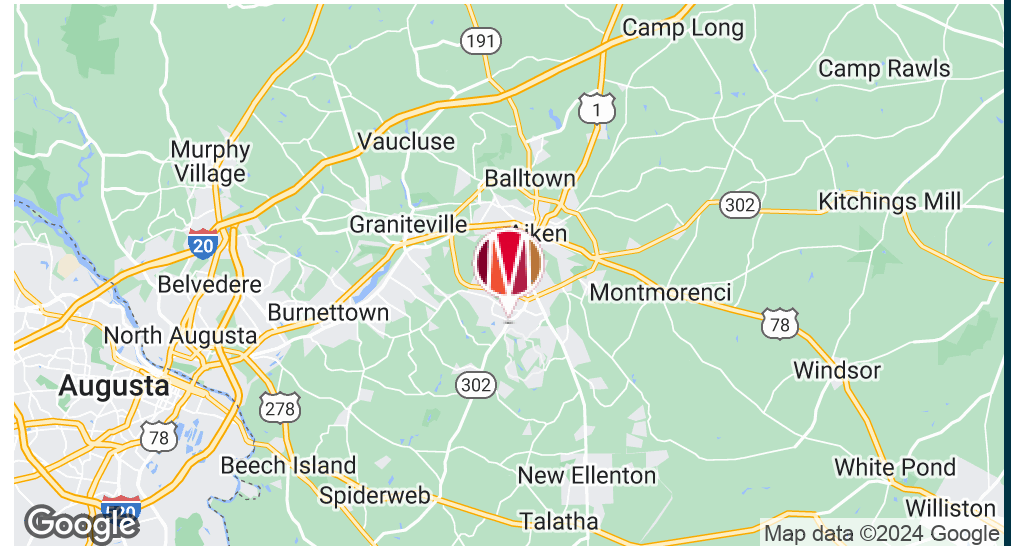


6000 WOODSIDE EXECUTIVE COURT, AIKEN SC 29803



OFFERING SUMMARY

| | |
|----------------|------------------------|
| Lease Rate: | \$1,800 per month (MG) |
| Available SF: | 1,350 SF |
| Building Size: | 31,706 SF |
| Year Built: | 1989 |
| Zoning: | PR |

PROPERTY OVERVIEW

Premier executive office park located on Aiken's south side. Three attractive, modern, multi-tenant buildings, totaling over 90,000 SF on 8 acres, provide tenants a variety of office spaces well suited for executive, administrative, medical, healthcare and corporate uses. Building 6000 was built in 1989 on fairly level topography, with asphalt paving (ample parking), concrete curbing & sidewalks, and good landscaping. The buildings foundations are on a concrete slab with a steel frame. Building exteriors are stucco with asphalt shingle roofs, and double-hung windows. The interiors boast atriums/common area on each floor, which includes: stairwells, elevator, restrooms, conference room (2nd floor) and kitchen (2nd floor). Recent Capital Improvements include: new roofs, resurfacing of the parking lots, and several new air conditioners have been replaced each year. Current tenants include categories such as: medical, counseling, financial, fitness, therapy, and engineering.

LOCATION OVERVIEW

Located on the south side of Aiken's city limits, Woodside Executive Park is off of Silver Bluff Road less than two miles south of the Pine Log Road intersection, and surrounded by residential & commercial properties. Aiken is the largest city in, and the county seat of, Aiken County, in western South Carolina. Located only 30 minutes from Augusta, Georgia, it is one of the two largest cities of the Central Savannah River Area. It is part of the Augusta-Richmond County Metropolitan Statistical Area. Aiken is ideally located close to it all. With easy access to Fort Gordon, Augusta and Columbia, employment opportunities abound. The beach and the mountains are within driving distance, and in three hours, one can be in Asheville, Charlotte, Atlanta, Charleston or Savannah. Aiken's residents have the best of both worlds—they can enjoy big city life without having to live in a large metropolitan area.

