

FOR LEASE

**A-Class Coworking Office
spaces in the Heart of
Downtown Aiken**

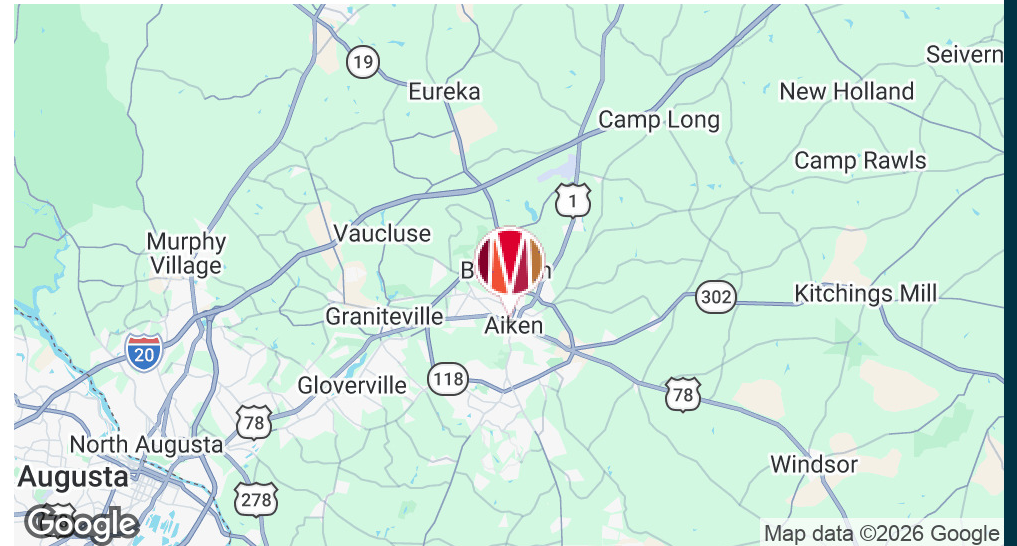
200 The Alley, Aiken, SC 29801



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Aiken, SC, 29801



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$750 per month (Gross)
Available SF:	120 - 170 SF
Building Size:	3,100 SF

- Eight offices
- Large conference room
- Two restrooms and kitchenette
- Glass wall offices with abundant natural light
- Prime location in Downtown Aiken on The Alley

PROPERTY OVERVIEW

Located in the vibrant downtown district, this A-Class office property offers multiple individual office suites within a premier 3,100 SF building in the heart of Downtown Aiken. The space is ideal for professional users seeking a high-quality office environment with flexibility for single offices or small teams. Surrounded by Aiken's most popular restaurants, shops, and businesses, the property is situated on The Alley, placing tenants in the center of the city's professional, civic, and social activity. This location provides an exceptional setting for attorneys, financial professionals, consultants, and other service-oriented businesses seeking a polished downtown presence.

