



**WALLEN OFFICE BUILDING
OFFICE SPACE FOR LEASE
1200 48th Avenue North, MYRTLE BEACH**

Professional Office Space located along 48th Avenue North off of Oleander Drive in the heart of Business District. Easily accessible via Grissom Parkway and Highway 17 Bypass.

BUILDING DESCRIPTION

- Two Story Class A Office Building
- Elevator
- Monument signage
- Brick veneer exterior, Metal Roof, Professionally Decorated
- 37 Parking Spaces

UNIT(S) DESCRIPTION(S):

- Unit 102 – 1200 Sf, 5 Private Offices, Conference Room, Reception Area, Waiting Area, Restroom, Storage and Break Area.
- Unit 201 - 2,625 Sf, 8 Private Offices, Conference Room, Reception Area, Waiting Room, Reception Office, Restroom, Accessible via Elevator, Stairs.

ZONING

- Medical Professional District (MP), City of Myrtle Beach, SC.

OFFERING:

For Lease at \$16/Square Foot Gross

- Unit 102 = \$1600/Month
- Unit 201 = \$3500/Month

CONTACT:

**Ryan Earnest
Listing Agent**

Keystone Commercial Realty, LLC, has prepared this document in order to market the sale of the above assets. The information contained herein has been compiled from sources believed to be reliable, but is in no way warranted or guaranteed by Keystone. Anyone considering this real estate opportunity is specifically urged to perform his/her own investigation of the information contained herein.

