



THE CLEBOURNE BUILDING

111 CLEBOURNE STREET
FORT MILL, SC 29715

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Property Summary



OFFERING SUMMARY

Available SF:	Suite 230: 1,278 RSF
Lease Rate:	\$25.00/SF NNN
Lot Size:	1.1 Acres
Year Built:	2005
Building Size:	17,385 SF
Zoning:	Office
Market:	Charlotte MSA
Submarket:	Fort Mill
Traffic Count:	19,000

PROPERTY OVERVIEW

Fabulous Class A office building in the heart of Fort Mill. Nice finishes with gracious stone & marble floors, double glass doors & detail moldings. There is a 15.4% load factor and the estimated pass-thrus for TICAM and utilities equals \$7.00/RSF. 3% annual increases.

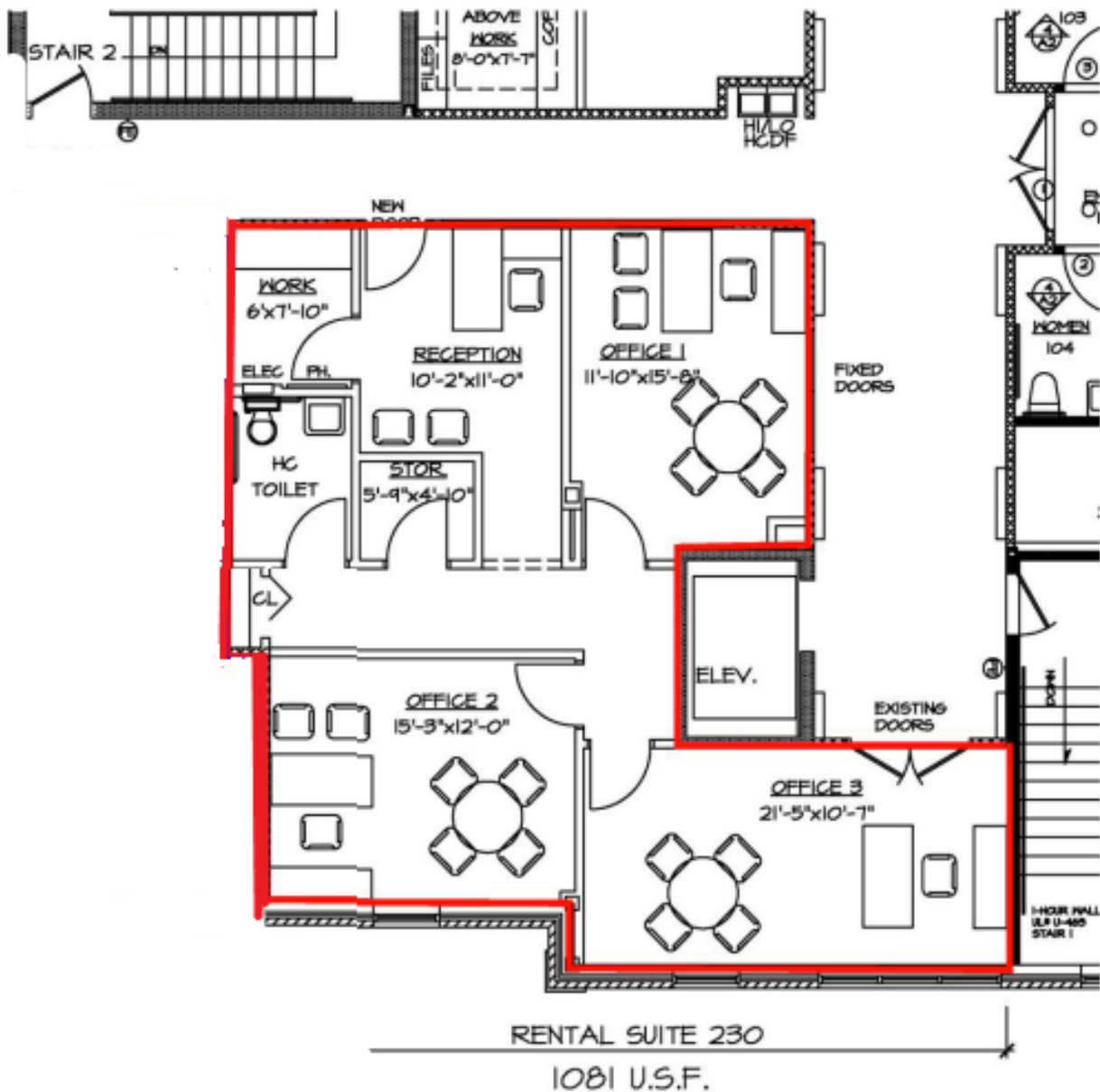
PROPERTY HIGHLIGHTS

- Located in Historic Downtown Fort Mill
- Stone & Marble Floors Entrance
- Two Miles from I-77
- Centrally Located in Fort Mill's Thriving Business District

Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Suite 230	Office	\$25.00 SF/yr	NNN	1,278 SF	+/- 1,081 USF TICAM plus utilities = \$7.00 SF

Floor Plan: Suite 230



Location Maps

