

Westbury Park Class "A" Office / Medical Space for Lease

12B Arley Way, Suite 103
Bluffton, South Carolina 29910

Property Highlights

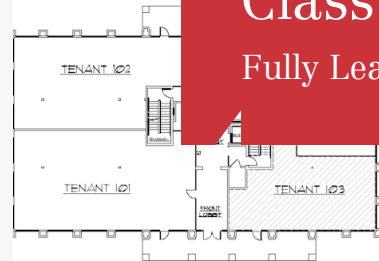
- Class "A" Office / Medical Space for Lease
- Located in Westbury Park, Bluffton's premiere office development
- Access from Hwy 278 at two full intersections, including one traffic light at Buck Island Road and access to the second intersection 1/4 mile closer to Hilton Head at Simmonsville Road.
- Other tenants in the building include Fraser Construction, Dynamic Dentistry and St Joseph's Candler Medication Management Center.
- Surrounding businesses include professional offices, banks and medical professionals.

Available SF:	Fully Leased
Lease Rate:	Negotiable
Property Type:	Office / Medical
Location:	Westbury Park

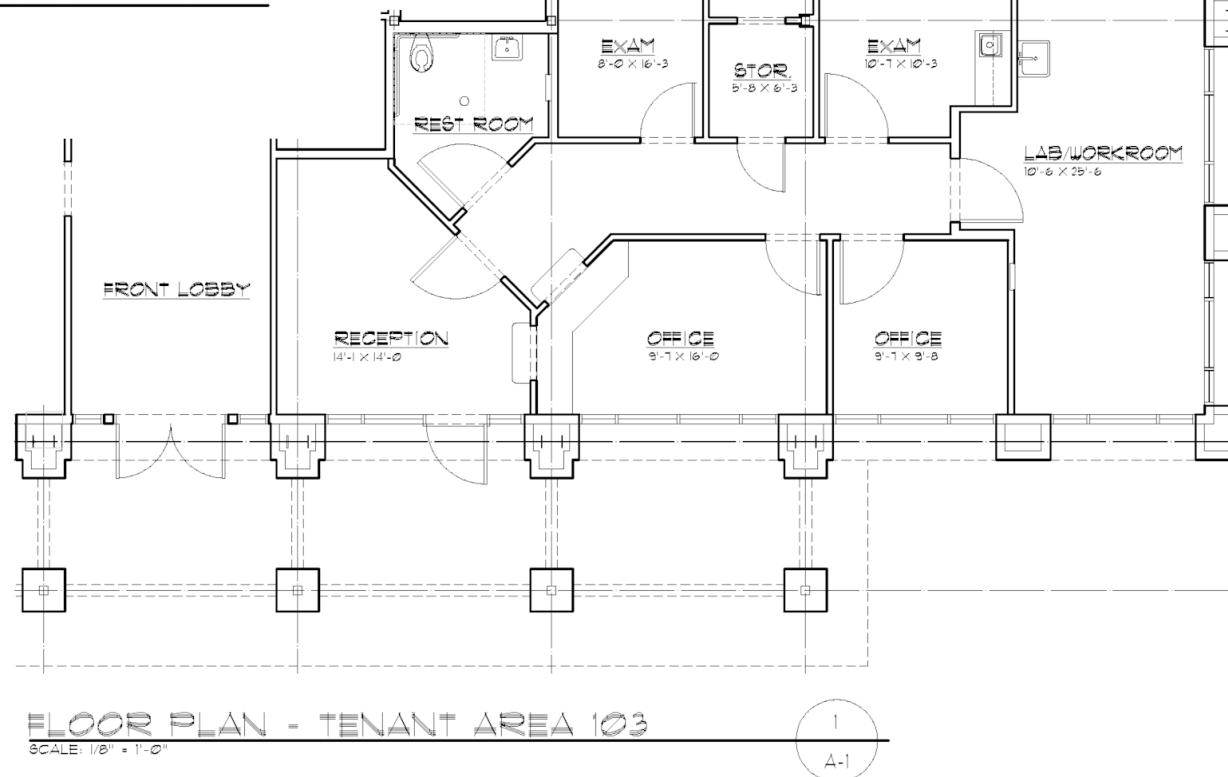
For Lease

Class "A" Office / Medical Building

Fully Leased | Negotiable



BUILDING KEY PLAN - FIRST FLOOR



FLOOR PLAN - TENANT AREA 103

SCALE: 1/8" = 1'-0"

