



North End Office Or Medical Spaces For Lease

100 Exchange Street, Suite 200 & 202

Hilton Head Island, South Carolina 29926

Property Highlights

- Located in the South State Bank building fronting on William Hilton Parkway and Main Street and close to the Hilton Head Hospital. All three suites have very efficient layouts and the NNN is included in the Rent.
- Suite 100 Layout consists of 5 offices, lobby area, multiple storage closets and open area.
- Suite 200 Layout consists of multiple offices/exam rooms, lobby area and mens and women's restrooms
- Suite 202 Layout consists of 6 offices, conference room, reception area, restroom, kitchenette and storage closet
- For any showings, please contact Baker Wilkins.

Offering Summary

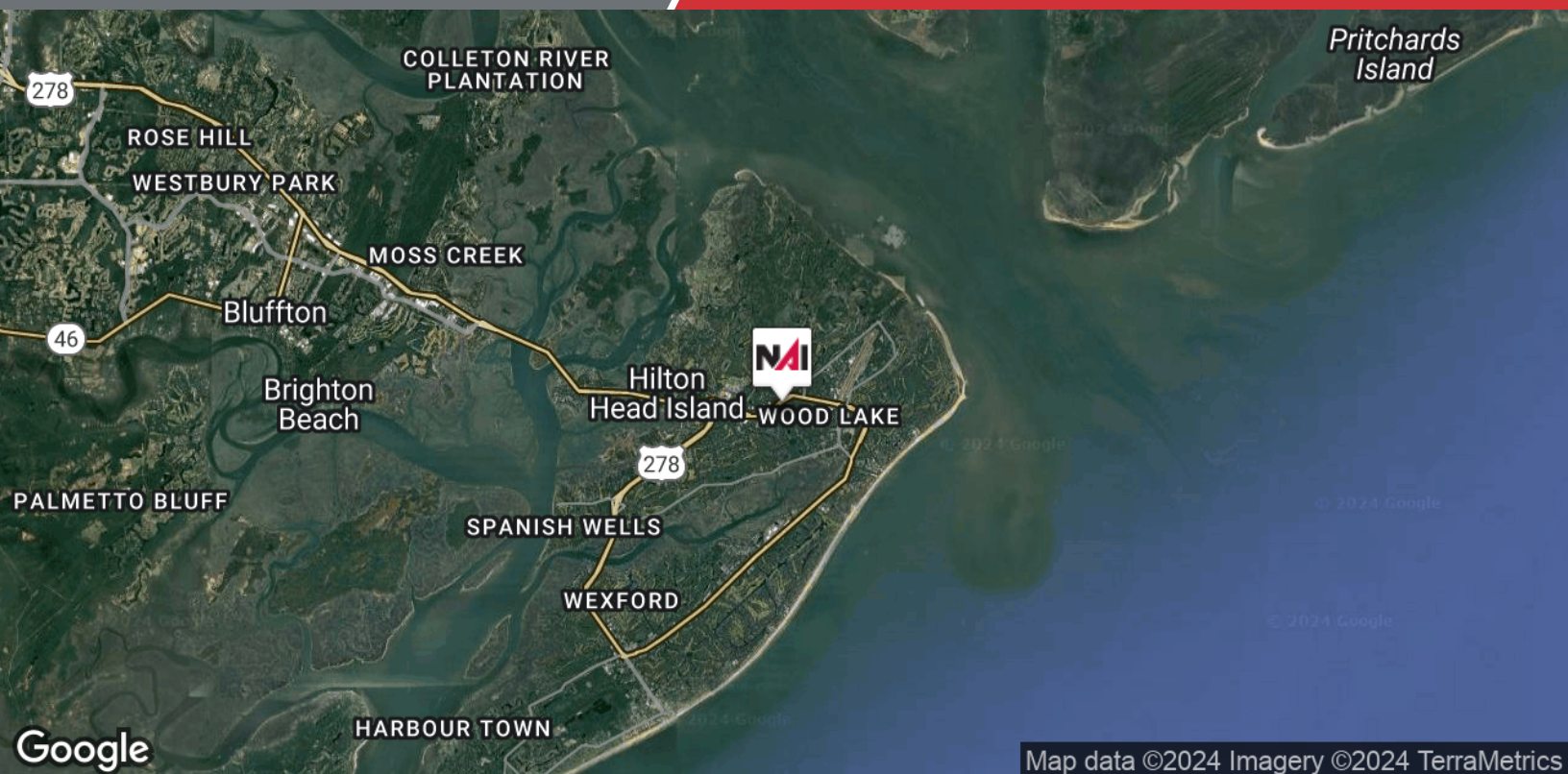
Property Type:	Office or Medical
Location:	North End of HH on Main Street
Suite 100:	1,400 +/- RSF
Suite 200:	2,573 +/- RSF
Suite 202:	1,762 +/- RSF
Annual Lease Rate (Year 1):	\$22.50 PSF
Annual Increases:	3%
Lease Type:	Modified Gross
NNN:	Included in Rent
Power:	To be in Tenant's Name

