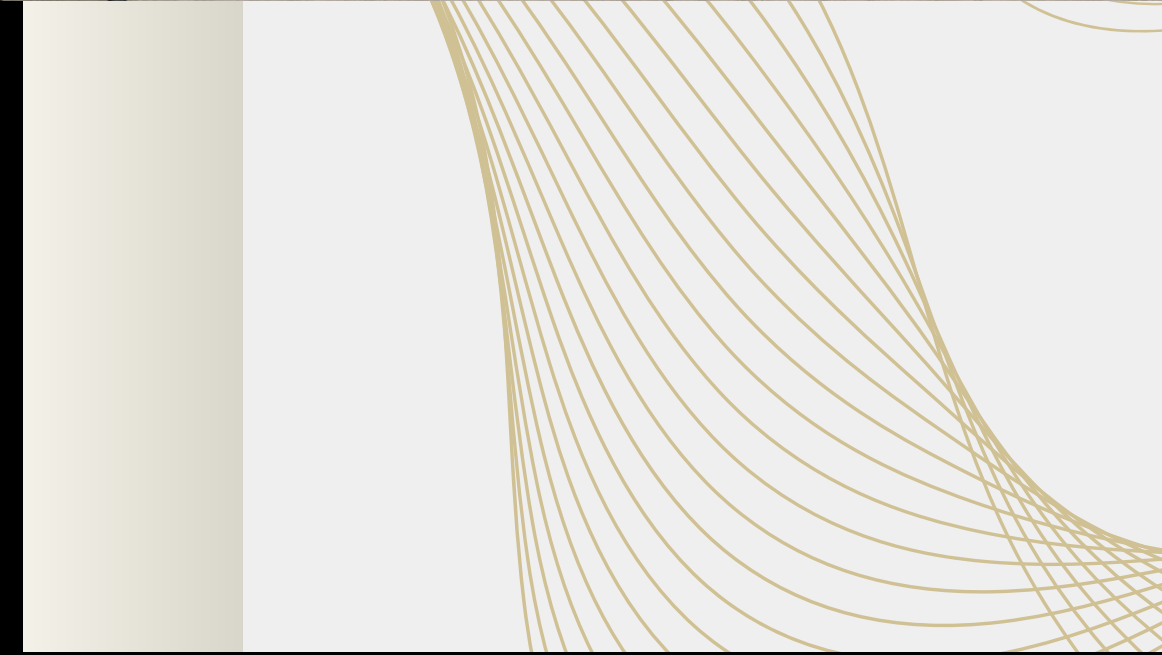
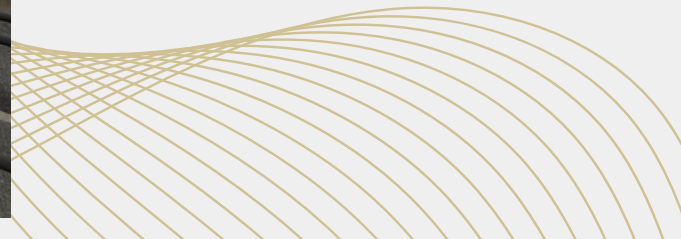


PHOTO GALLERY



©2025 LRMLS



©2025 LRMLS





REYNOLDS ROBINSON

PHONE : 843-380-2530 ext. 700

EMAIL : rrobinson@principalrem.com

WEBSITE : www.principalrem.com

Information contained herein is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, changes in price or terms, prior sale, lease, or withdrawal without notice. No warranty or representation, express or implied, is made as to the accuracy of the information. Prospective parties should conduct their own independent due diligence and verification of all matters relating to the property. Broker, agent, and owner assume no liability for inaccuracies or omissions.

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