LEASE SPACES

LEASE INFORMATION

| | | | |
|--------------|----------|-------------|---------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 1,350 SF | Lease Rate: | \$16.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|----------------------------|-----------|-----------|----------------|---------------|--|
| 6124 Woodside Executive Ct | Available | 1,350 SF | Modified Gross | \$16.00 SF/yr | Attractive office space that includes reception/waiting room with admin desk, office and executive office, large open room with epoxy flooring, washer/dryer hook-up, and bathroom, all on ground floor wing of office park. |

PHOTOS



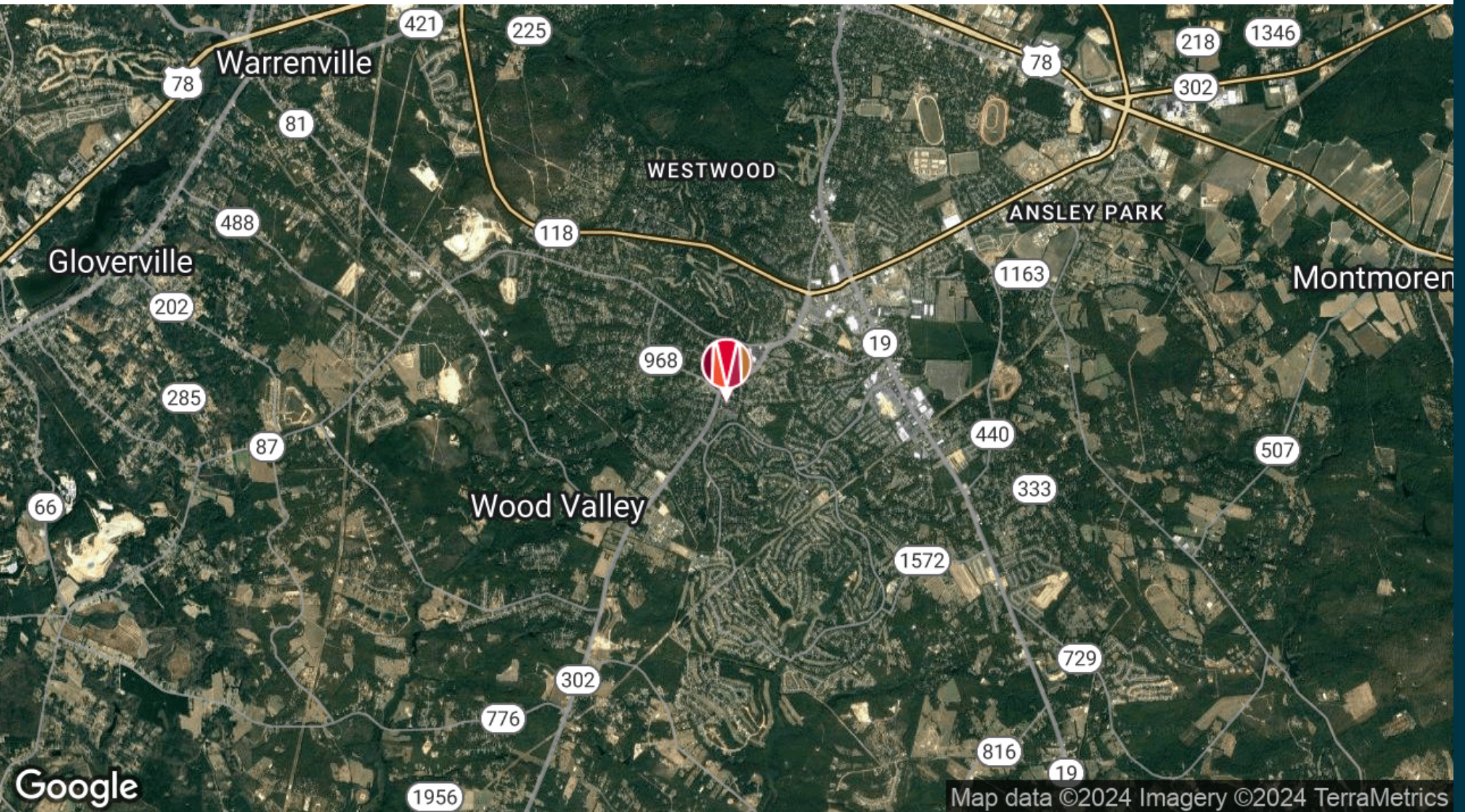




RETAILER MAP



LOCATION MAP

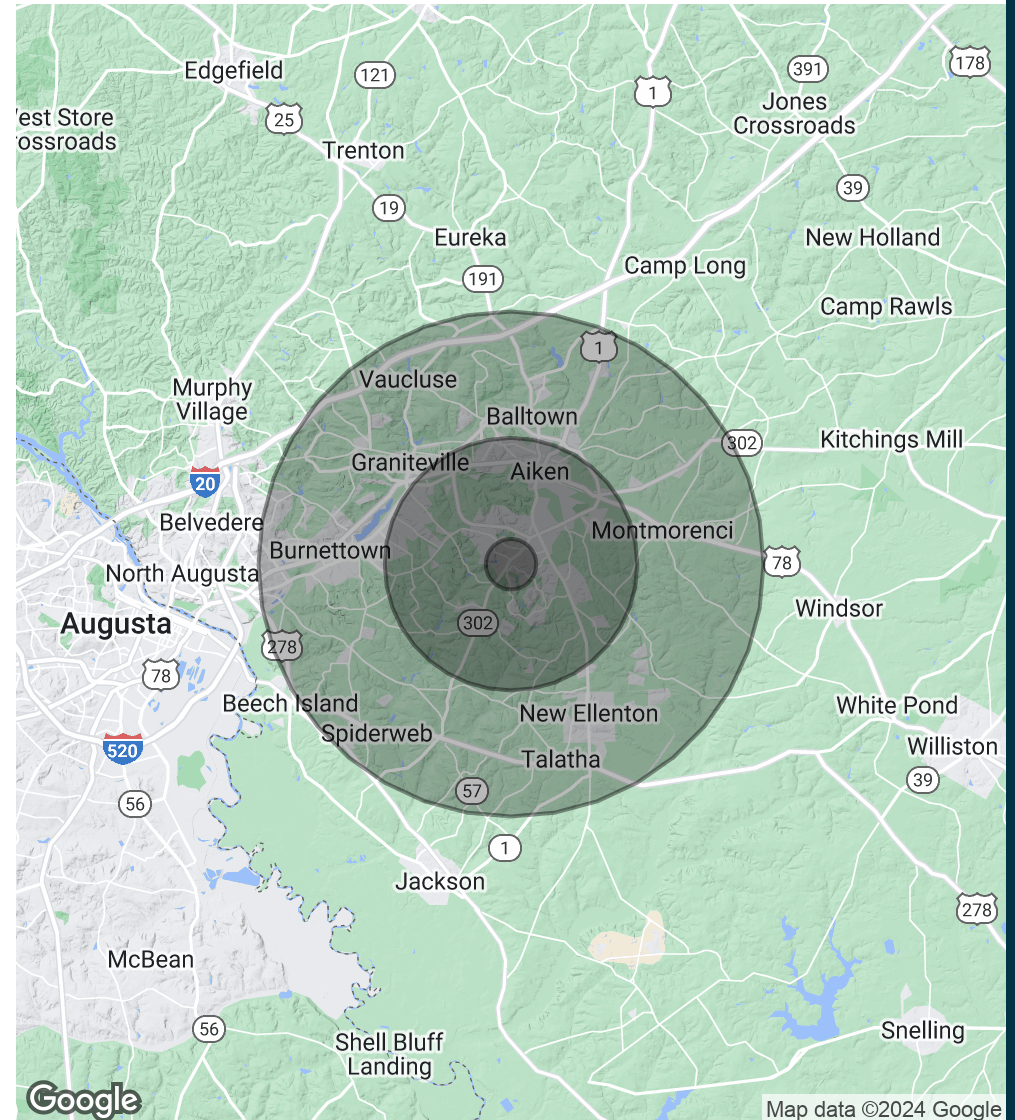


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 4,224 | 52,353 | 106,580 |
| Average Age | 50 | 46 | 43 |
| Average Age (Male) | 49 | 44 | 42 |
| Average Age (Female) | 51 | 47 | 44 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,933 | 22,725 | 44,258 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$120,263 | \$97,643 | \$86,672 |
| Average House Value | \$369,796 | \$318,969 | \$270,197 |

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

KAREN DALY



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PROFESSIONAL BACKGROUND

Karen is passionate about bringing people and their business' together with properties that fit their needs and goals. As an Associate Broker at Meybohm Commercial Properties, Karen works with Buyers and Sellers as well as Tenants and Landlords for office, retail, warehouse/industrial, and land/development in Aiken, South Carolina. Karen achieved the Meybohm President's Award in 2019, 2020, 2021 & 2023 as well as the Chairman's Award in 2022. She is a native of Toronto, Canada, and moved to Aiken in 1997 to follow her equestrian pursuits. After graduating in 1991 with a BFA in Graphic Design from York University, Karen traveled extensively and worked in the hospitality industry, combined with her equestrian skills, but eventually returned to advertising and marketing. Karen currently serves on several boards including the Aiken Association of Realtors, Board of Zoning Appeals (City of Aiken), United Way of Aiken County and the Aiken Corporation.

DEAN NEWMAN



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PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.