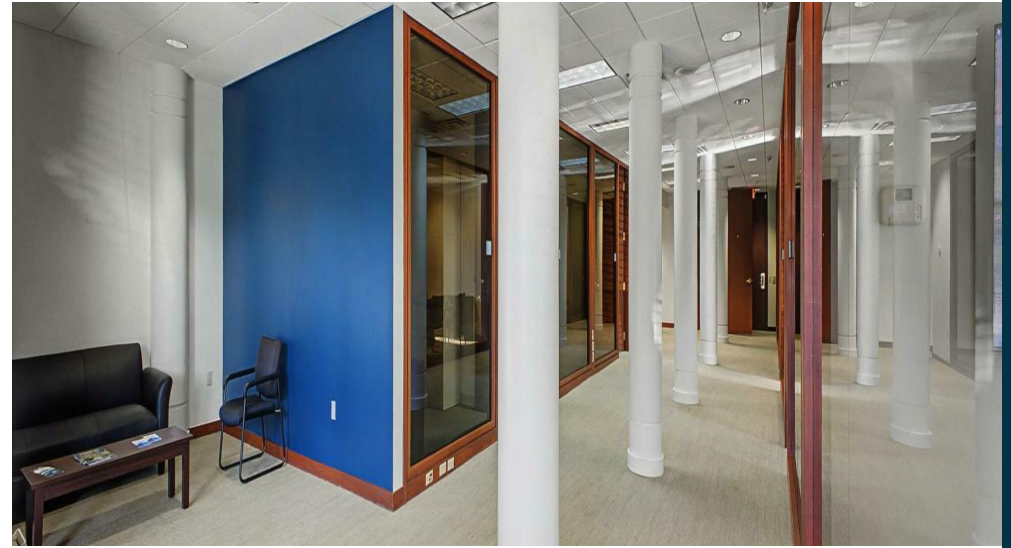
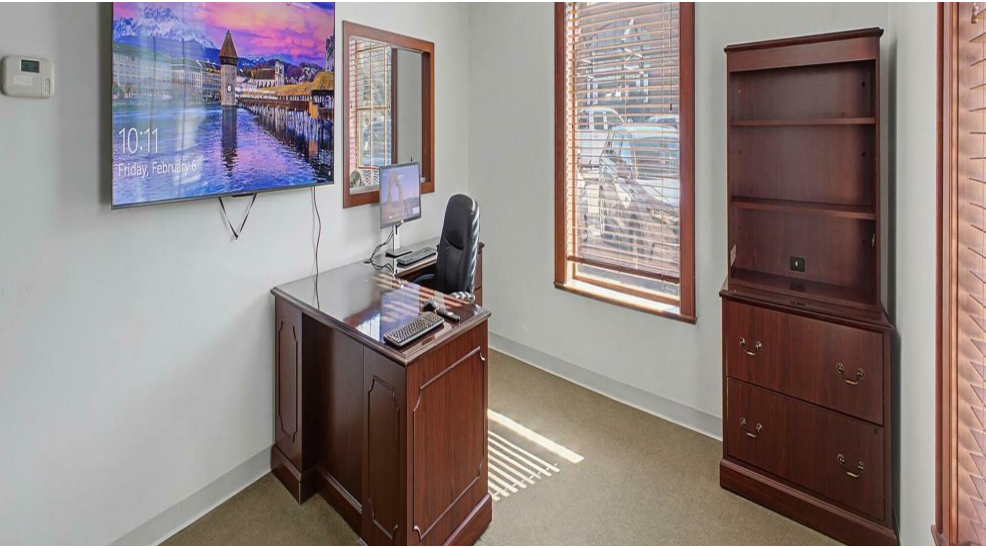
LOCATION OVERVIEW

The building is currently configured with eight private offices featuring glass walls, providing an exceptional balance of privacy and natural light. Each office is offered at \$750 per month on a Gross basis, making this an attractive and predictable option for professionals and small businesses seeking a high-quality downtown workspace. Tenants enjoy access to shared common areas, including a spacious conference room for client meetings or team gatherings, a welcoming lobby, a convenient breakroom/kitchenette, and separate male and female restrooms. One office is currently configured as a server room and may be utilized for IT purposes or converted back into traditional office space. This property is ideal for attorneys, financial advisors, consultants, tech professionals, or other service-oriented businesses seeking a prestigious downtown presence without the overhead of a full standalone office. With modern design, excellent visibility, and walkable access to dining, entertainment, and complementary professional services, 200 The Alley delivers a rare opportunity to lease A-Class individual offices in Downtown Aiken.

