

FOR SALE OR LEASE

3,000+ SF Office/Flex Units

MYRTLE PARK BUSINESS SUITES

Located directly behind County Admin Building on Bluffton Parkway in Bluffton, South Carolina

**NEW CONSTRUCTION!**

Shell construction completion fall of 2022

TENANT SIGN

TENANT SIGN

TENANT SIGN

**NEW 3,000 SF  
OFFICE/FLEX  
UNITS**

**Brand new flex space available for sale or lease in the heart of Bluffton,  
located just off of Hilton Head Island**

- ▶ **FOR SALE:** Each 3,000 square foot shell is being marketed for sale at \$450,000 (end units \$499,000), which includes slab, electric, water/sewer stub-ups, insulated ceiling, and demising wall.
- ▶ **FOR LEASE:** All units are being marketed at \$20/SF NNN with a \$10/SF tenant improvement allowance (per *improved* square foot).
- ▶ Concessions available for those needing more than one 3,000 SF unit.

- Centrally-located with easy access to major transportation routes.
- 2nd fastest-growing town in South Carolina with an award-winning quality of life.
- Strong local workforce, including nearby universities and 2,100 exiting military annually.



FRONT



REAR



### DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	141,834	69,155
45 minutes	265,994	128,969
60 minutes	598,678	301,479

### DRIVE TIMES FROM SITE

Interstate-95:	22 minutes
Port of Savannah:	35 minutes
Port of Charleston:	2 hours
Savannah Int'l Airport:	40 minutes
Charleston Int'l Airport:	2 hours
Hilton Head Airport:	17 minutes

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



[jotoole@beaufortscedc.org](mailto:jotoole@beaufortscedc.org)

(843) 226-3462

/company/BeaufortSCEDC

/BeaufortSCEDC