For more information

Baker Wilkins

843 837 4460 x2

baker@naicarolinacharter.com

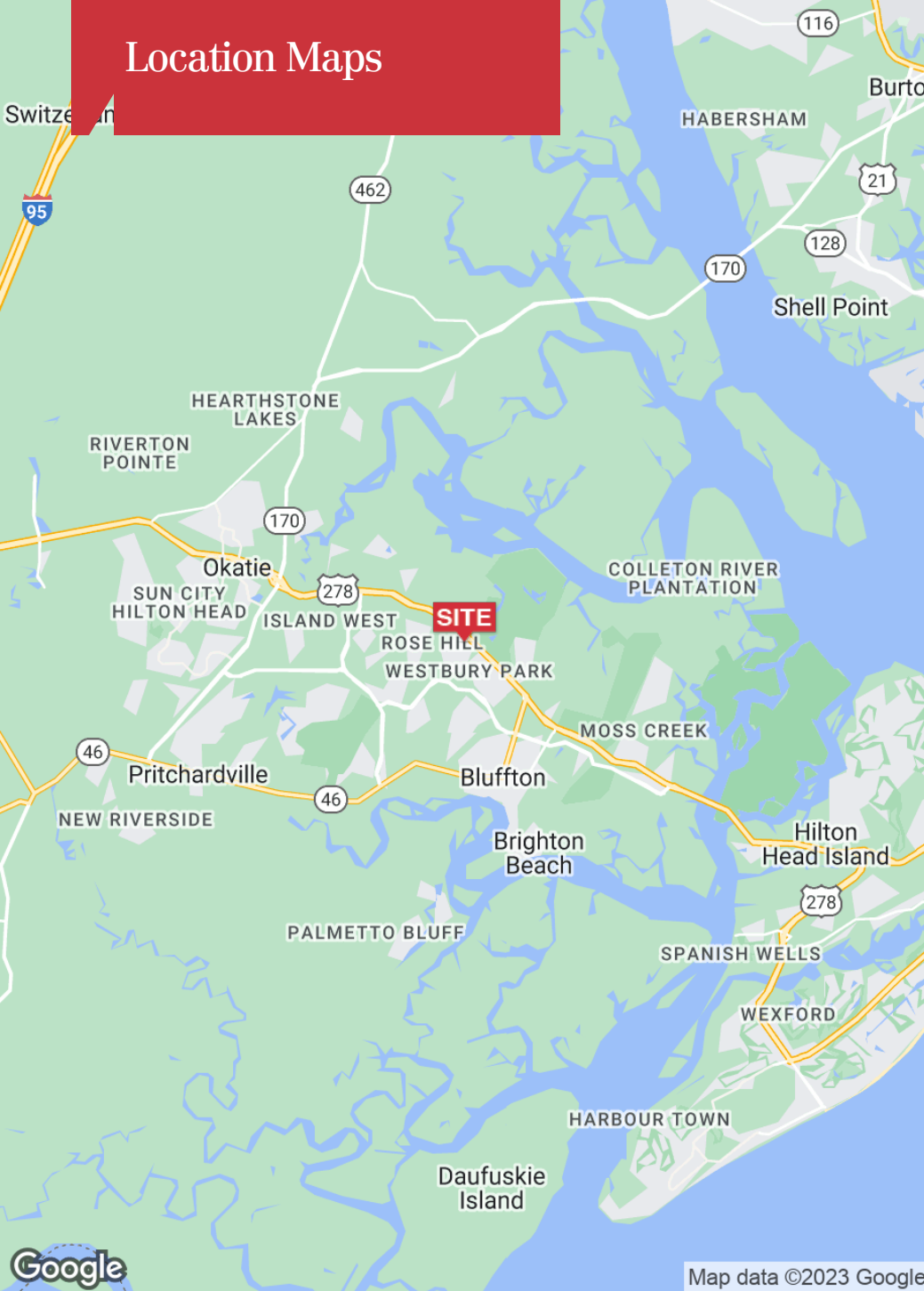
For Lease