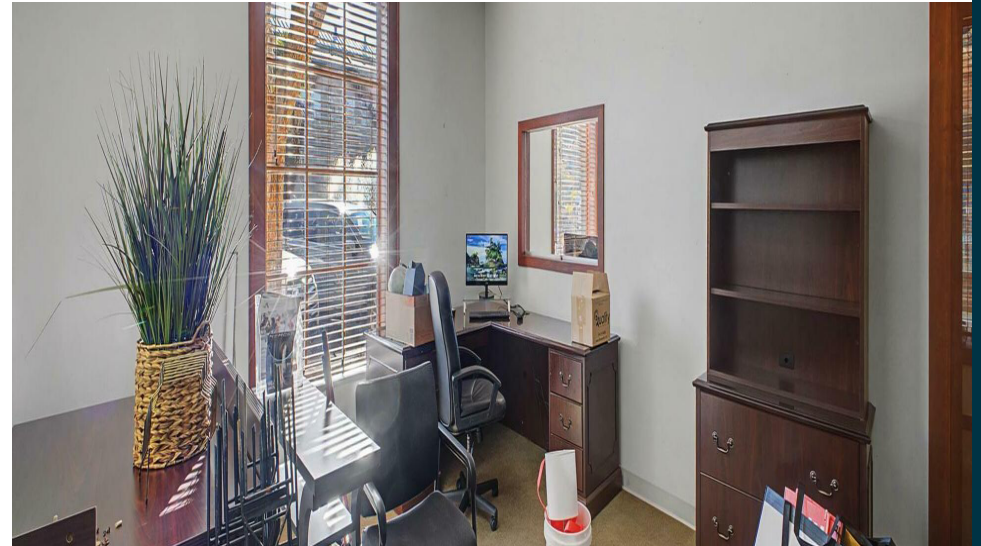
ADDITIONAL PHOTOS



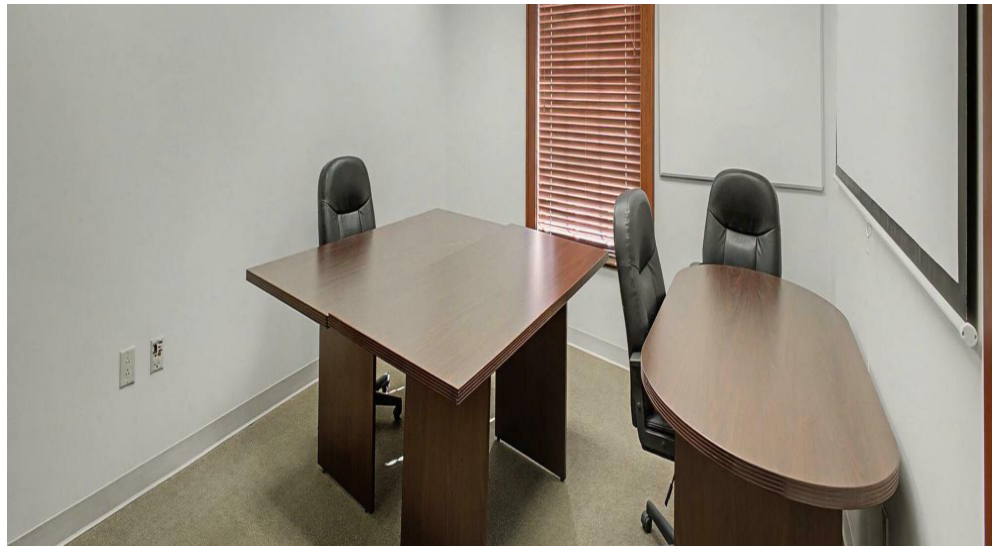
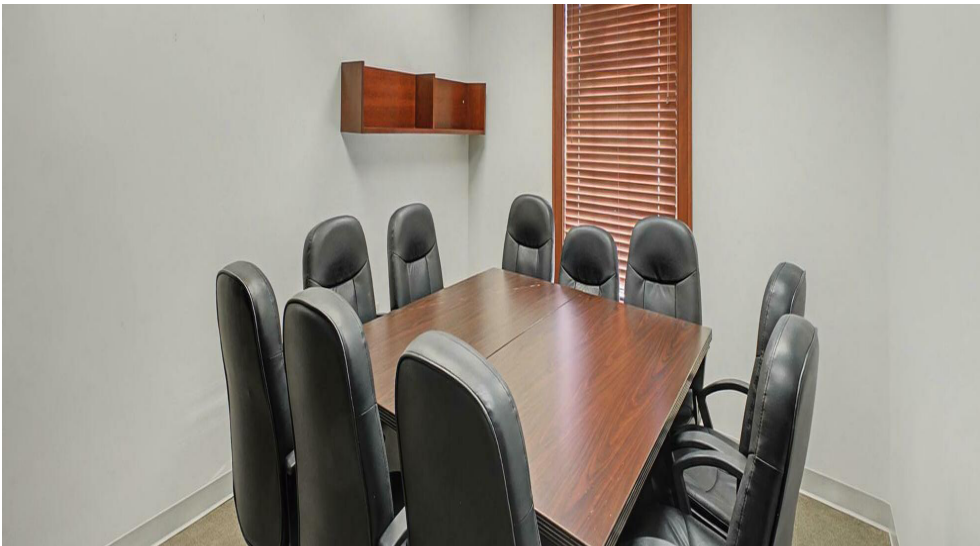
