

For Lease

Class "A" Office / Medical Space
New Riverside



New Riverside Office/Medical Space

New Riverside Village
Bluffton, South Carolina 29910

Property Highlights

- Very high end class "A" Office / Medical space for lease in New Riverside Village.
- Located at the Highway 170 & Highway 46 Traffic Circle across from the New Riverside Publix and close proximity to Palmetto Bluff.
- Great location and easy access from Highway 170 & Highway 46 to Bluffton, Savannah, Hilton Head and Beaufort.
- It's estimated that construction will begin early fall 2023 with an estimated delivery date in late 2024

Offering Summary

| | |
|-------------------------|------------------------------|
| 1st Floor Available SF: | 1,435, 1,722 & 1,837 +/-RSF |
| 2nd Floor Available SF: | 1,435, 1,722 & 1,837 +/- RSF |
| Base Rent for Year 1: | \$43.00 PSF |
| Annual Increases: | 3% |
| Type: | Office / Medical |

For More Information

Baker Wilkins

O: 843 837 4460 x2
baker@naicarolinacharter.com

Artistic Rendering
Class "A" Office / Medical Space
New Riverside



Available Spaces

Class "A" Office / Medical Space
New Riverside



Lease Information

| | |
|--------------|-------------------|
| Lease Type: | NNN |
| Total Space: | 1,435 - 4,994 RSF |

| | |
|-------------|---------------|
| Lease Term: | 10 Years |
| Lease Rate: | \$43.00 SF/yr |

Available Spaces

| Suite | Tenant | Rentable SF | Lease Type | Lease Rate | Usable SF |
|----------------|------------------|-------------|------------|---------------|-----------|
| 100 | Leased - Dentist | 4,830 SF | NNN | \$43.00 SF/yr | 4,830 SF |
| 101 | Available | 1,837 SF | NNN | \$43.00 SF/yr | 1,600 SF |
| 102 | Available | 1,435 SF | NNN | \$43.00 SF/yr | 1,250 SF |
| 103 | Available | 1,722 SF | NNN | \$43.00 SF/yr | 1,500 SF |
| 101, 102 & 103 | Available | 4,994 SF | NNN | \$43.00 SF/yr | 4,350 SF |