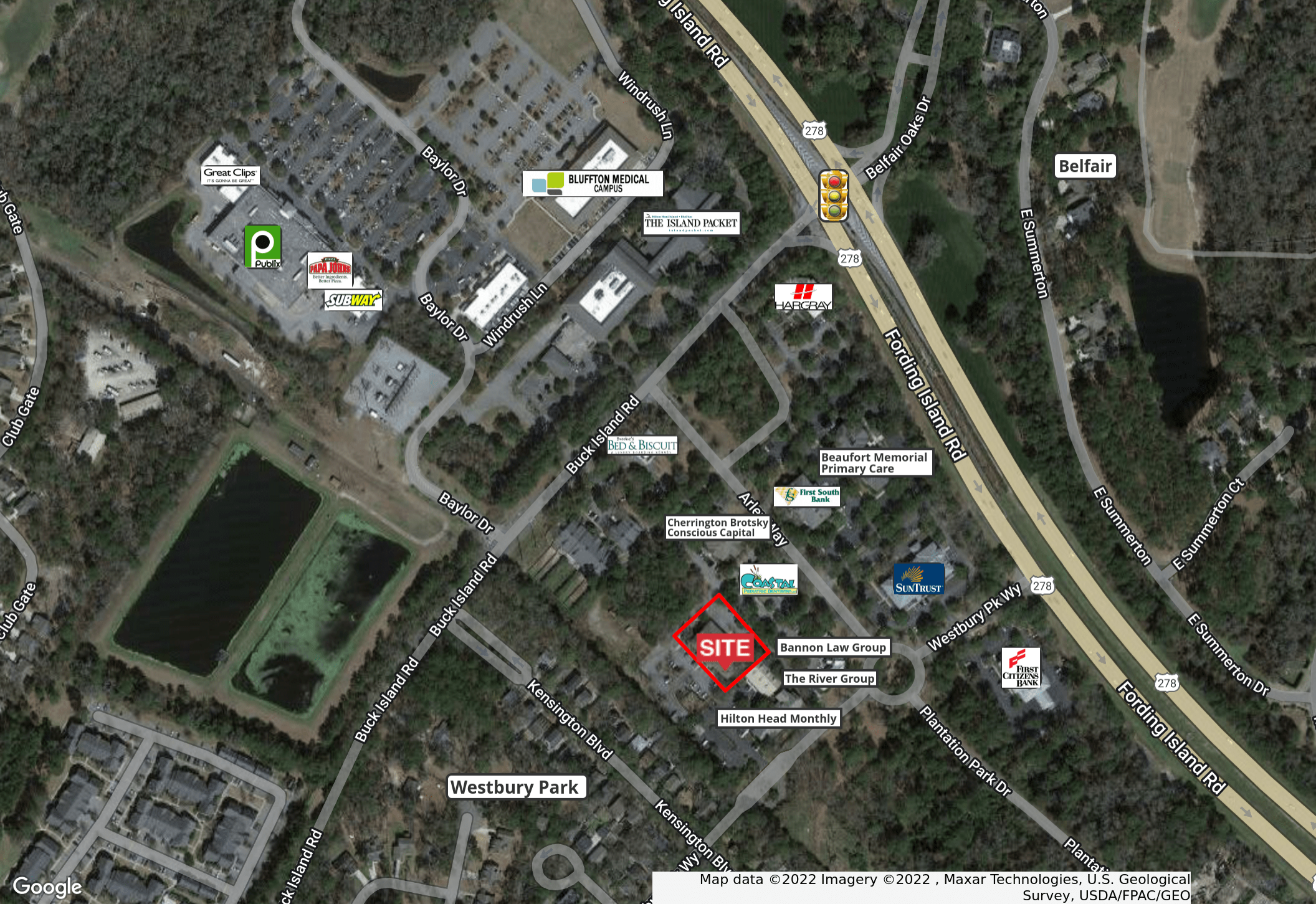
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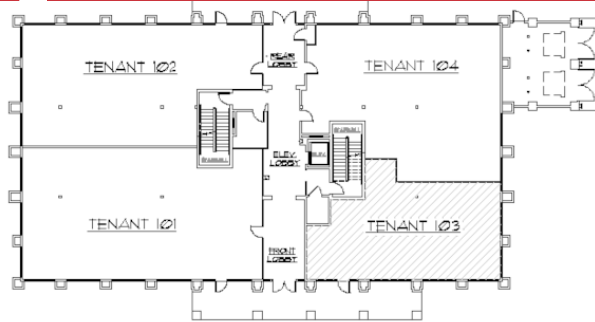
Location Maps





Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

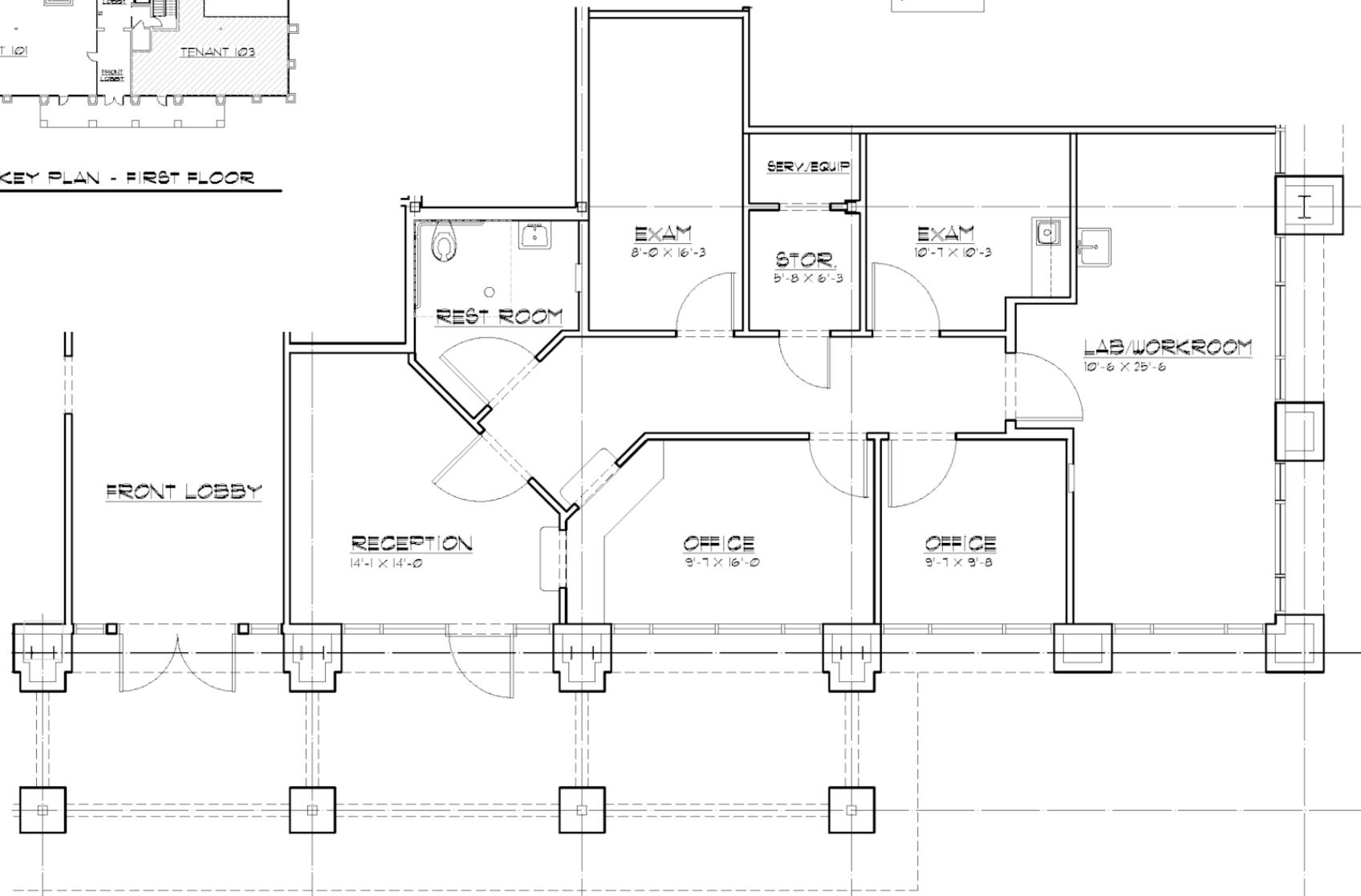
Suite 103 Floor Plan



BUILDING KEY PLAN - FIRST FLOOR

NET LEASABLE AREA - TENANT AREA 103

1309.00 SF	NET USEABLE AREA
94.23 SF	ALLOCATED 1ST FLOOR COMMON AREA
1,403.23 SF	NET LEASABLE AREA



Conceptual Medical Layout

NET LEASABLE AREA - TENANT AREA 103

