

FOR LEASE

918/920 Houndslake Drive

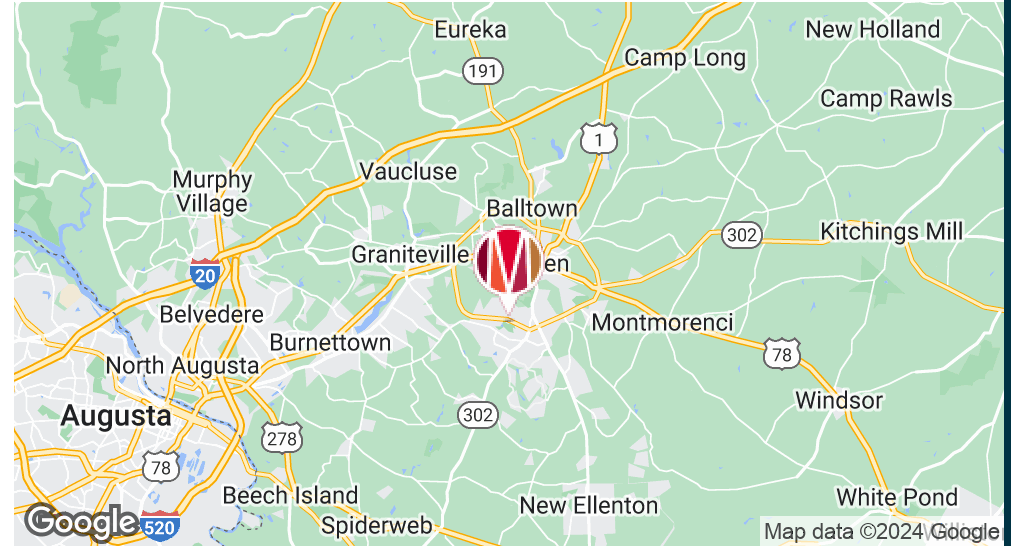
Aiken, SC 29803

VIEW
PROPERTY
OVERVIEW
VIDEO



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$345.00 - 460.00 per month (MG)
Available SF:	80 - 90 SF
Building Size:	7,500 SF
Year Built / Renovated:	1979 / 2020
Zoning:	GB

PROPERTY OVERVIEW

Office space available for lease at this pristine and attractive office building nestled in the rolling landscape of Houndslake Country Club. Common area kitchen (lower level) waiting/reception areas and shared bathrooms, shower and laundry facility. Please click on SPACES for more details about available offices. Rent includes utilities and shared internet. Phone/dedicated IT paid for by tenant. Please contact agent, Karen Daly, for upcoming available spaces.

LOCATION OVERVIEW

Located in Houndslake County Club, on the west side of Aiken, South Carolina. Easy access to Hitchcock Parkway that feeds to Hwy 1, a major artery to Augusta, GA. Only 10 minutes from downtown Aiken and only 5 minutes from all shopping, restaurants and the famous Hitchcock Woods.

LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	80 - 90 SF	Lease Rate:	\$345 - \$460 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
E105	Available	80 SF	Modified Gross	\$345 per month	Rent includes utilities and shared internet. Phone/dedicated IT paid for by tenant. Space located on the lower floor of the building.
A204	Available	90 SF	Modified Gross	\$460 per month	Rent includes utilities and shared internet. Phone/dedicated IT paid for by tenant. Space located on the main floor of the building.

