

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.

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