

2411 N. OAK STREET, MYRTLE BEACH, SC 29577

FOUNDERS CENTRE



Tideland Commercial



OFFERING SUMMARY

Available SF:

ASK AGENT

Lease Rate:

\$445/ Month and up

Lot Size:

8.1 Acres

Building Size:

100,000 SF

PROPERTY OVERVIEW

Now leasing Class A office space! The prestigious Founders Center is located in the heart of Myrtle Beach's business district next to the Convention Center and situated between Highways 17 Bypass and Business. This 100,000 SF Building is meticulously maintained, featuring onsite management and recently updated interiors. Office spaces ranging from individual Executive Suites to professional office suites up to 10,000 SF are available for immediate occupancy. Don't miss your opportunity to locate your business in the Founders Centre!

Executive Suites are turnkey individual office suites ranging in size; available for monthly or long-term rentals inclusive of all utilities and internet. Executive Suites also include furniture, building receptionist, access to 4 boardrooms, daily cleaning service and all building amenities including onsite Management, FedEx, UPS, USPS drops, gym and showers.

Available Executive Suites:

Suite 207 \$1,575/MO (404 SF Window) Available April 1, 2022

Suite 202 \$31/SF Inclusive of CAM (LEASED)

*All Square footage is approximate. Availability subject to change; contact Agent for updated availability.

PROPERTY HIGHLIGHTS

- Class A Office Building; Onsite Management
- Newly Updated
- Prime Location in Business District; High Traffic Count
- Ample Parking
- 24 Hour Key Card Access and Security
- Signage Available
- Ocean Views! Blocks from the Beach!

OFFICE
BUILDING
FOR LEASE

SHEENA ROTE

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843.907.2355

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LOCATION INFORMATION

Building Name	Founders Centre
Street Address	2411 N. Oak Street
City, State, Zip	Myrtle Beach, SC 29577
County	Horry
Cross-Streets	Oak Street & Founders Blvd.
Signal Intersection	No

LEASE INFORMATION

Suite	202
SF	1,666
Price/SF	\$18-\$20
CAM	\$10.00



PROPERTY HIGHLIGHTS

- Prestigious Class A Executive Center office building with high traffic visibility located in the heart of Myrtle Beach. The building is located within a major business center on Oak Street with easy access to all major corridors.
- Amenities include onsite gym, two elevators, receptionist, 24 hour key card access, signage available, ocean views, prime location between HWY 17 business and Bypass.
- Move in ready Suite with Reception, Conference Room, Bull Pen Area, Private Offices and Breakroom
- Modified Gross lease. CAM includes taxes, insurance, common area maintenance, daily cleaning, electric, water, sewer.
- Tenant is responsible for their phone and data fees.
- Base Rent \$21+/SF Depending on term, upfit requirements, etc.