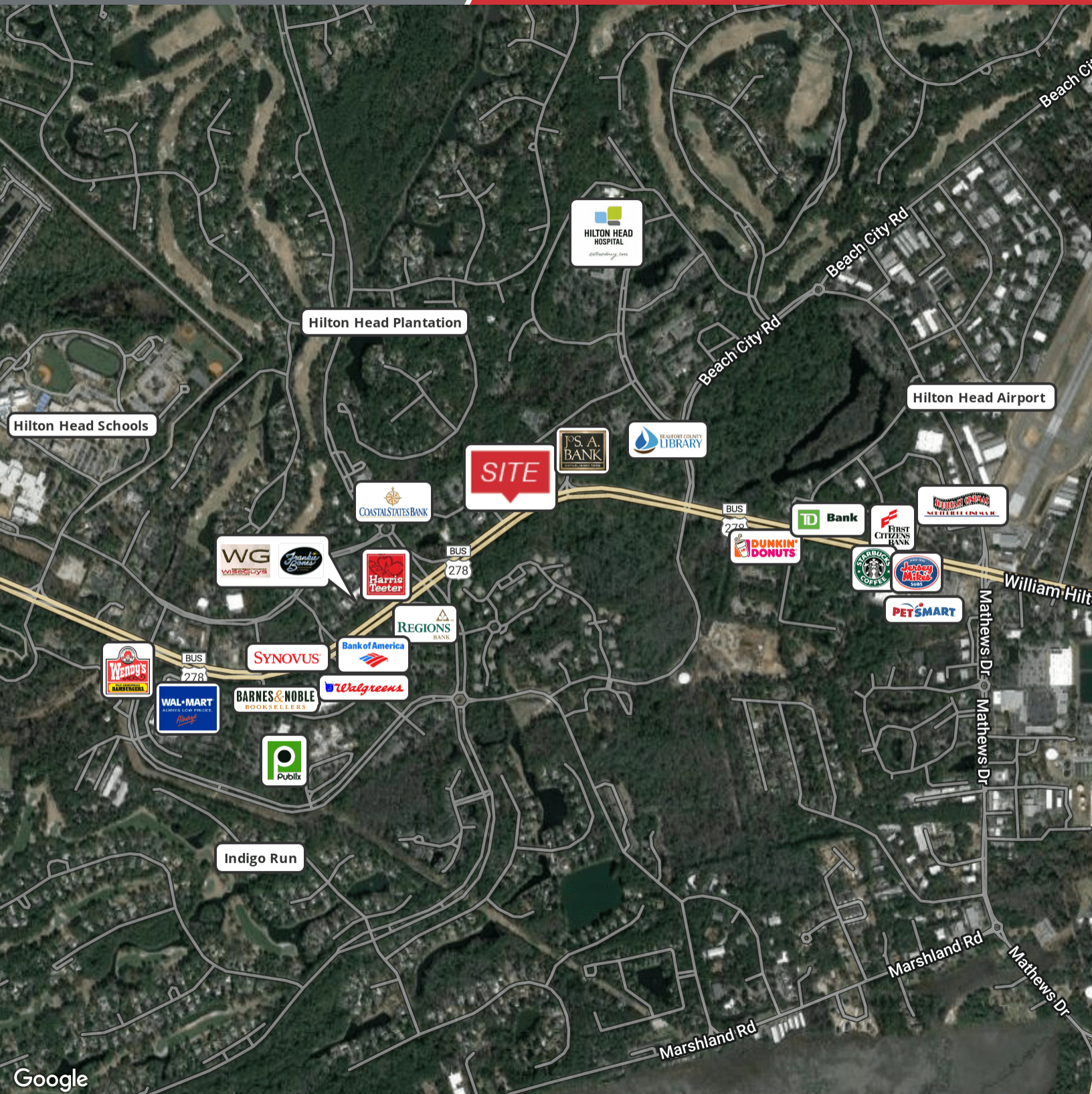
For More Information

Baker Wilkins

O: 843 837 4460 x2

baker@naicarolinacharter.com

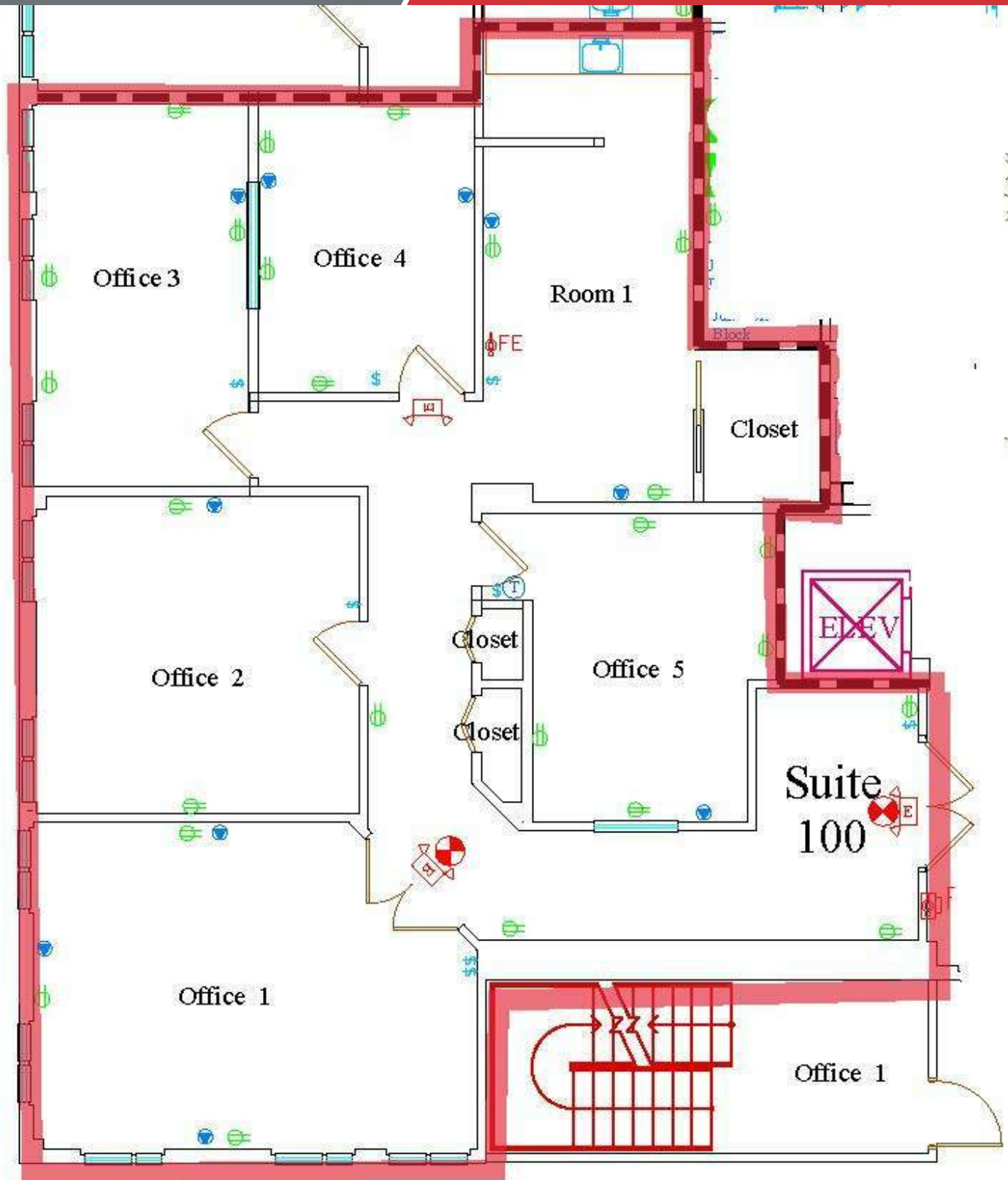




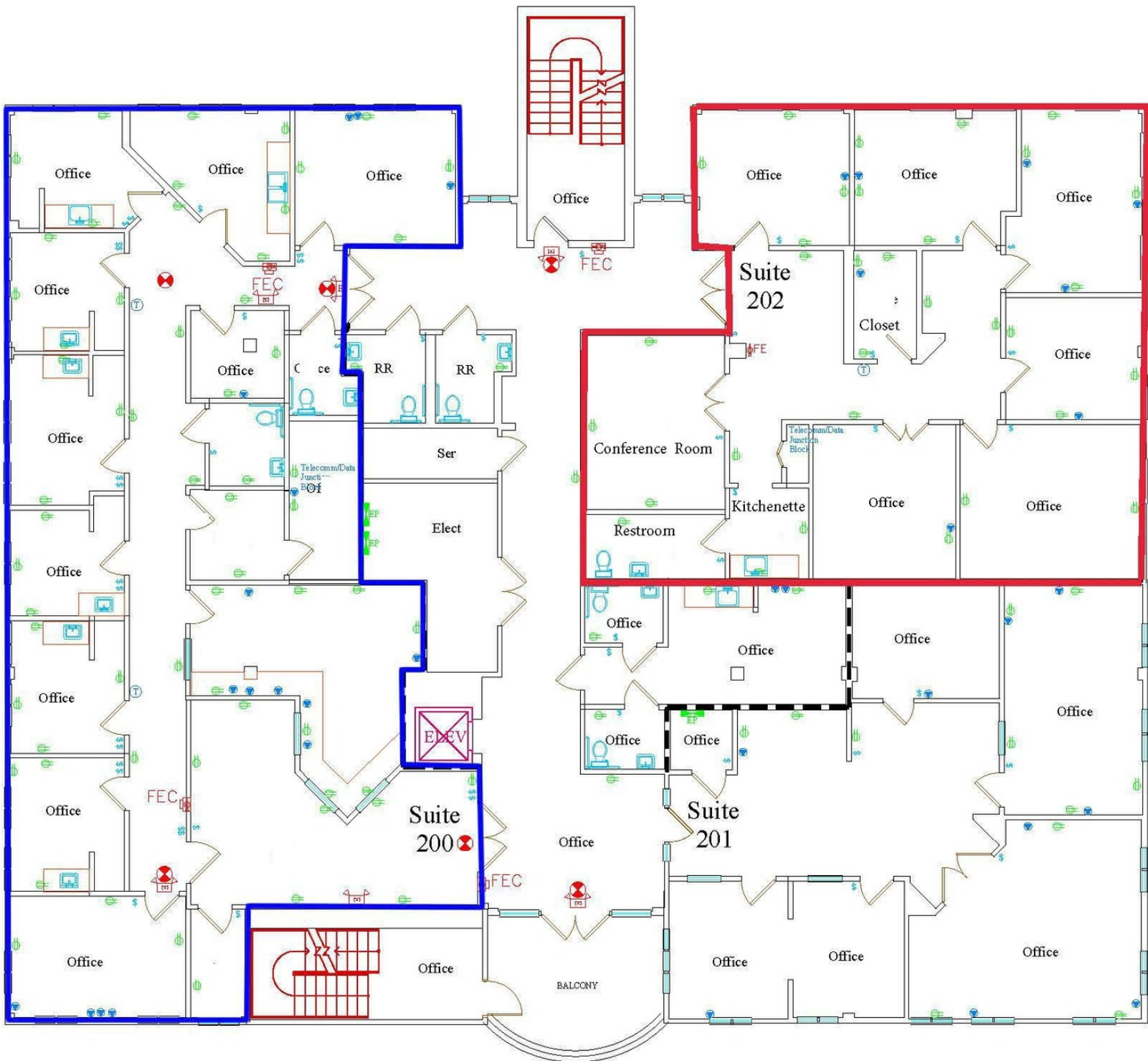
Suite 100 Layout

