



FOR LEASE

CHEROKEE BEND OFFICE PARK

204 Caughman Farm Lane

Lexington, SC 29072

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LOCATION: The property is ideally located in the heart of Lexington, just off of Sunset Blvd. (Highway 378).

- Close proximity to Lexington Medical Center and ancillary medical offices along Sunset Blvd.
- Less than five miles to I-20 and less than 7 miles to I-26
- Located across from Golden Hills Golf Club and ± 1.5 miles from Lexington Pavillion (Target & World Market anchored-center)

BUILDING SIZE: $\pm 20,134$

AVAILABILITY: $\pm 2,362$ SF on First Floor

- FEATURES:**
- ◆ Ample Parking
 - ◆ Sky Light in Common Area

LEASE RATE: **\$14.00 PSF NNN**



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Location Map



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Property Pictures



First Floor Entry



Third Floor Common Area

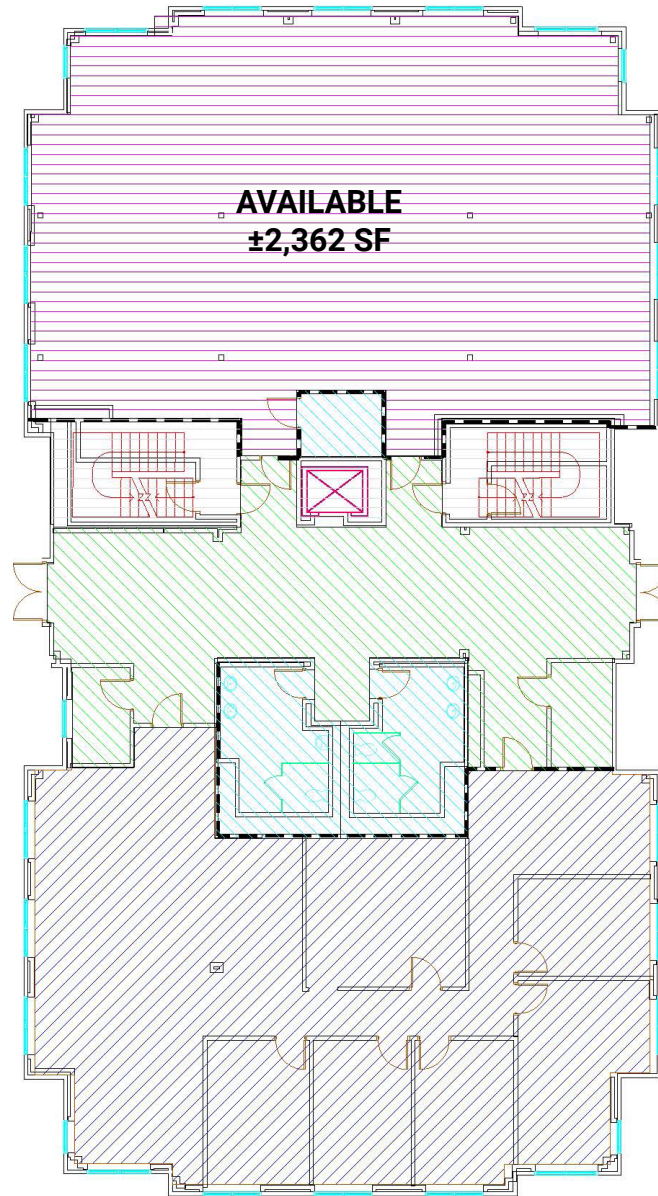


Third Floor Common Area

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First Floor



 : Available