

OFFICE SPACE FOR LEASE



CONTACT:

Lindsey Halter
(843) 277-4322

LHalter@Lee-Associates.com

Ryan Welch
(843) 747-5856

RWelch@Lee-Associates.com

1254 Yeamans Hall Road | Hanahan, SC 29410

SIZE: 1,068 SF PRICE: \$13.50/SF NNN

CONNECTING PEOPLE WITH PROPERTIES

PROPERTY OVERVIEW



PROPERTY OVERVIEW

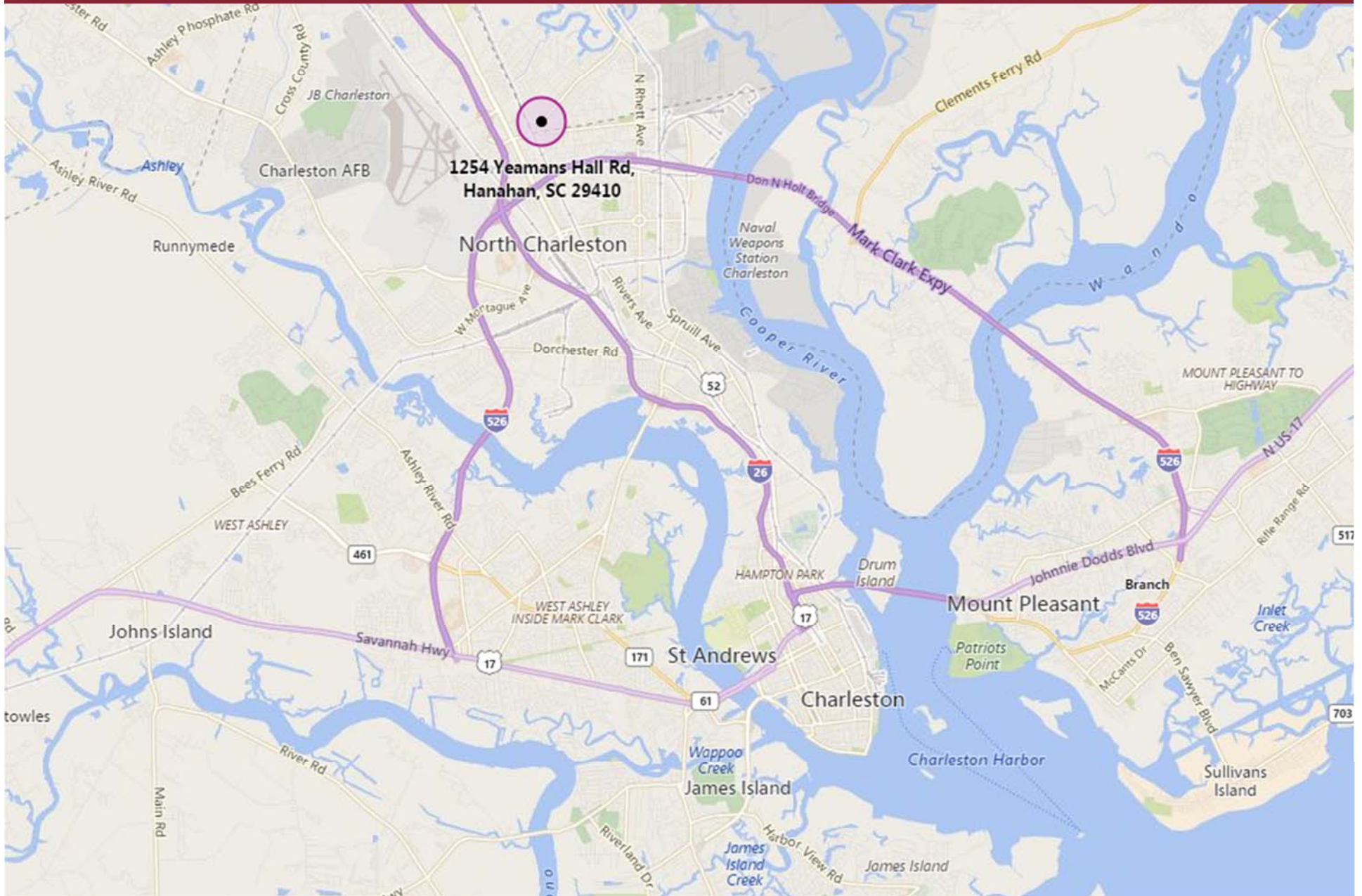
Medical office/general office building located on approximately 0.4 acres. This building is undergoing a renovation to include new roof, exterior paint, repaving parking lot and improving landscaping. Suite B consists of 1,068 SF of unfinished office space that can be up fitted to future Tenant's needs. Suites can be leased together or separately.

DIRECTIONS

From Downtown: Take I-26 West to Exit 211A-211B for Remount Road. Continue on Remount Road for approximately 1 mile and turn left on Yeaman's Hall Road. Subject property will be located on your left just after the BP gas station.

Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

MAP



CONNECTING PEOPLE WITH PROPERTIES

AERIAL

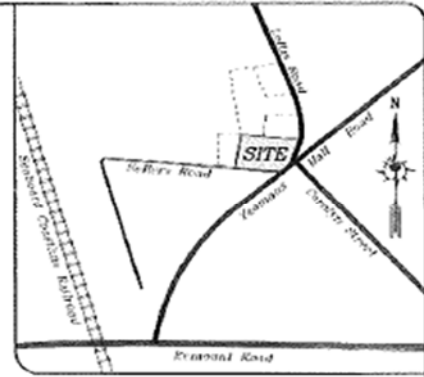
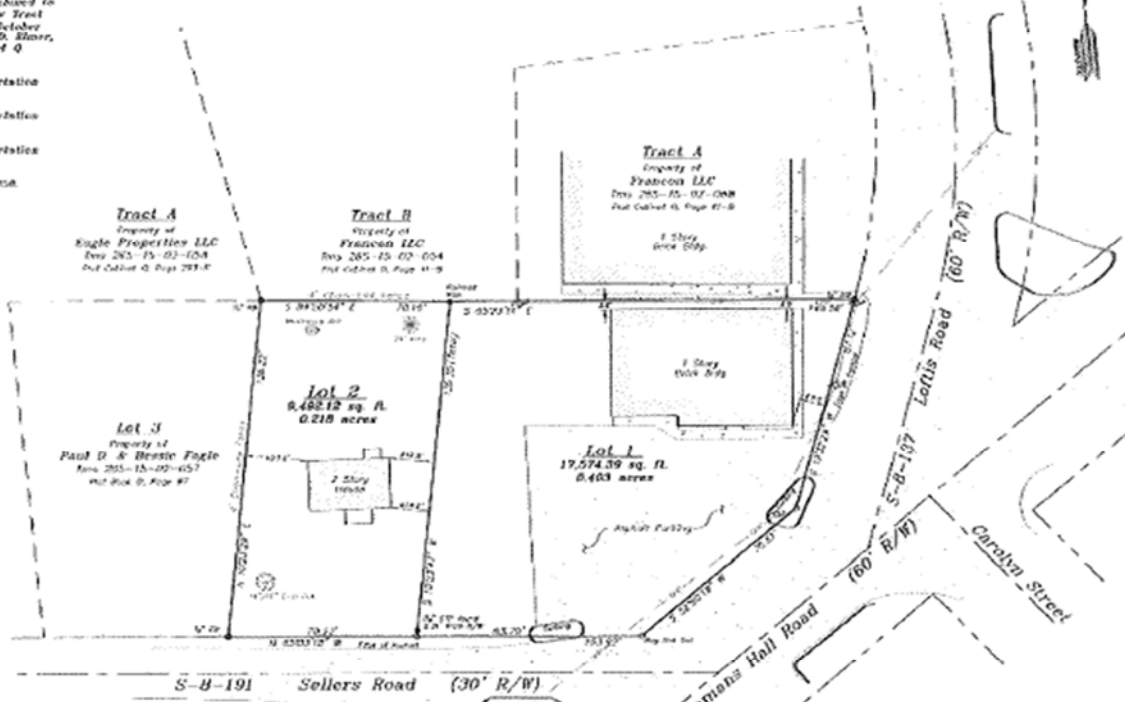


References:

1. Plat showing property of E. M. Sellers (as subdivided Nov. 1948), dated October 30, 1948, by J. O'Hear Sanders Jr., and recorded in plat book B, page 97.
2. Plat showing a subdivision of Lots 19 and 20, and the Western part of Lots 21 and 22, in the E. M. Sellers subdivision, into Tracts A and B, dated March 29, 1999, by Charles F. Hawley Jr., S.C.P.L.S. No. 9314, and recorded in plat exhibit Q, page 41 R.
3. Plat showing tax map parcels 265-15-02-048, 265-15-02-056, and 265-15-02-063 being combined to form Tract A (12.233 acres), 265-15-02-065 now Tract B (0.632 acres), and Lot 24 (0.549 acres), dated October 7, 2004, revised November 8, 2004, by Timothy D. Elmer, S.C.P.L.S. No. 17888, and recorded in plat exhibit Q, page 281 F.
4. South Carolina Department of Public Transportation File No. 8633.
5. South Carolina Department of Public Transportation Docket No. B324.
6. South Carolina Department of Public Transportation Docket No. B819.
7. Berkeley County Tax Map 265-15-02-055 & 056.

Notes:

1. This property is located in flood zone X per F.I.N.W. community panel 4595C 0655 D, revised October 16, 2003.
2. Area was determined by coordinate method.
3. All property corners set are 3/4" rebar, unless otherwise specified.
4. This property is zoned C2.



PLANNING AND R.M.C. USE ONLY

Draft of Plat Book 265-15-02-055 & 056
Plat Exhibit Q, Book 265-A
Filed for Record
05/16/2005 11:00am
Curtis P. Cook
Surveyor of Berkeley Co., SC

City of Hanahan
For recording purposes only
May 16, 2005
DCE

LOWCOUNTRY LAND SURVEYORS

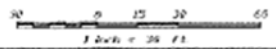
712 HANCOCK BOULEVARD TEL (843) 651-8119
SUMMERFIELD, SC 29163 FAX (843) 651-8108



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY (SHOWING NOTION) WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MAPPING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SET FORTH THEREIN.

C. M. Hawley
FRANCIS M. HAWLEY R. S.C.P.L.S. No. 22749

- LEGEND**
- Property line
 - Adjacent property line
 - Plat right of way line
 - Centerline of right of way
 - Boundary power line
 - Iron pin or pipe stake (see description)
 - Iron pin or pipe stake (see note 3)
 - Concrete monument found
 - Colored nail
 - Rebar
 - Open top pipe
 - Colored top pipe
 - Concrete monument found
 - Power pole



Plat
Showing Lot 1, 0.403 acres, (Tms 265-15-02-055), and Lot 2, 0.218 acres, (Tms 265-15-02-056), property of Sandra K. Harvey, surveyed for Palmetto Primary Care Physicians, located in the City of Hanahan, Berkeley County, South Carolina.

Date: May 16, 2005

PROPERTY PHOTOS