1309.00 SF

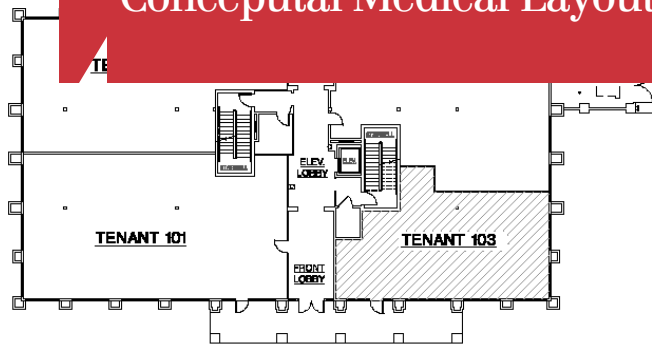
NET USEABLE AREA

94.23 SF

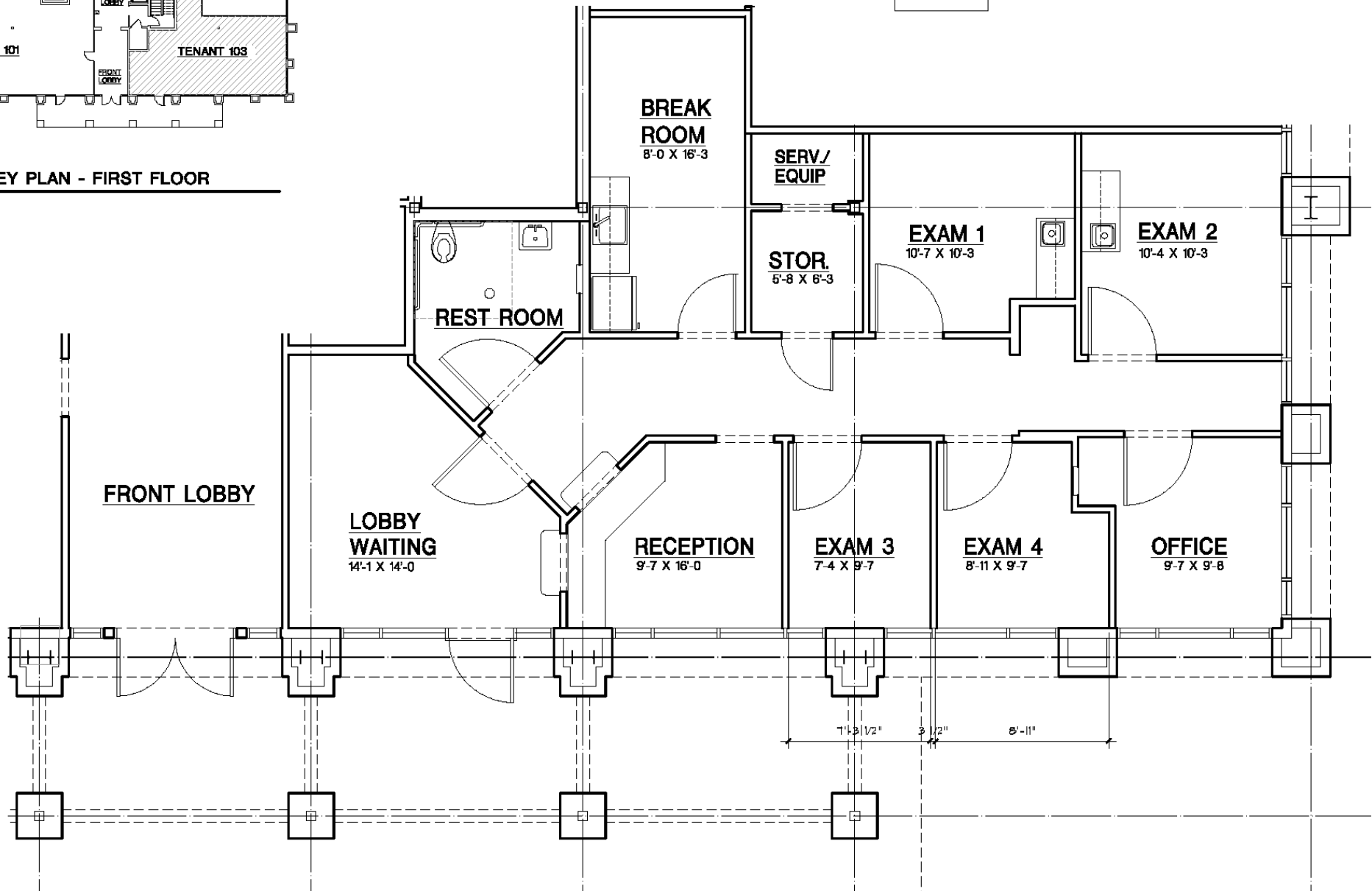
ALLOCATED 1ST FLOOR COMMON AREA

1,403.23 SF

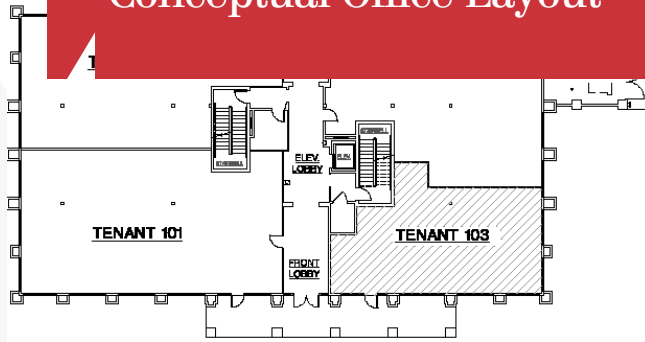
NET LEASABLE AREA



BUILDING KEY PLAN - FIRST FLOOR



Conceptual Office Layout



BUILDING KEY PLAN - FIRST FLOOR

NET LEASABLE AREA - TENANT AREA 103