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14th Avenue Pier



Golf



Golf

Golf

Myrtle Beach Middle School

Myrtle Beach Primary School

Myrtle Beach Elementary School

Myrtle Beach Intermediate School

Robert Grissom Parkway



Intracoastal Waterway

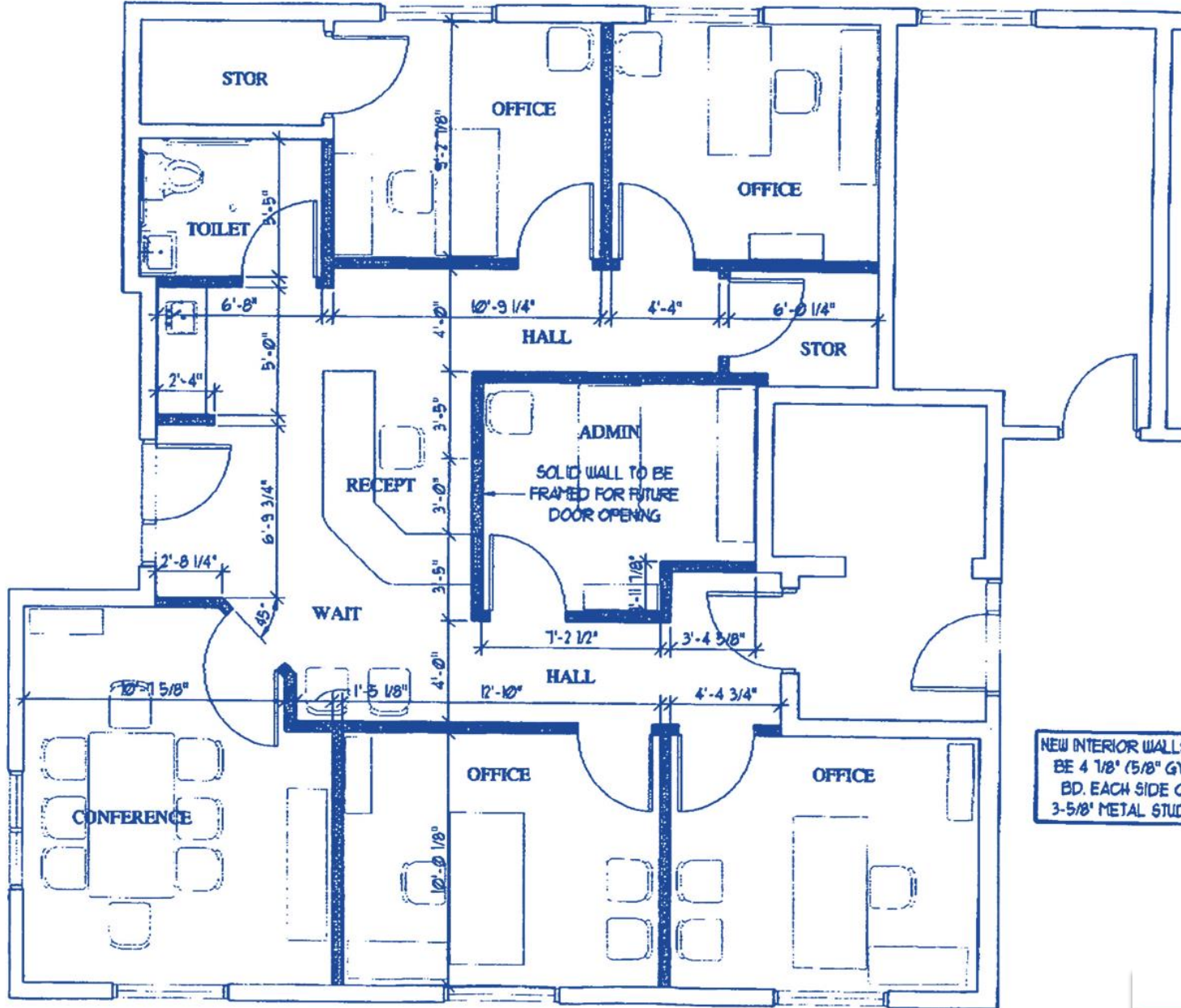


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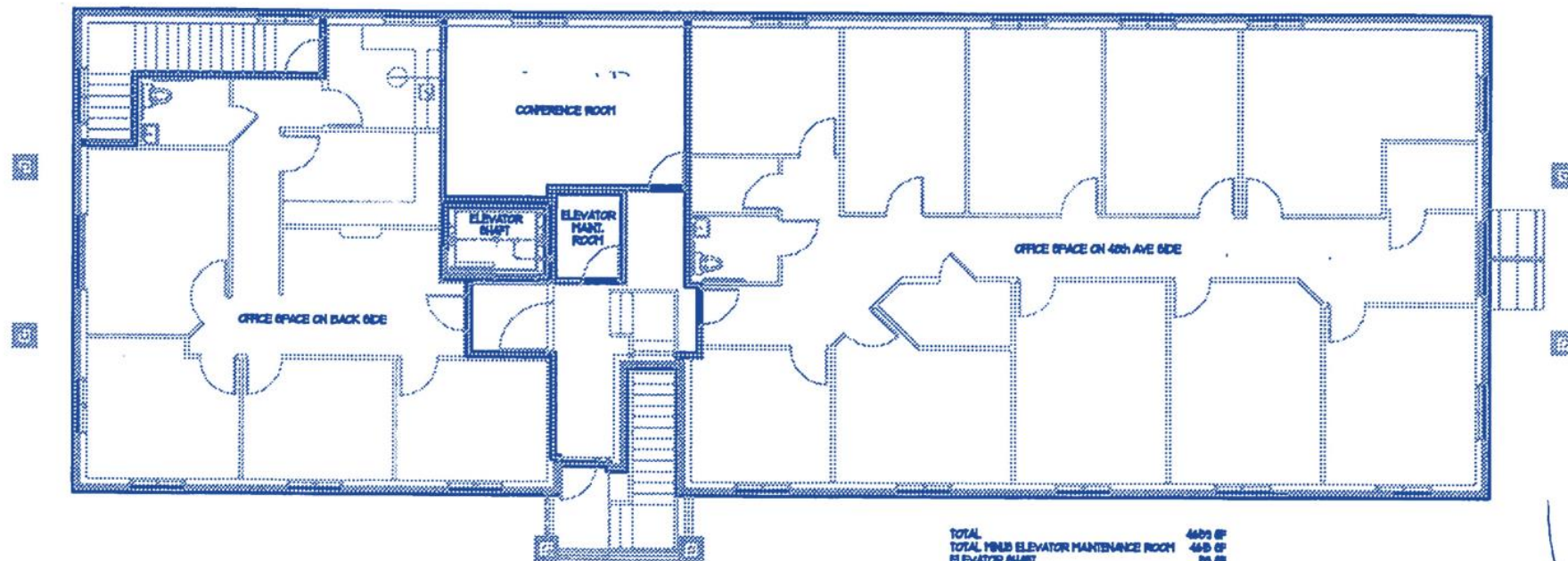




Unit 102- 1,200 SF



Unit 201- 2,625 SF



TOTAL	4600 SF
TOTAL MINUS ELEVATOR MAINTENANCE ROOM	4500 SF
ELEVATOR SHAFT	00 SF
CONFERENCE ROOM	300 SF
OFFICE SPACE ON 40th AVE SIDE	2640 SF
OFFICE SPACE ON BACK SIDE	1710 SF