

FOR SALE

10 Park Lane
Hilton Head Island, SC

17,500 sq FT Headquarter Office Space

HIGH-QUALITY CONSTRUCTION,
DESIGN, AND INTERIOR

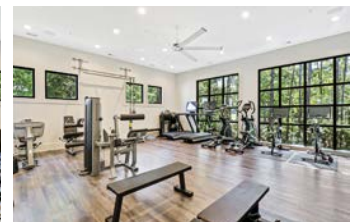


SALE PRICE

\$6,245,000

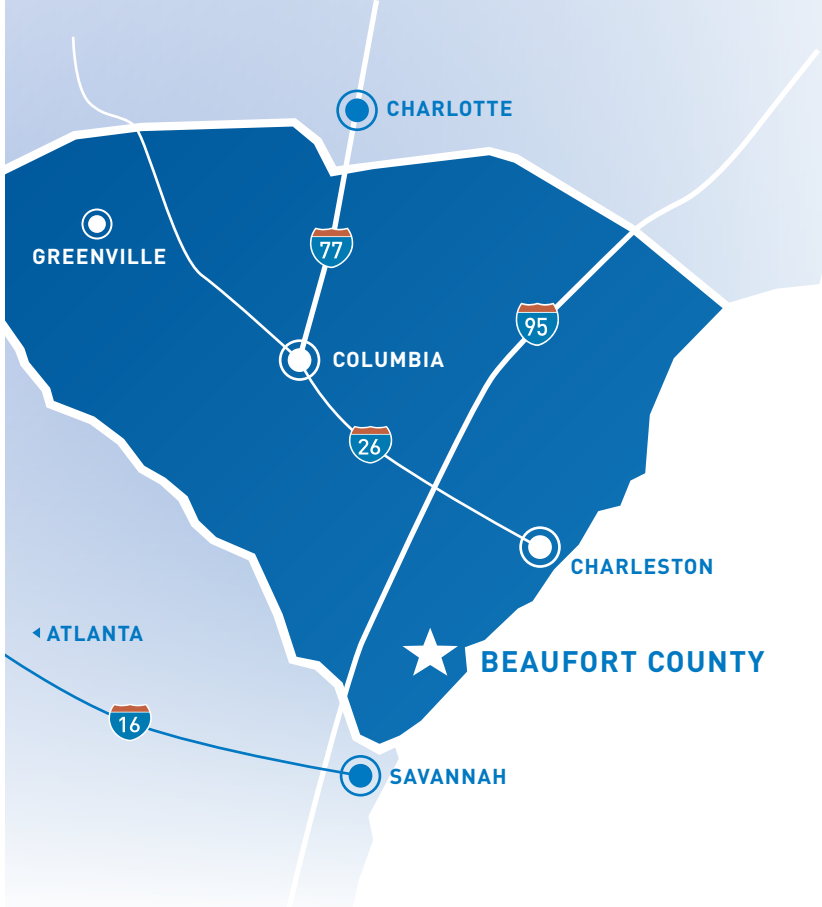
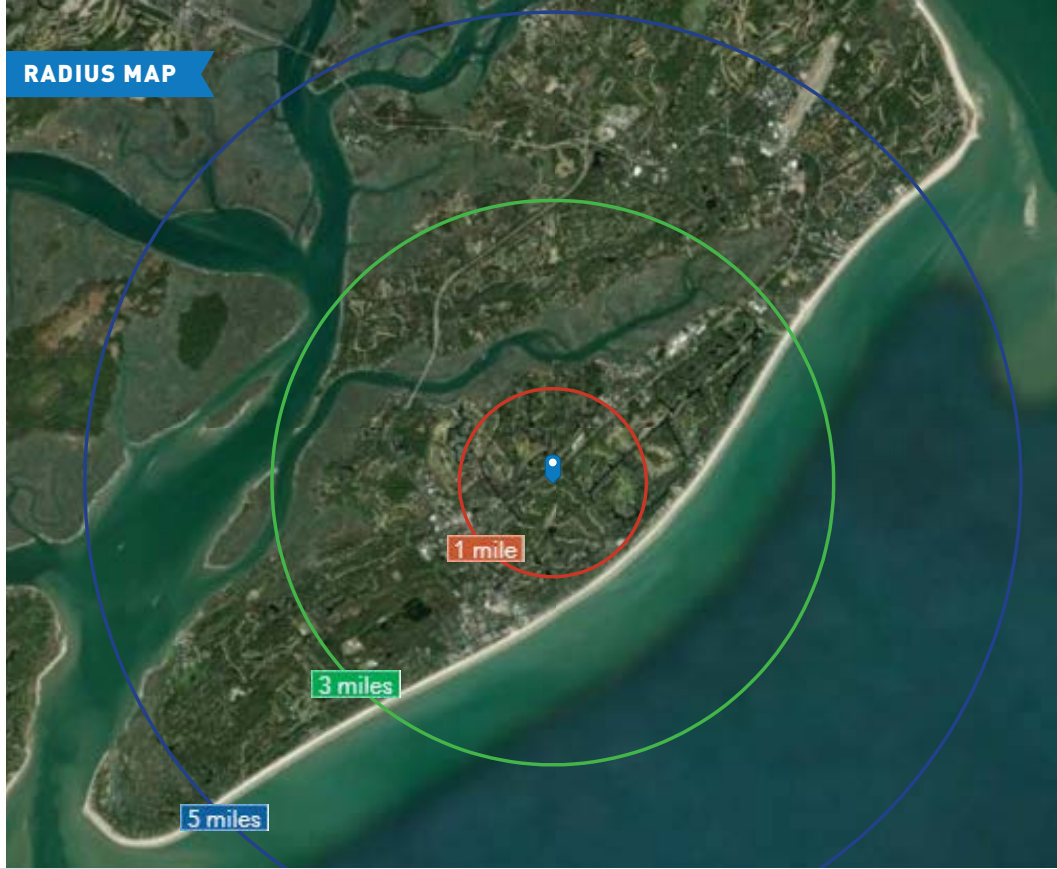
- ▶ 17,500 heated sq ft + courtyard, built 2019, covered and uncovered parking area, ground level storage & mechanical rooms, 2 electric auto charging stations, elevator, 2 staircases.
- ▶ Over 20 offices, 24 work stations, and 7 conference rooms that seat 8-10+ each.
- ▶ Kid/Flex space, expansive gym, huge courtyard.

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 900 exiting military annually.
- Located in the heart of Hilton Head Island, voted “#1 Island in the Continental US” by *Travel + Leisure’s* World’s Best Awards





RADIUS MAP



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	66,609	36,185
45 minutes	106,455	53,859
60 minutes	251,587	136,400

Source: ESRI, November 2024

DISTANCES FROM SITE

Coastal Carolina Hospital:	6 miles
USC Beaufort:	22 miles
Interstate 95:	28 miles
Riverport Industrial:	29 miles
Gulfstream Headquarters:	44 miles
Port of Savannah:	44 miles

BEAUFORT COUNTY, SOUTH CAROLINA

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



JOHN O'TOOLE
Executive Director

✉ jotoole@thrivebeaufort.org

☎ (843) 226-3462

in [/company/BeaufortSCEDC](https://www.linkedin.com/company/BeaufortSCEDC)

f [/BeaufortSCEDC](https://www.facebook.com/BeaufortSCEDC)

