

# THE CLEBOURNE BUILDING

111 CLEBOURNE STREET FORT MILL, SC 29715

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SVN | SOUTHERN COMMERCIAL REAL ESTATE, LLC | 116 E. MAIN STREET, SUITE 201, ROCK HILL, SC 29730

# Property Summary



OFFERING SUMMARY		PROPERTY OVERVIEW	
Available SF:	Suite 230: 1,278 RSF	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.	
Lease Rate:	\$25.00/SF NNN		
Lot Size:	1.1 Acres	PROPERTY HIGHLIGHTS	
Year Built:	2005	Located in Historic Downtown Fort Mill	
		Stone & Marble Floors Entrance	
Building Size:	17,385 SF	• Two Miles from I-77	
	,	Centrally Located in Fort Mill's Thriving Business District	
Zoning:	Office		
Markat			
Market:	Charlotte MSA		
Submarket:	Fort Mill		
Traffic Count:	19,000		

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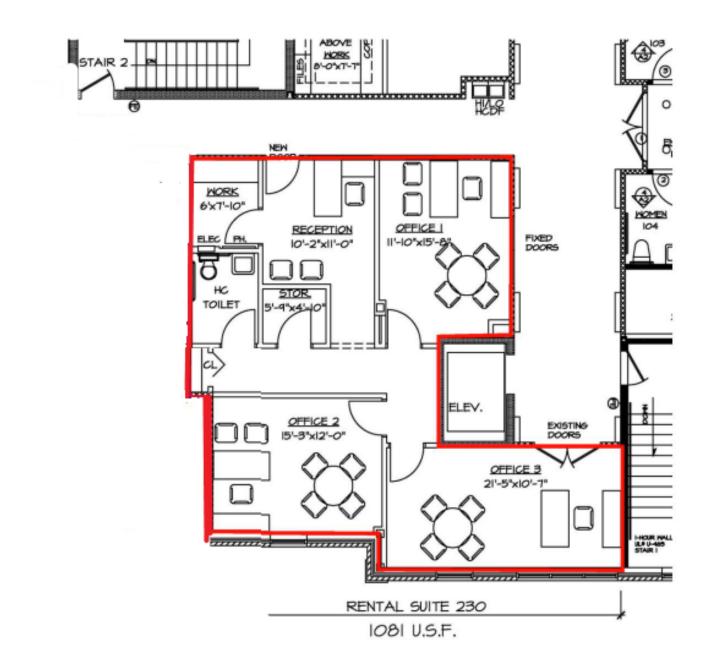
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# Available Spaces

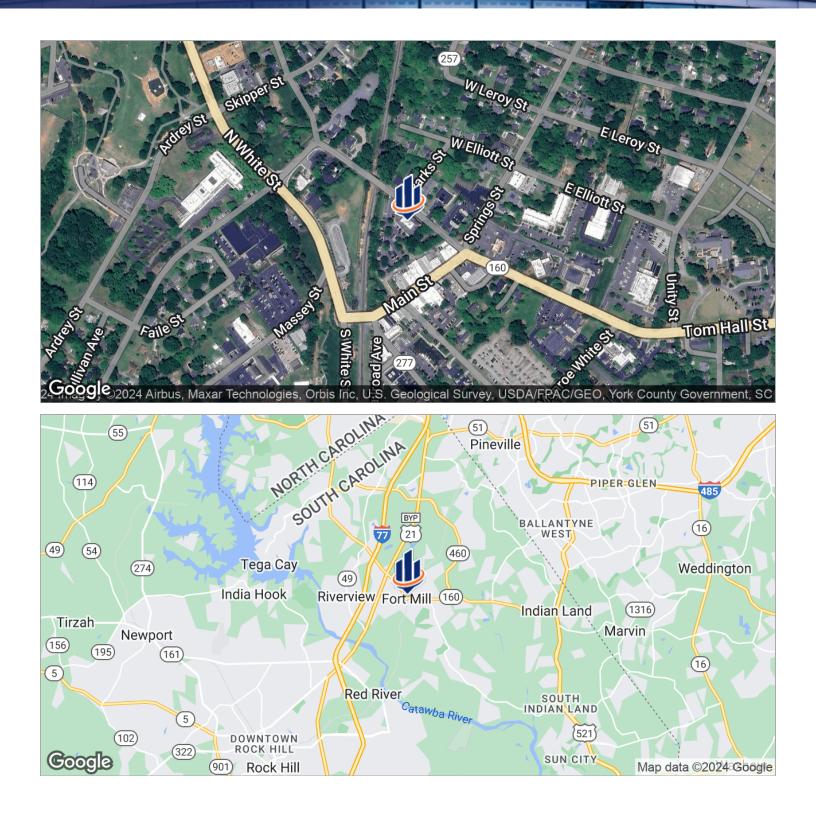
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	COMMENTS
Suite 230	Office	\$25.00 SF/yr	NNN	1,278 SF	+/- 1,081 USF TICAM plus utilities = \$7.00 SF

Floor Plan: Suite 230



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### Location Maps



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