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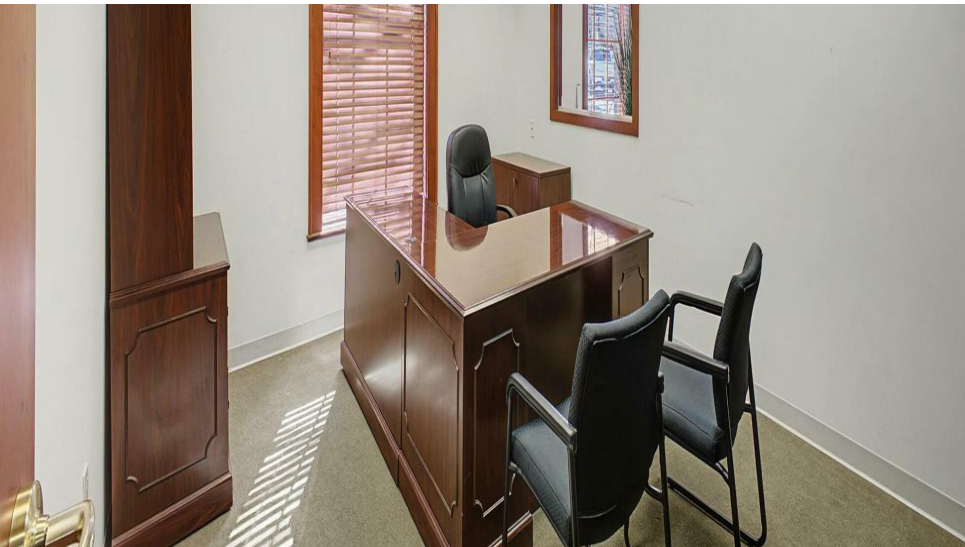
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