

For Lease

## Office Space

\$2,500.00 per month



## Very Attractive Office Space on South End of Hilton Head

7 Office Way  
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

<b>Available SF</b>	Approx. 1,700 SF
<b>Lease Rate</b>	\$2,500 per month

### DEMOGRAPHICS

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

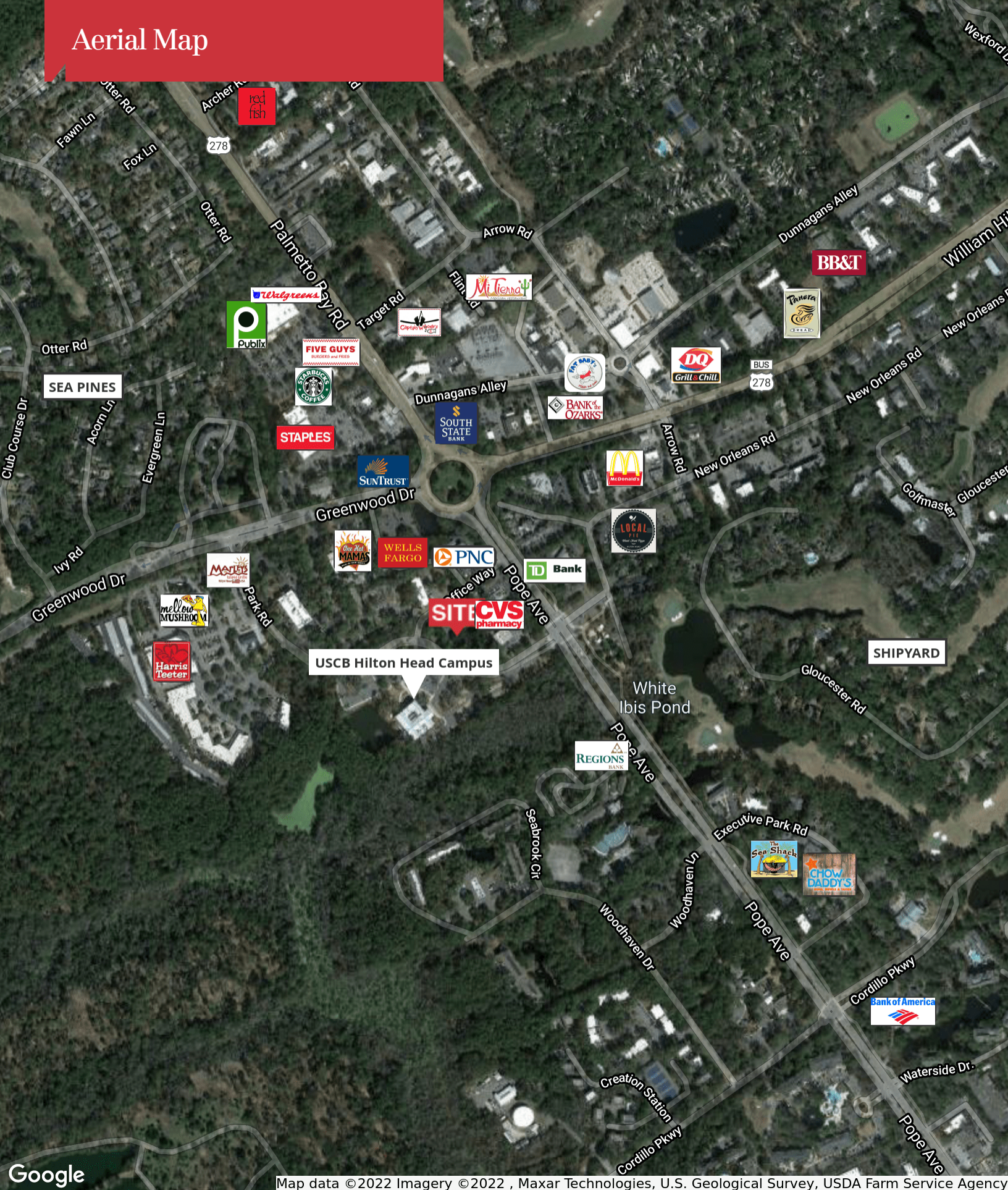
### For more information

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# Location Maps



# Aerial Map



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## Photos

