

For Lease

Office Space

\$3,400 per month



Very Attractive Office Space on South End of Hilton Head

7 Office Way, Suite 206
Hilton Head Island, South Carolina 29928

Property Highlights

- Great location just off Pope Avenue on the south end close to the new USCB Hilton Head Campus
- Sublease available with furniture included
- Gross Lease Rate includes all NNN costs and power - internet not included
- Four large executive offices, small offices, open work area, server room, storage room, restroom with shower, as well as shared restrooms and shared kitchenette
- Health Club on the first floor of the office building
- Ample parking
- Ready for occupancy
- Sublet to expire April 30th, 2022

OFFERING SUMMARY

Available SF	Approx. 2,100 SF
Lease Rate	\$3,400 per month
Property Type	Office

DEMOGRAPHICS

Stats	Population	Avg. HH Income
3 Miles	13,472	\$101,023
5 Miles	26,438	\$104,386
15 Miles	88,243	\$92,018

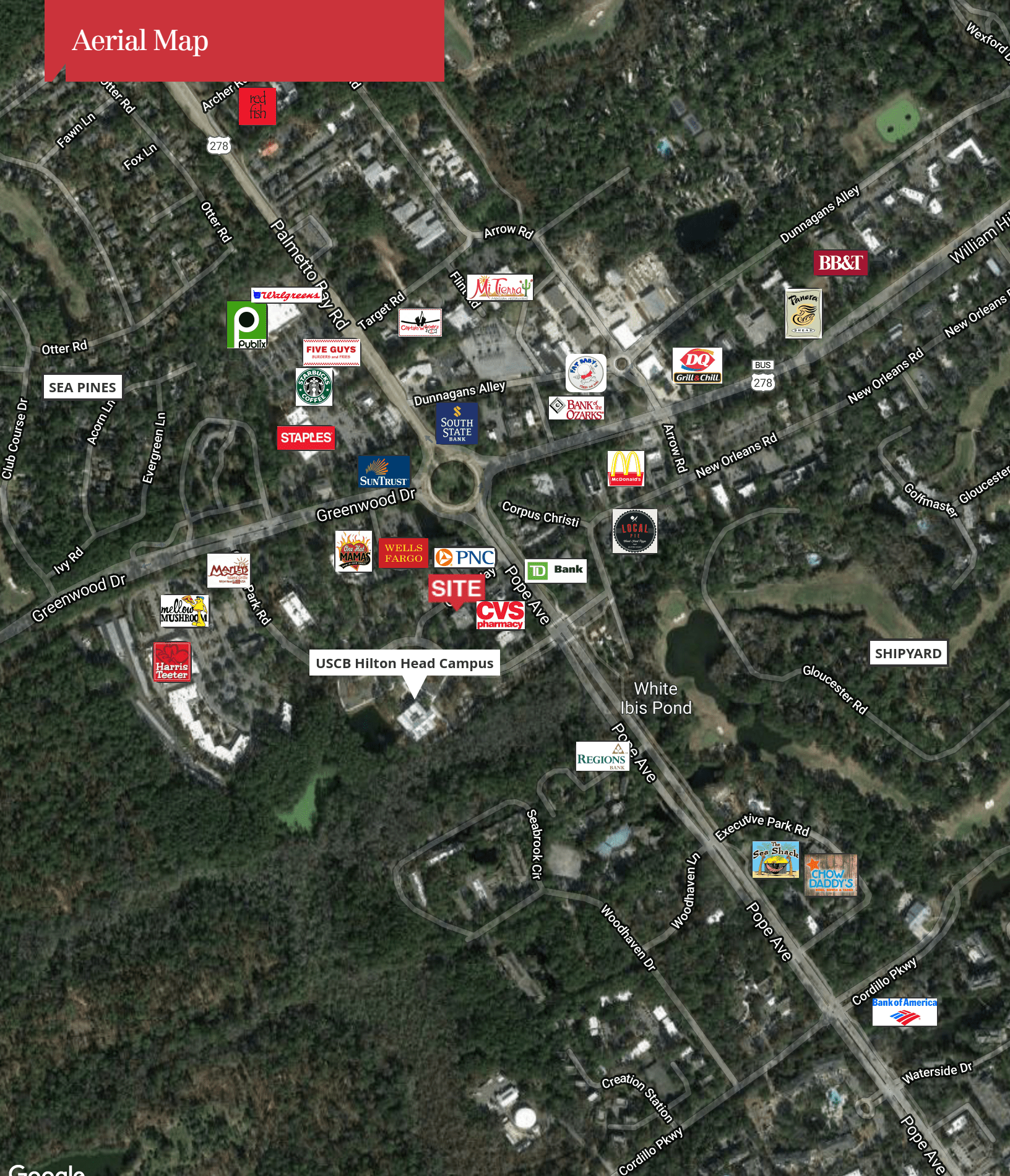
For more information

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

Location Maps



Aerial Map



USCB Hilton Head Campus

SITE

CVS pharmacy

PNC

WELLS FARGO

One Stop MAMAS

Melissa's

Mellow Mushroom

Harris Teeter

Publix

Walgreens

FIVE GUYS

STARBUCKS COFFEE

STAPLES

SUNTRUST

SOUTH STATE BANK

BANK OF OZARKS

McDonald's

LOCAL

TD Bank

BB&T

Panera

DQ Grill & Chill

BUS 278

SHIPYARD

White Ibis Pond

REGIONS BANK

The Sea Shack

CHOW DADDY'S

Bank of America

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Photos