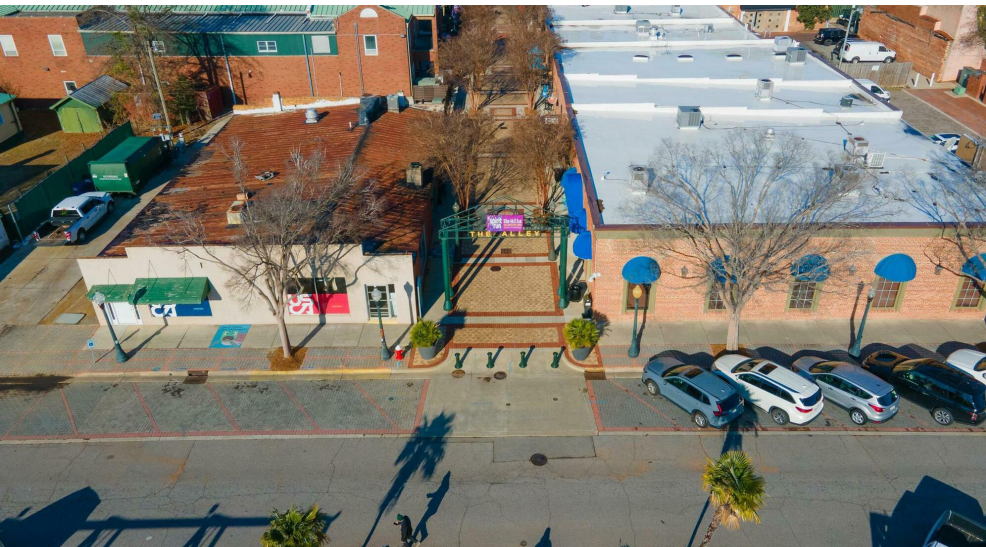
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