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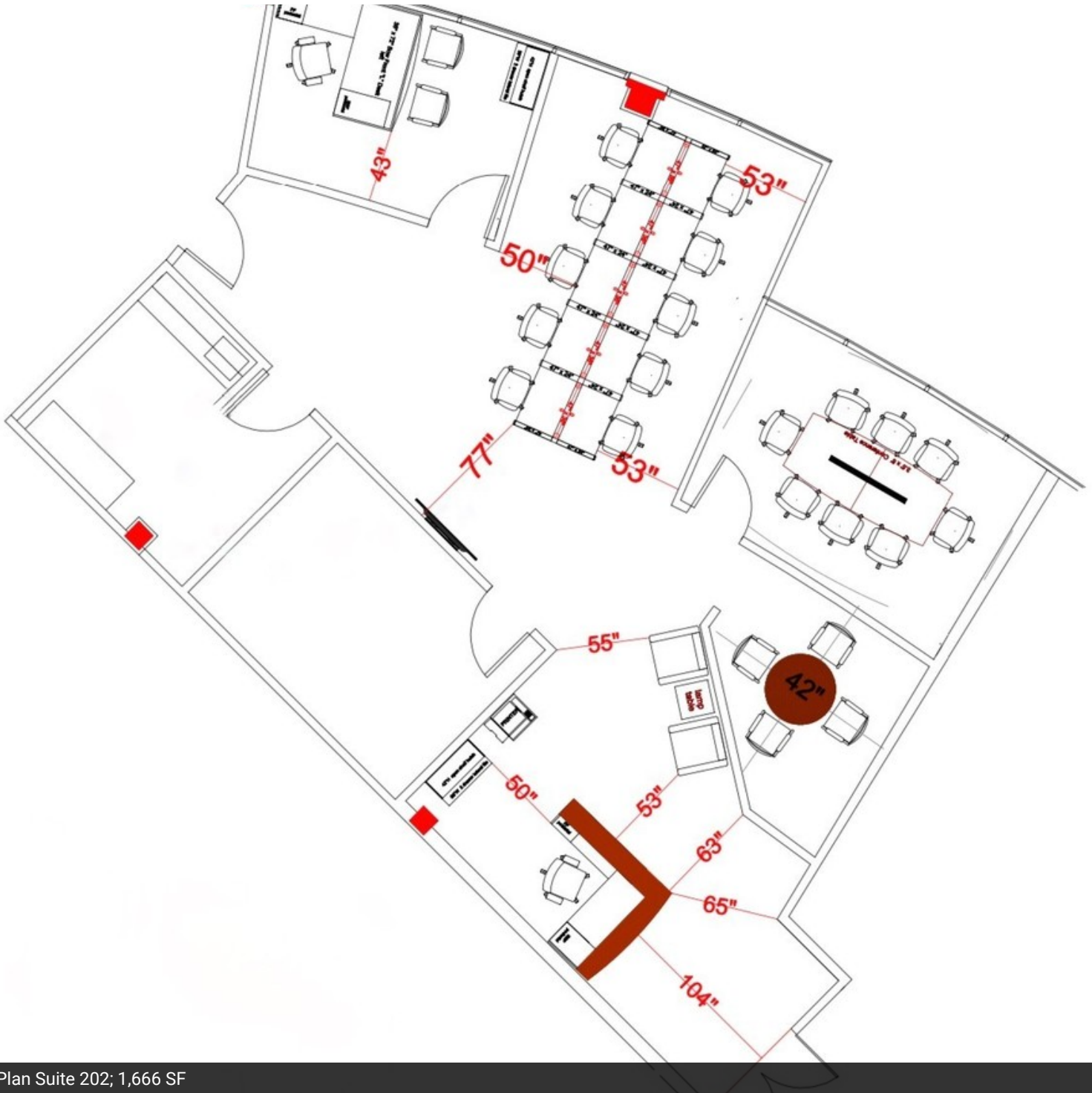
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Floor Plan Suite 202; 1,666 SF