FLOOR PLAN

VIDEO TOUR



ADDITIONAL PHOTOS



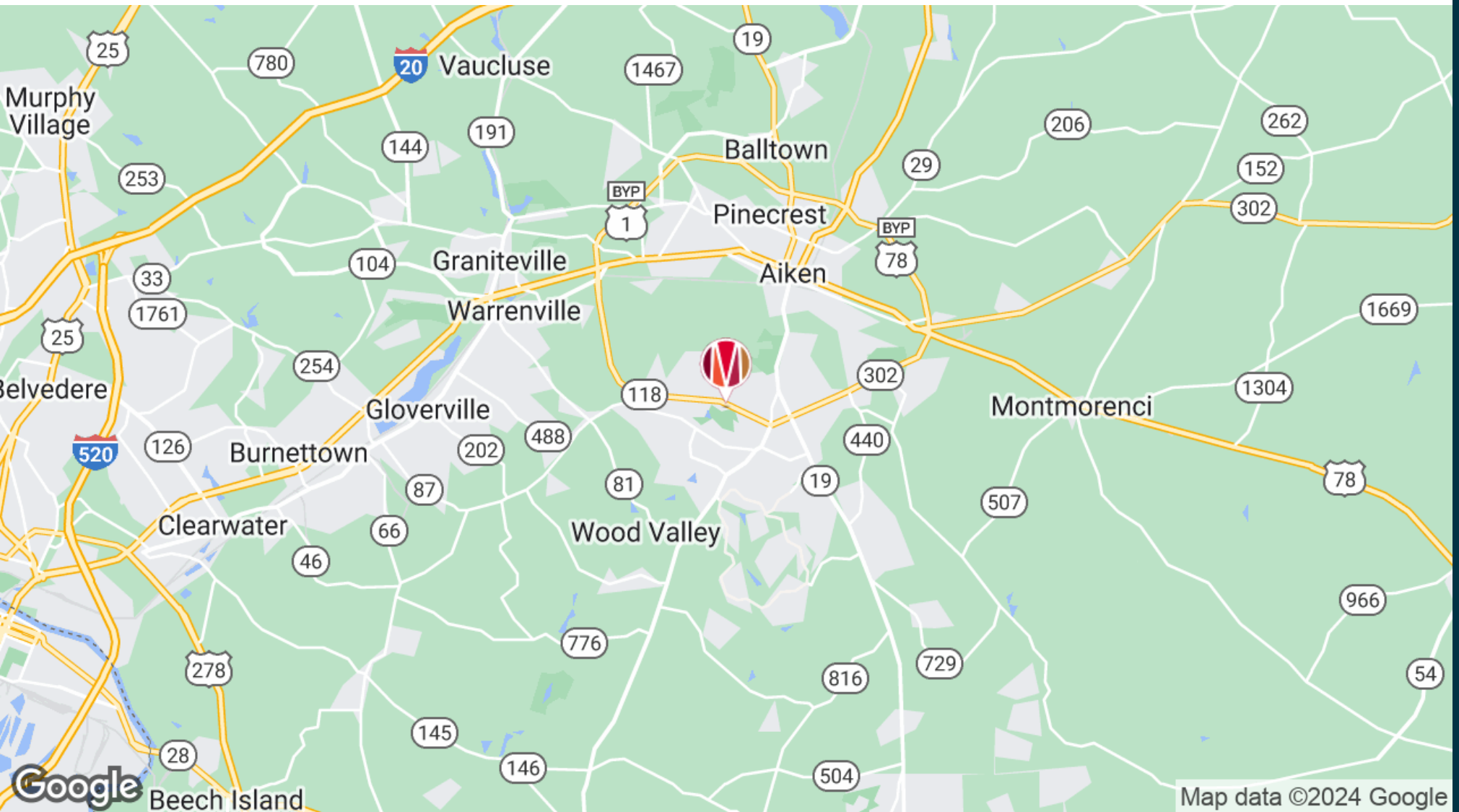


RETAILER MAP





LOCATION MAP

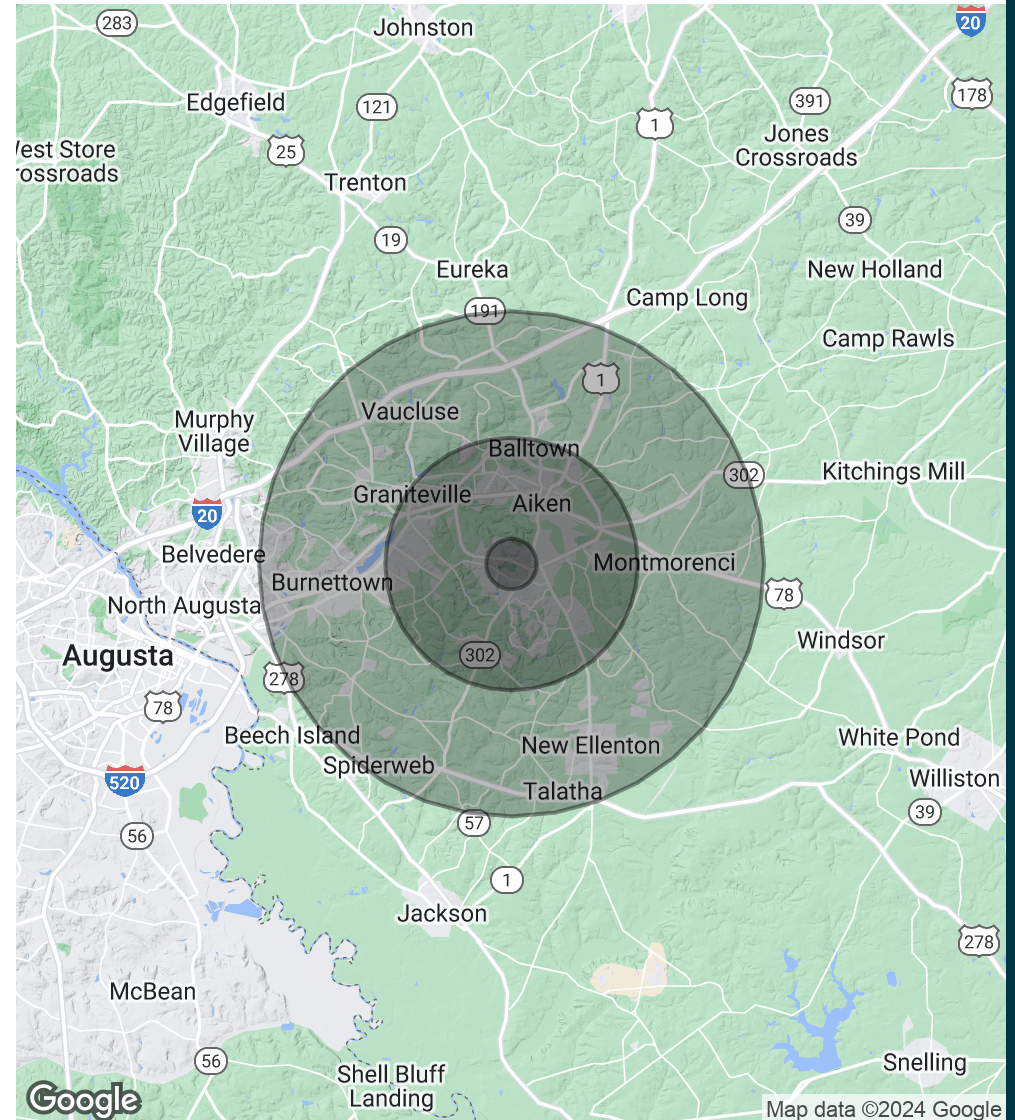


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,887	57,232	107,185
Average Age	45	45	43
Average Age (Male)	44	43	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,736	24,636	44,451
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$103,256	\$91,679	\$87,106
Average House Value	\$295,337	\$294,601	\$270,690

* Demographic data derived from 2020 ACS - US Census





KAREN DALY

Vice President, Associate Broker, Sales & Leasing

Kdaly@Meybohm.Com

Phone: 803.649.8103

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.

EDUCATION

York University, Bachelor of Fine Art, Specialized Honors, Graphic Design, 1991

MEMBERSHIPS & AFFILIATIONS

Aiken Association of Realtors, Member/Board Member

Board Of Zoning Appeals, City Of Aiken

United Way of Aiken County, Board Member

Aiken Corporation, Board Member

SC #97250 // GA #405675

MEYBOHM COMMERCIAL PROPERTIES

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