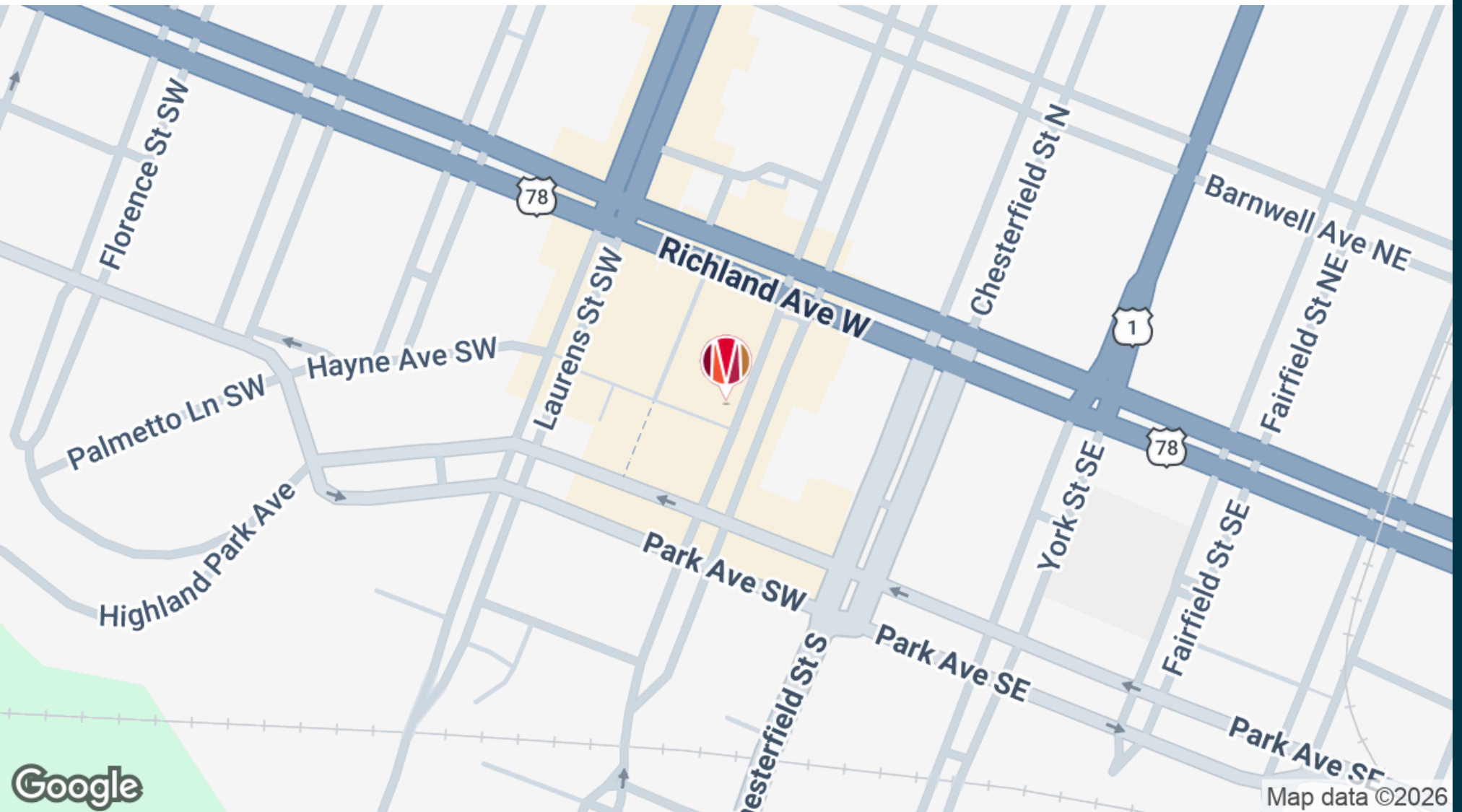
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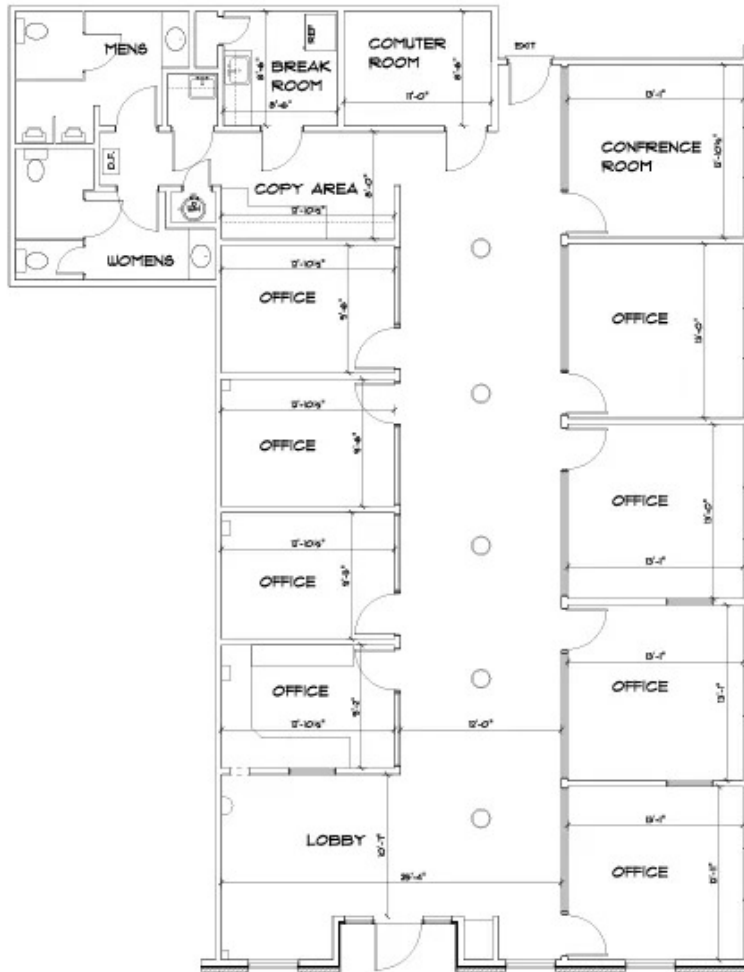
LOCATION MAP