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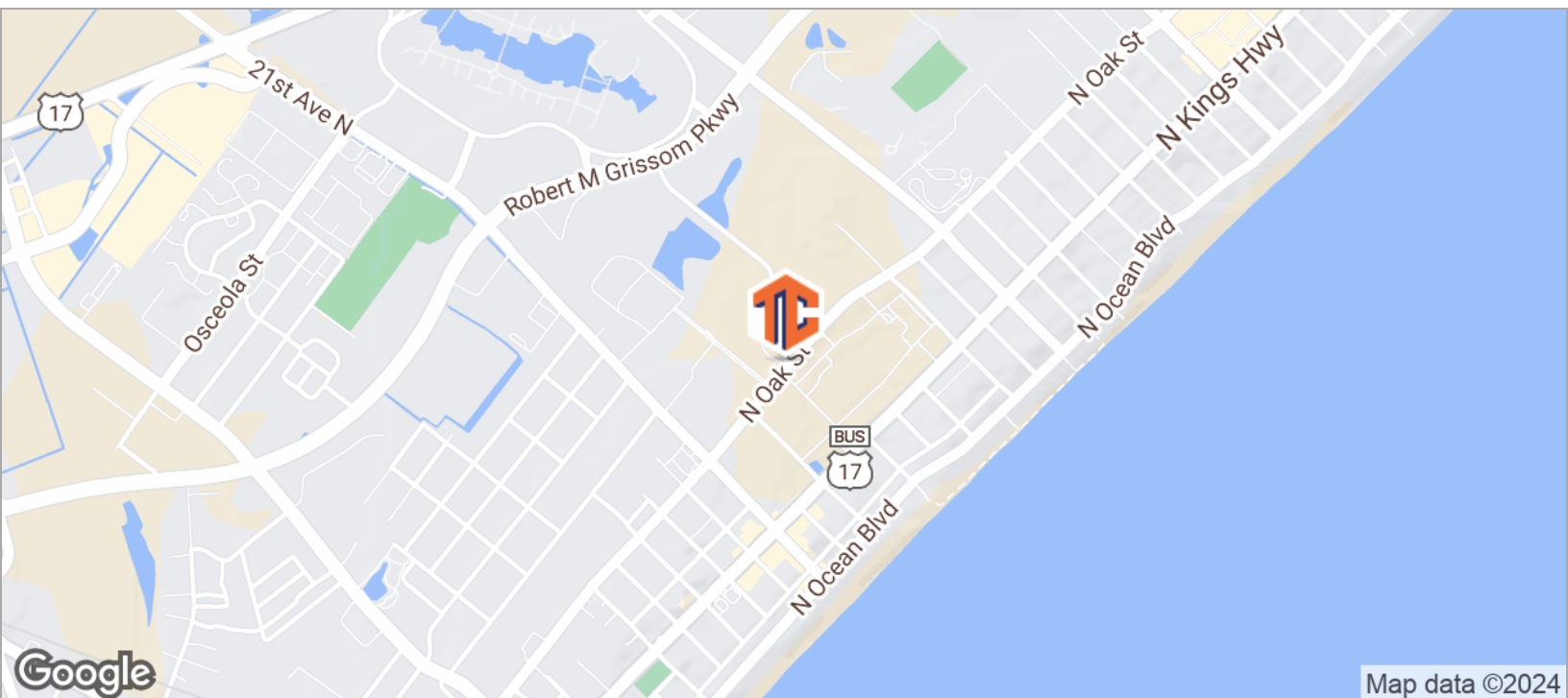
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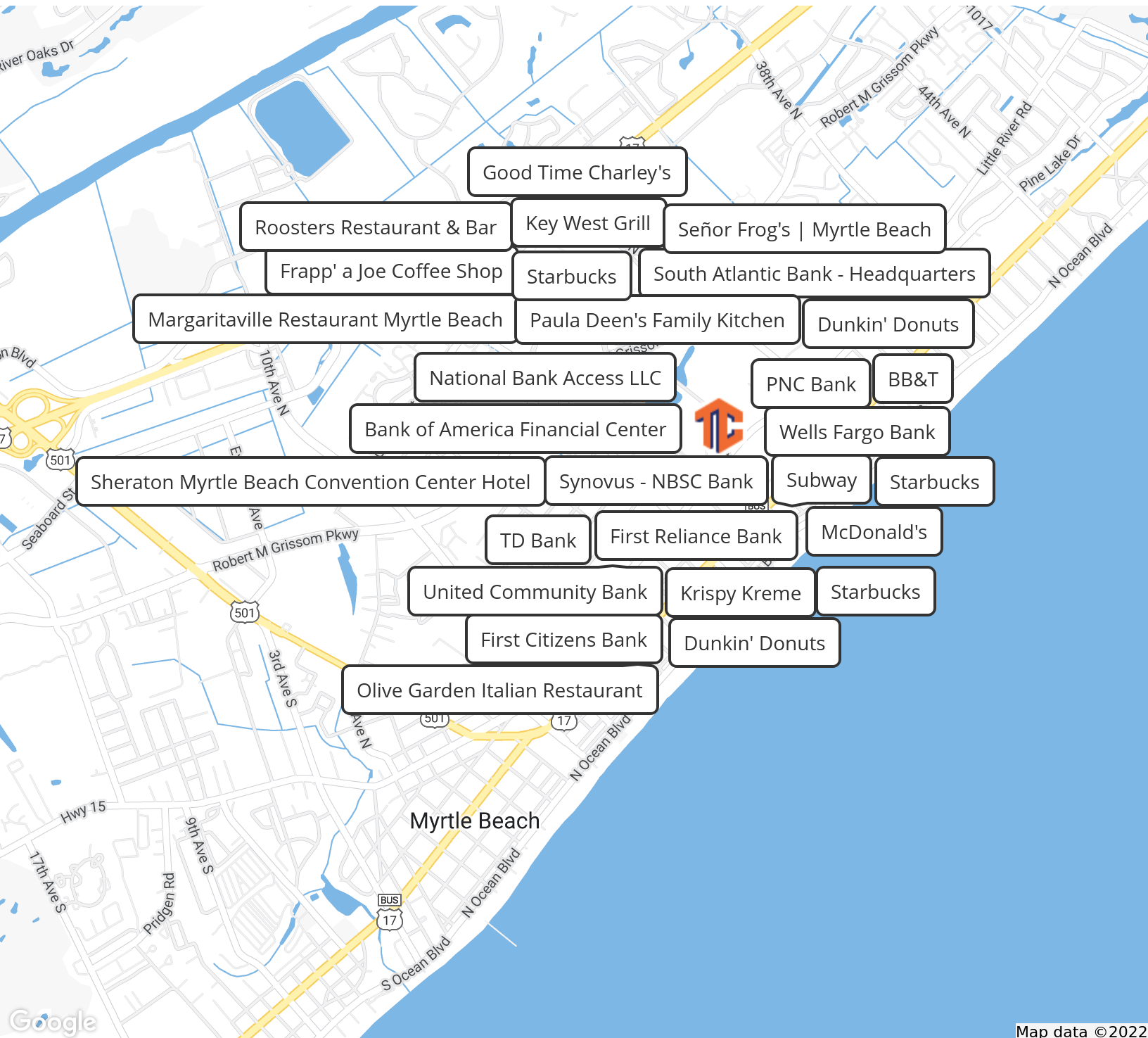
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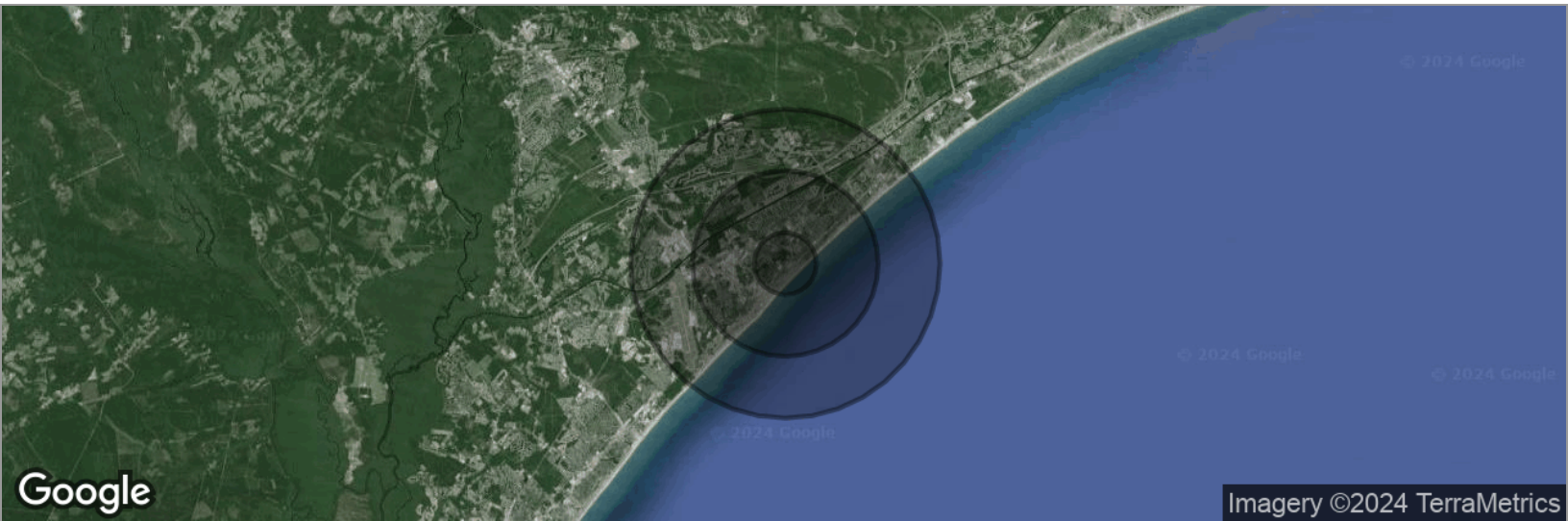
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,109	21,119	42,174
Median age	38.9	36.9	35.7
Median age (Male)	36.6	35.4	34.1
Median age (Female)	40.4	38.8	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,974	9,550	19,020
# of persons per HH	2.1	2.2	2.2
Average HH income	\$46,682	\$58,030	\$59,137
Average house value		\$335,896	\$283,845

* Demographic data derived from 2020 ACS - US Census

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SHEENA ROTE

Senior Advisor



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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.

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