

350 HILTON RD, MYRTLE BEACH, SC 29572

## ARCADIAN OFFICE PARK



Tideland Commercial



### OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	\$17/SF+\$6/SF CAM
Lot Size:	1.16 Acres
Year Built:	2004
Building Size:	19,798 SF
Zoning:	NC

### PROPERTY OVERVIEW

Beautiful Class A Office Building located on Arcadian Shores Golf Course! We are proud to offer Suite 300, approximately 2,763 SF consisting of your own private floor with elevator access directly to your suite. Space is filled with natural light, your own private terrace/balcony, 2 private restrooms and a modern ascetic. Suite 300 consists of a reception/sitting area, 558 SF private office/boardroom, glassed in private office, and a 1,248 SF area consisting of a, beautiful barreled ceiling glassed in conference room/ large office, kitchenette with sink and a spacious bullpen area. Great location right off Hwy 17 with easy access to Hwy 22 and 31 with marquee signage available. \$17.00/SF base rent; \$6.00/SF CAM; total monthly rent \$5,295.75; modified Gross Lease. CAM is Inclusive of utilities; water/Sewer/trash, electric, taxes & Insurance and common area maintenance. Tenant pays phone/internet.

#### Property Highlights

- Large Open Modern Floor Plan
- Elevator Access
- Third Floor Private Terrace
- Golf Course Views
- Prime Location
- Ample Light
- 24 Hour Access

**OFFICE  
BUILDING  
FOR LEASE**

**SHEENA ROTE**

sheena@tidelandcommercial.com  
843.907.2355



350 HILTON RD, MYRTLE BEACH, SC 29572

## ARCADIAN OFFICE PARK

---



Tideland Commercial



OFFICE  
BUILDING  
FOR LEASE

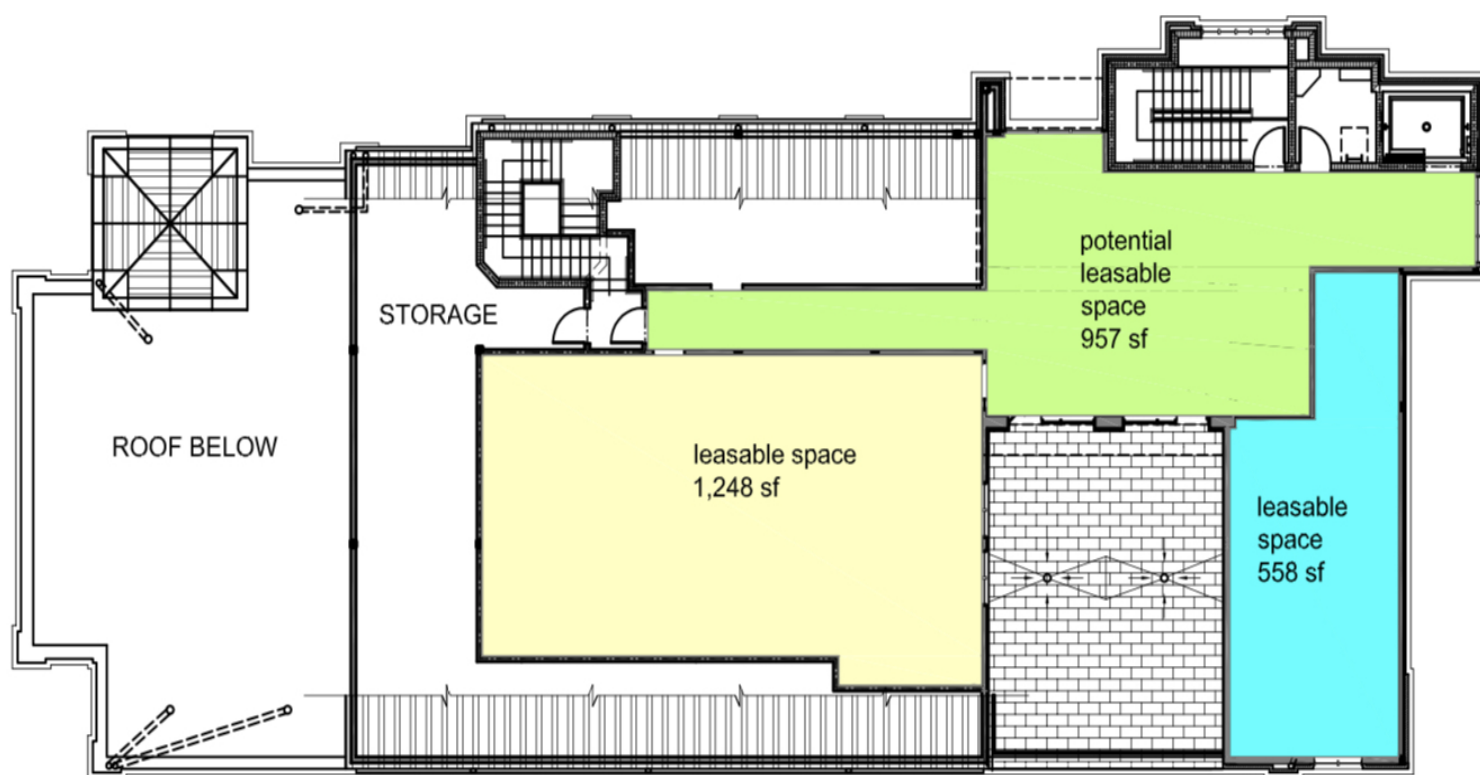
**SHEENA ROTE**  
sheena@tidelandcommercial.com  
843.907.2355