RETAILER MAP



FLOOR PLANS



MAIN FLOOR PLAN
SCALE 1/4" = 1'-0"

3108 SQ. FT.

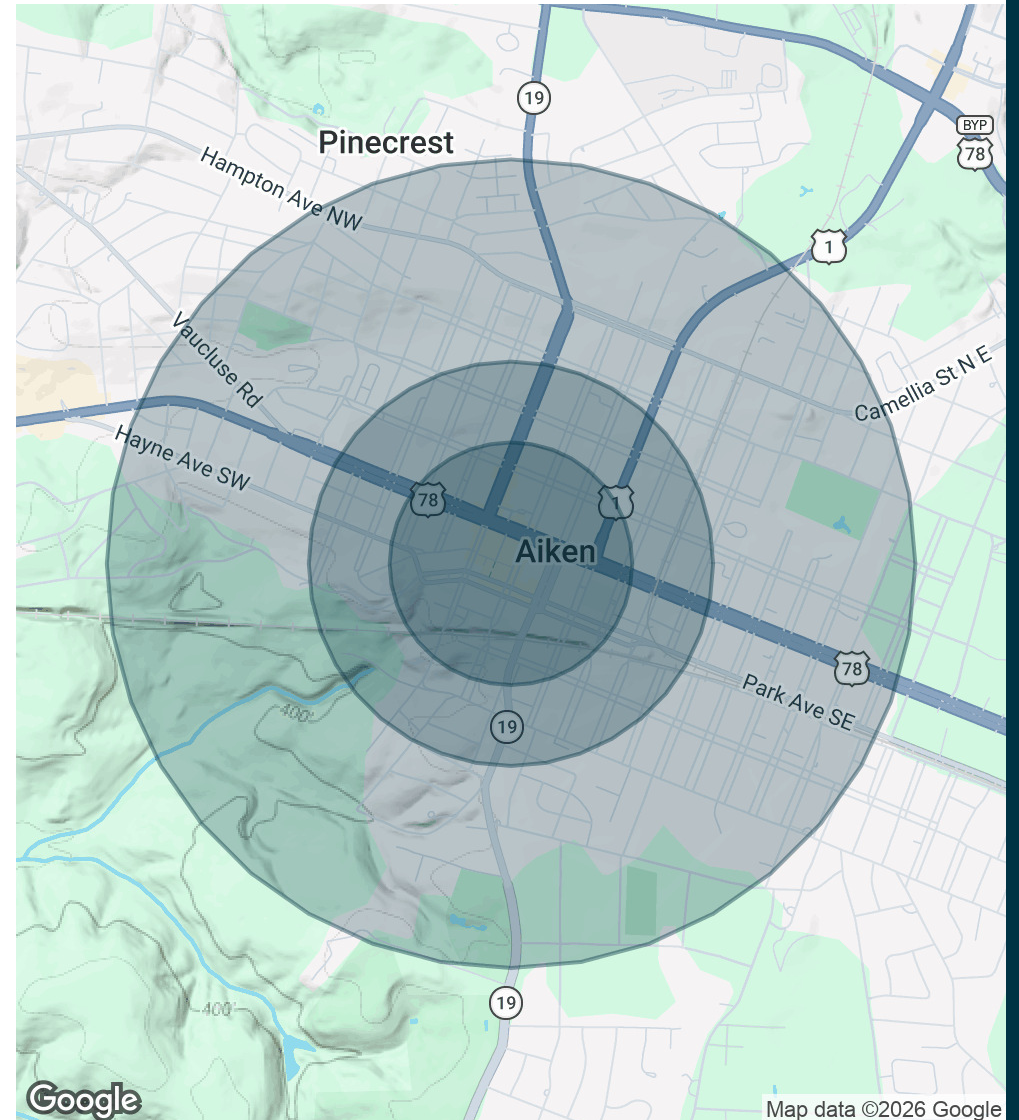
Designer
BUILDERS
Custom Homes by TODD GAUL
935 Dougherty Road
Aiken, SC 29803
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	280	775	3,866
Average Age	53	50	47
Average Age (Male)	50	47	45
Average Age (Female)	56	53	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	120	343	1,672
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$106,653	\$95,021	\$74,094
Average House Value	\$531,344	\$432,904	\$300,139

2020 American Community Survey (ACS)



TEAM PAGE

CURT HANNA



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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.