Available Spaces

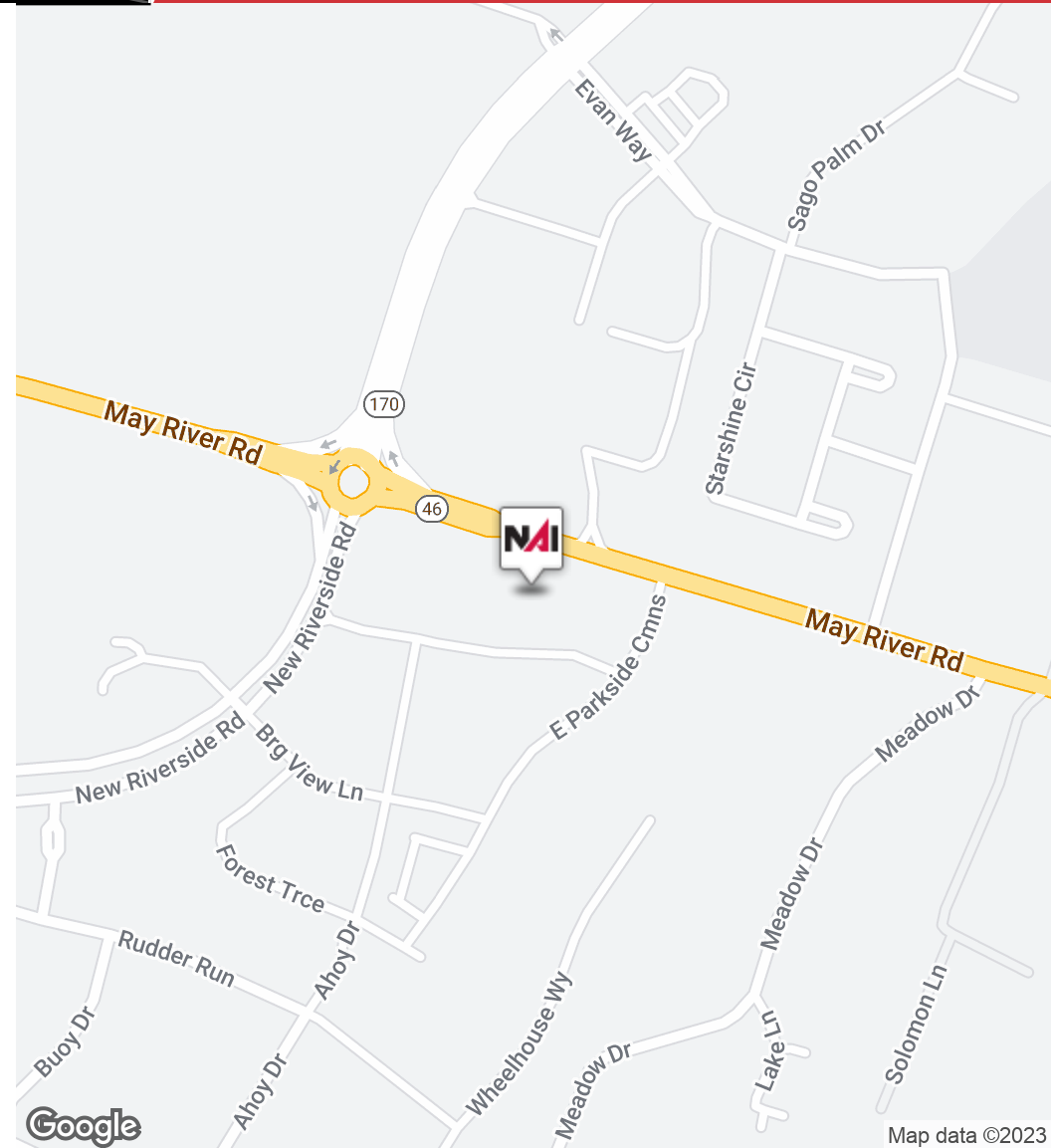
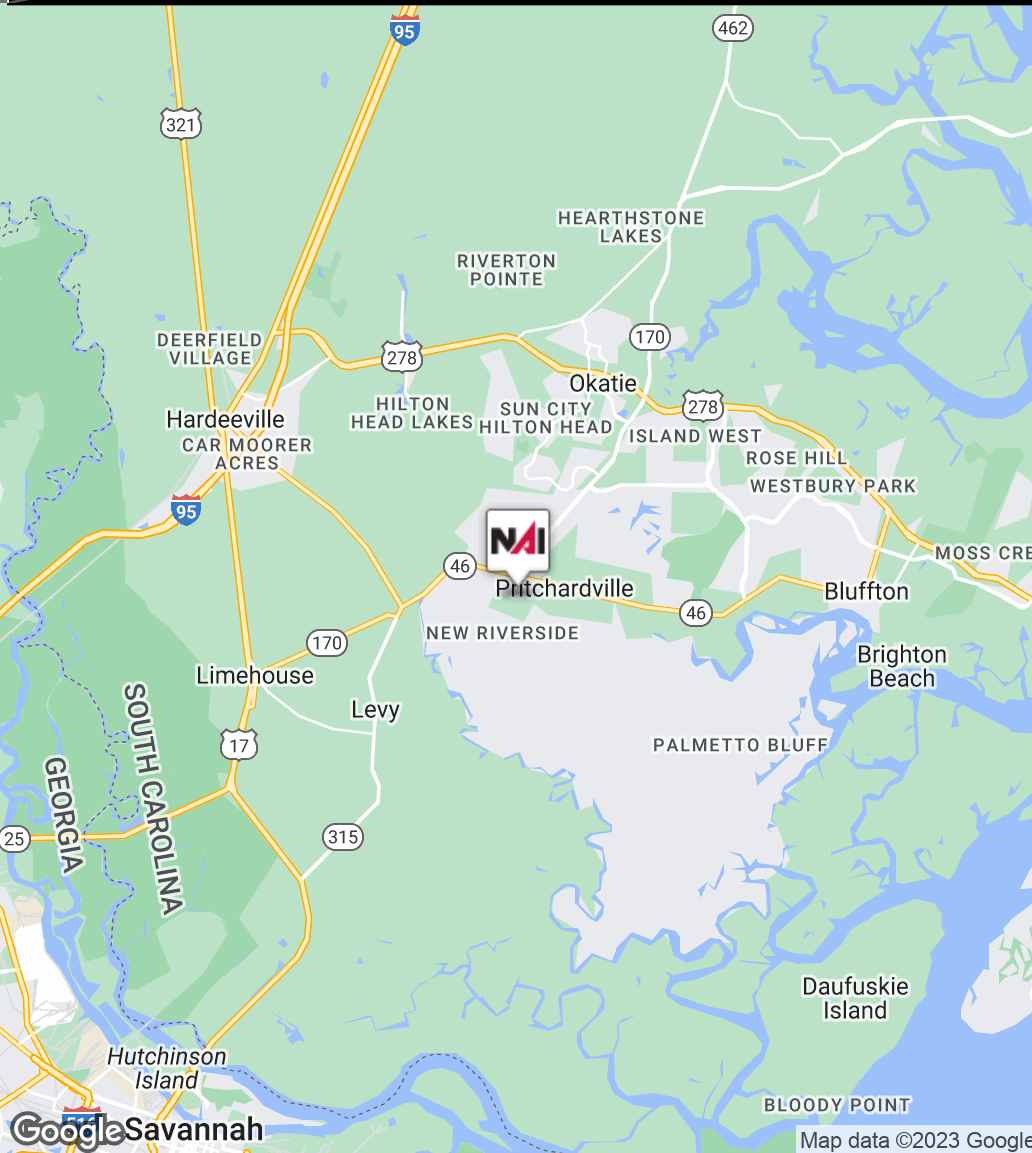
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| Suite | Tenant | Rentable SF | Lease Type | Lease Rate | Usable SF |
|----------------|-----------|-------------|------------|---------------|-----------|
| 200 | Available | 1,837 SF | NNN | \$43.00 SF/yr | 1,600 SF |
| 201 | Available | 1,435 SF | NNN | \$43.00 SF/yr | 1,250 SF |
| 202 | Available | 1,722 SF | NNN | \$43.00 SF/yr | 1,500 SF |
| 200, 201 & 202 | Available | 4,994 SF | NNN | \$43.00 SF/yr | 4,350 SF |