1,400 +/- RSF

South State Bank Bldg. - North End of HHI







Prepared by

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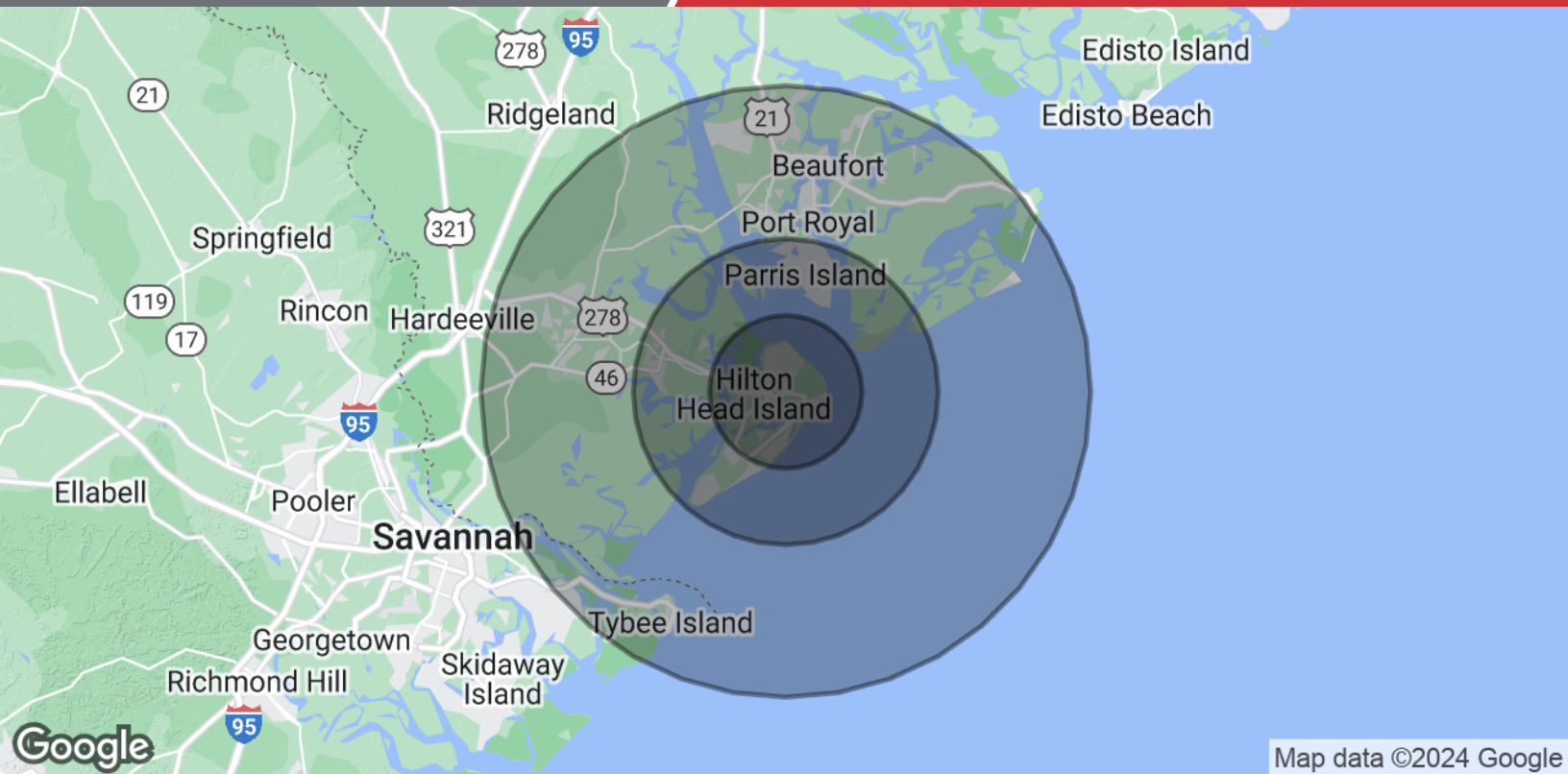
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Map data ©2024 Google

Population	5 Miles	10 Miles	20 Miles
Total Population	39,643	77,559	211,633
Average Age	54.9	49.6	46.1
Average Age (Male)	53.4	48.9	44.7
Average Age (Female)	56.7	50.3	47.2
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	28,724	51,439	112,573
# of Persons per HH	1.4	1.5	1.9
Average HH Income	\$76,803	\$73,049	\$74,060
Average House Value	\$503,768	\$474,589	\$357,713

* Demographic data derived from 2020 ACS - US Census