350 HILTON RD, MYRTLE BEACH, SC 29572

## ARCADIAN OFFICE PARK



Tideland Commercial



Suite 300 Floor Plan

OFFICE  
BUILDING  
FOR LEASE

**SHEENA ROTE**

sheena@tidelandcommercial.com  
843.907.2355



350 HILTON RD, MYRTLE BEACH, SC 29572

## ARCADIAN OFFICE PARK



Tideland Commercial



Suite 300.



Suite 300



Suite 300

OFFICE  
BUILDING  
FOR LEASE

**SHEENA ROTE**  
sheena@tidelandcommercial.com  
843.907.2355



350 HILTON RD, MYRTLE BEACH, SC 29572

# ARCADIAN OFFICE PARK



Tideland Commercial



OFFICE  
BUILDING  
FOR LEASE

**SHEENA ROTE**

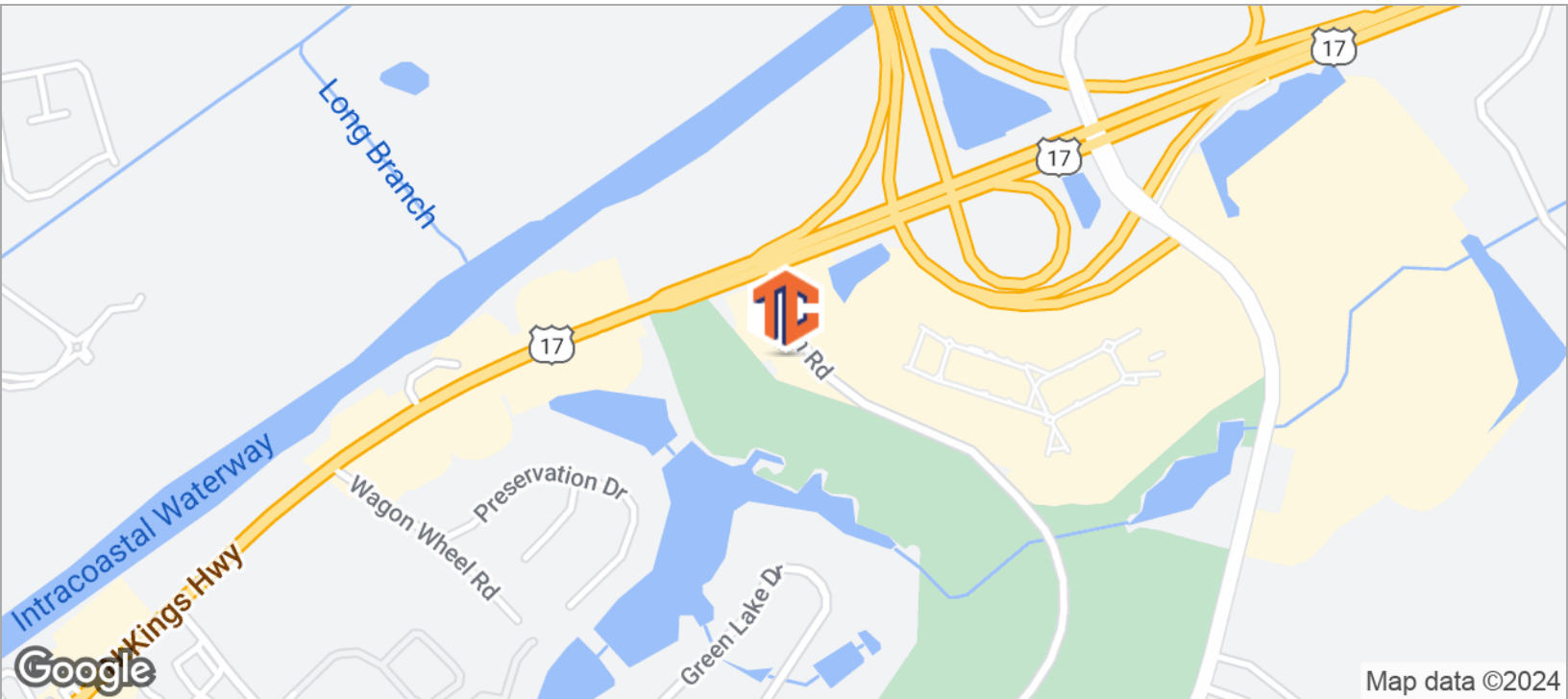
sheena@tidelandcommercial.com  
843.907.2355