Location Maps

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Residential Development Map

Class "A" Office / Retail Space
New Riverside



| Drive Times | |
|--------------------|------------|
| Downtown Bluffton | 12 Minutes |
| Hilton Head Island | 24 Minutes |
| Savannah, GA | 25 Minutes |

Map data ©2023 Imagery ©2023 , CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Aerial View

Class "A" Office / Medical Space
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Aerial View

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The Landings at New Riverside

Future Site of Medical
Office Building

May River Road



Aerial View

Class "A" Office / Medical Space
New Riverside



The Landings at New Riverside

Palmetto Point



Future Site of Medical
Office Building

Bill's Liquor
& Fine Wines

Retail / Office
Businesses

May River Road

170

Aerial View

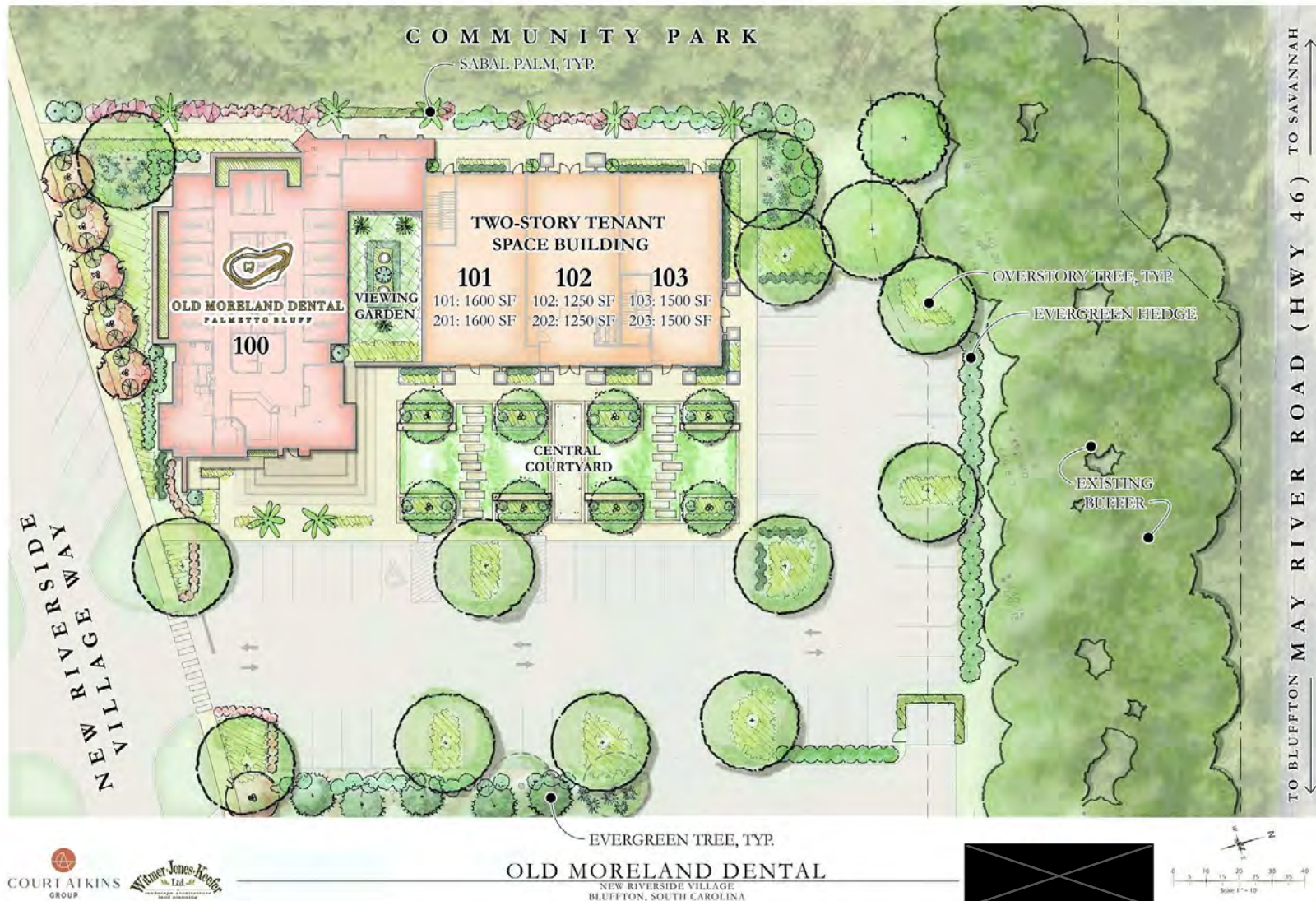
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Site Plan

Class "A" Office / Medical
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ILLUSTRATIVE SITE PLAN