1,309.00 SF

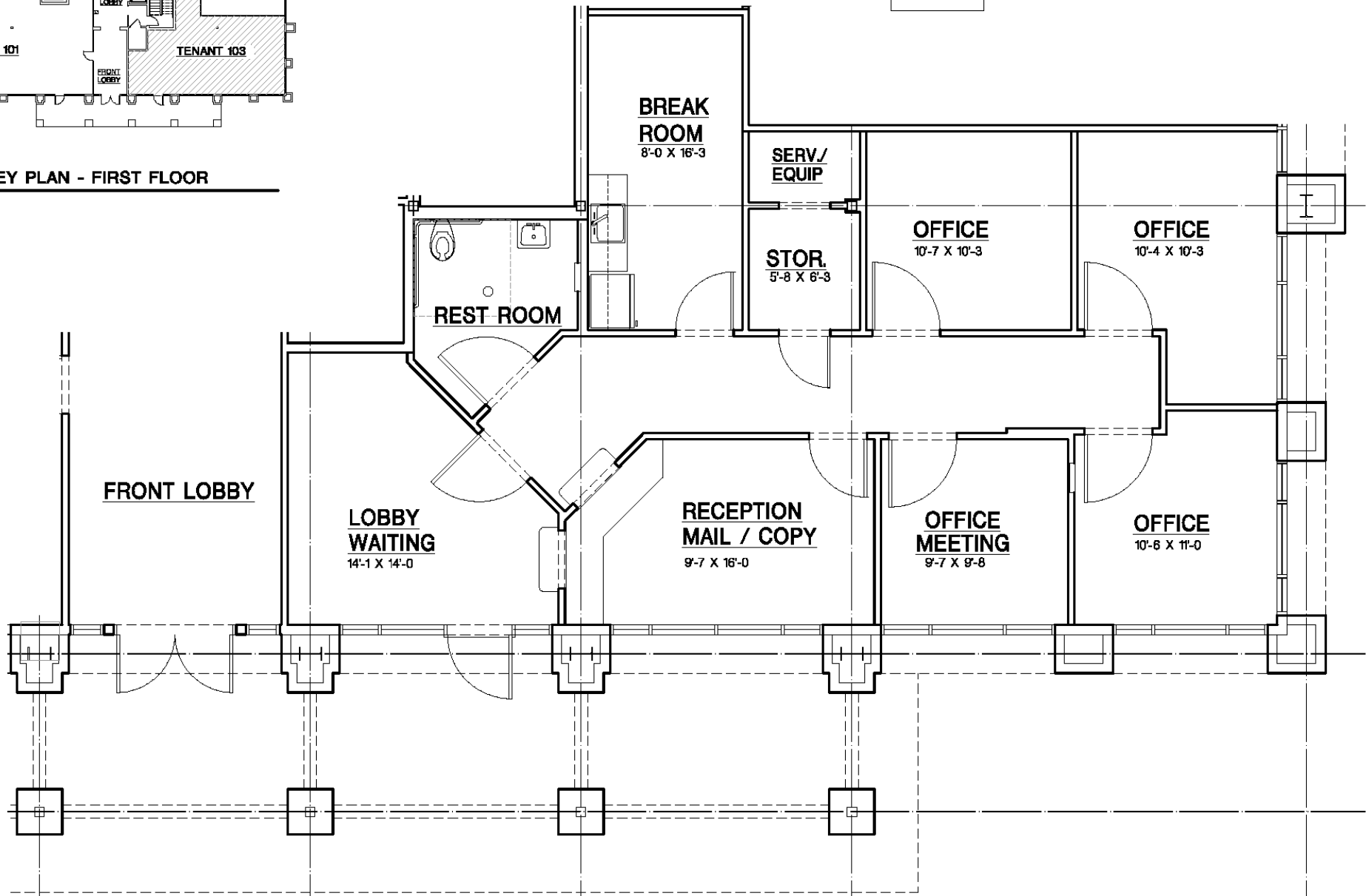
94.23 SF

1,403.23 SF

NET USEABLE AREA

ALLOCATED 1ST FLOOR COMMON AREA

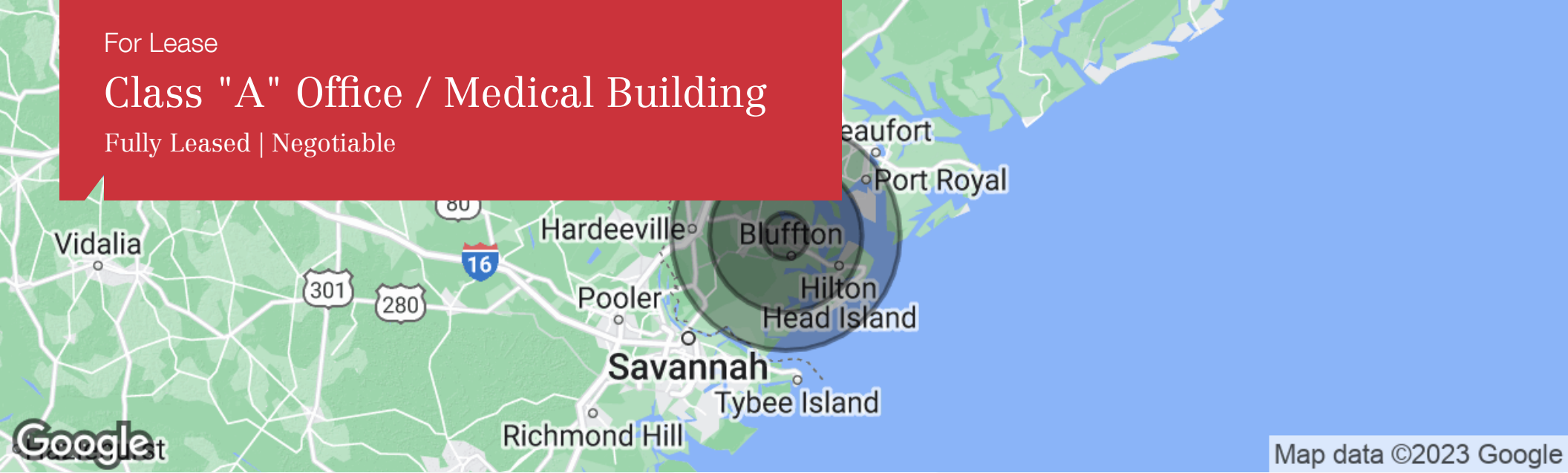
NET LEASABLE AREA



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Map data ©2023 Google

Population	3 Miles	10 Miles	15 Miles
Total Population	16,005	69,832	132,704
Median Age	34.8	45.4	42.4
Median Age (Male)	34.9	45.2	41.9
Median Age (Female)	34.4	45.4	42.7
Households & Income	3 Miles	10 Miles	15 Miles
Total Households	6,100	29,813	54,216
# of Persons Per HH	2.6	2.3	2.4
Average HH Income	\$77,130	\$86,307	\$82,631
Average House Value	\$339,189	\$348,605	\$373,692

* Demographic data derived from 2020 ACS - US Census