350 HILTON RD, MYRTLE BEACH, SC 29572

# ARCADIAN OFFICE PARK



Tideland Commercial



OFFICE  
BUILDING  
FOR LEASE

**SHEENA ROTE**

sheena@tidelandcommercial.com  
843.907.2355

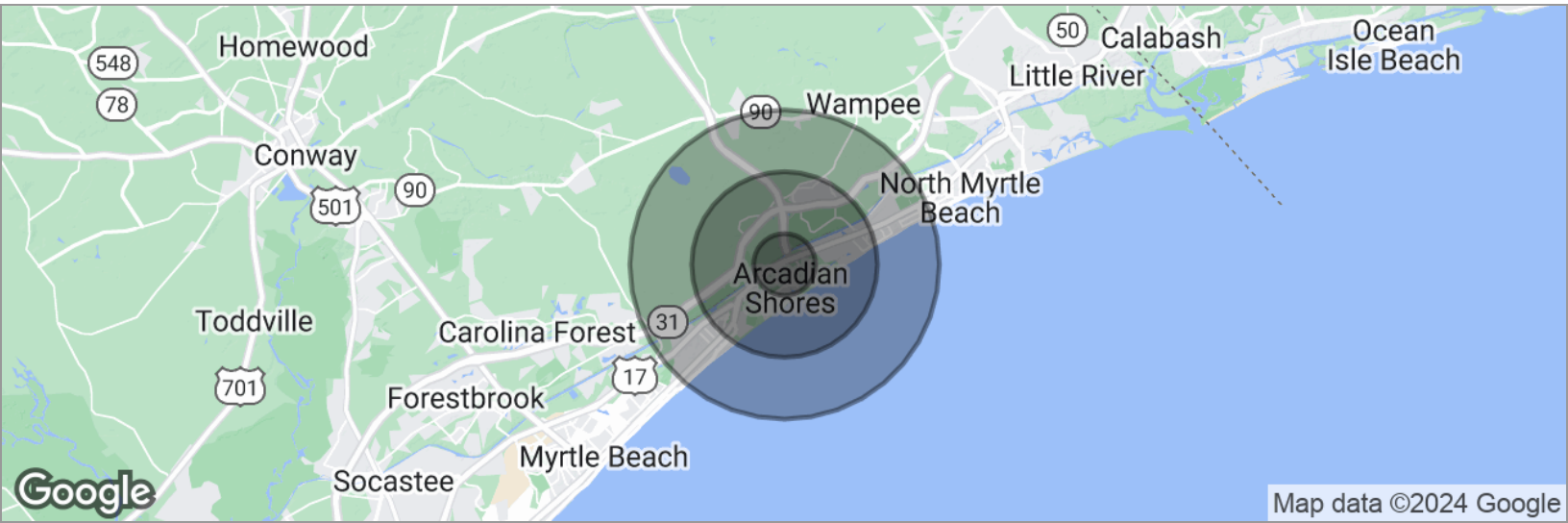


350 HILTON RD, MYRTLE BEACH, SC 29572

# ARCADIAN OFFICE PARK



Tideland Commercial



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,960	8,448	17,620
Median age	56.2	52.6	47.9
Median age (Male)	54.8	50.3	45.7
Median age (Female)	56.8	53.8	50.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,032	4,193	8,605
# of persons per HH	1.9	2.0	2.0
Average HH income	\$73,042	\$83,864	\$76,735
Average house value	\$226,348	\$386,854	\$323,396

\* Demographic data derived from 2020 ACS - US Census

OFFICE  
BUILDING  
FOR LEASE

SHEENA ROTE  
sheena@tidelandcommercial.com  
843.907.2355

350 HILTON RD, MYRTLE BEACH, SC 29572

## ARCADIAN OFFICE PARK



Tideland Commercial

### SHEENA ROTE

Senior Advisor



4377 North Kings Highway Suite 217  
Myrtle Beach, SC 29577  
T 843.907.2355  
C 843.907.2355  
sheena@tidelandcommercial.com  
SC #91544

### PROFESSIONAL BACKGROUND

Sheena Rote is a Senior Advisor for Tideland Commercial, where she has been actively involved in the sale and leasing of office, retail/restaurant, medical, industrial, multi-family and land brokerage transactions as well as site selection. During her time as a Realtor, she has facilitated transactions in all facets of the Leasing, Development and