Artistic Rendering

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1st Floor Plan

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2nd Floor Plan

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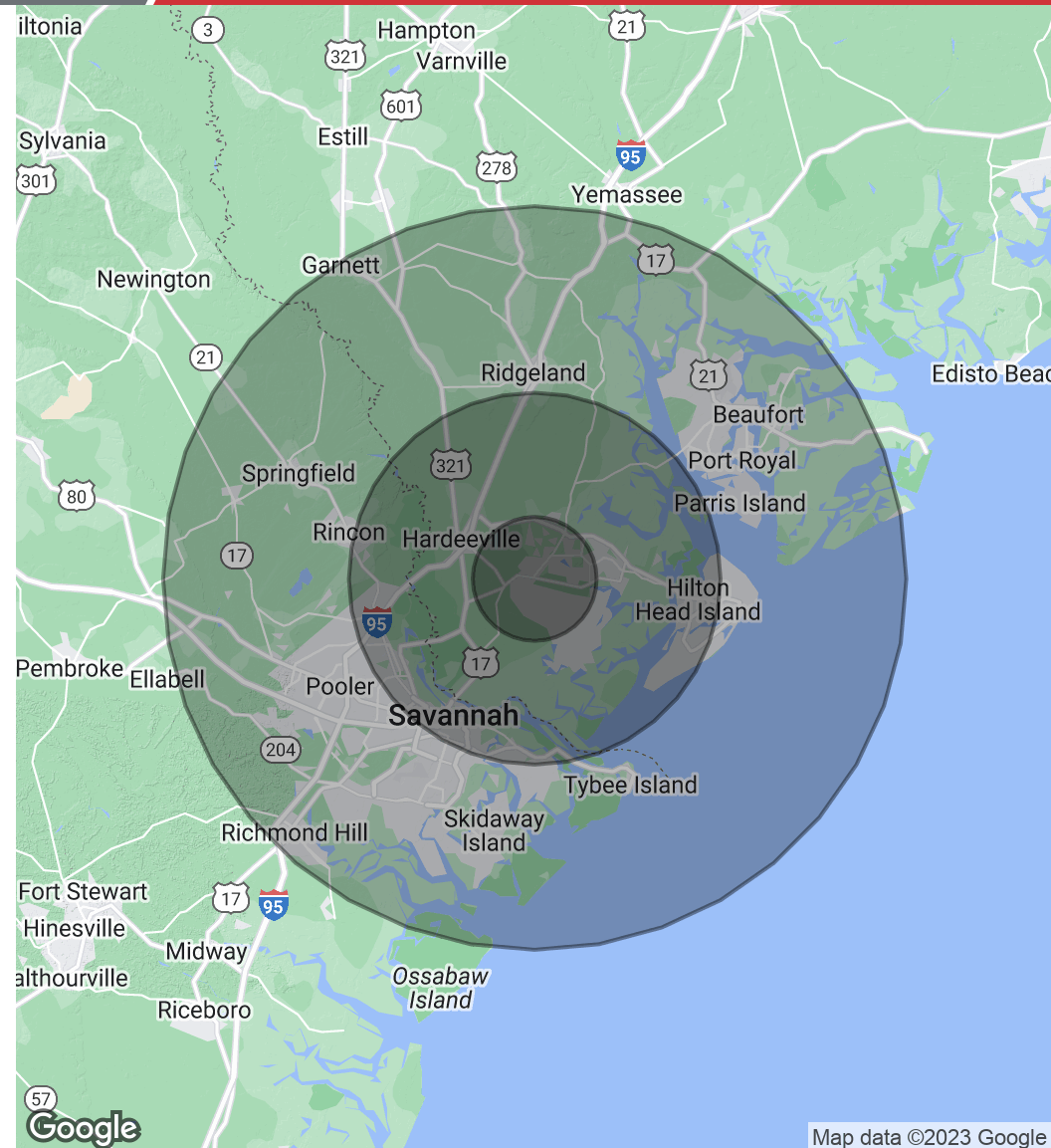


Demographics

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| Population | 5 Miles | 15 Miles | 30 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 35,005 | 199,773 | 577,466 |
| Average Age | 52.1 | 43.6 | 40.3 |
| Average Age (Male) | 52.6 | 42.6 | 39.0 |
| Average Age (Female) | 52.0 | 44.0 | 41.5 |
| Households & Income | 5 Miles | 15 Miles | 30 Miles |
| Total Households | 15,391 | 99,194 | 264,104 |
| # of Persons per HH | 2.3 | 2.0 | 2.2 |
| Average HH Income | \$90,609 | \$74,057 | \$73,369 |
| Average House Value | \$337,668 | \$342,632 | \$254,682 |

* Demographic data derived from 2020 ACS - US Census



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