Commercial Real Estate Industry. Sheena's success in real estate has been attributed to her responsiveness, firm negotiation skills, integrity, knowledge of the local market, creative marketing strategies and unparalleled customer service and commitment to client satisfaction. Sheena and the Tideland Commercial team are dedicated to putting 100% into every transaction, no matter the size, from our valued Local Clients to our national Corporate Clients.

For the past 18 years she has made her home in Myrtle Beach, SC where she is currently a resident of the Grande Dunes area.

### EDUCATION

Sheena holds a Master's Degree from Webster University in Management and Leadership as well as a B.A. in Political Science from Coastal Carolina University. Sheena is currently working on her CCIM designation.

### MEMBERSHIPS & AFFILIATIONS

Sheena has a passion for making a difference which has compelled her to become involved with several worldwide charity organizations on a global scale, including the Laureus Foundation. She is also an active member of the Grand Strand Junior League, Chicora Rotary Club, National Association of Realtors®, Grand Strand Young Professionals, Coastal Power Woman's Network, and the Woman's Small Business Association. Sheena is also a member of the SVN Hospitality, Leasing, Storage, Multi-family, Restaurant and Land Product Councils.

OFFICE  
BUILDING  
FOR LEASE

**SHEENA ROTE**

sheena@tidelandcommercial.com  
843.907.2355