



NEW RIVER OFFICE FOR SALE/LEASE

300 NEW RIVER PARKWAY

Suite 2, Hardeeville, SC

sales price

lease rate

\$575,000 (Just Reduced)

\$15.00 PSF, NNN (Just Reduced)

property

Available for sale or lease is this excellent condominium in a Class A office park in New River. The interior was originally planned for a medical user and comprises ±2,600 SF of finished space in move-in condition, plus an additional ±1,680 SF of unfinished space (*build-out allowance negotiable*). 300 New River Parkway is a 7-building professional multi-tenant office park primarily occupied by medical businesses such as Island Health Care, Hilton Head Heart, Allergy and Asthma Center, Bishop Eye Associates, Lowcountry Spine & Sport, Metabolic Medical Center, Morad Medical Group, Hilton Head Chiropractic, Coolidge Plastic Surgery, New River Dental Group, Hospice, The Retina Center of Charleston and the SC Cancer Specialists. The entire park offers dual access and abundant common parking for staff and visitors.

New River is located just off Highway 278 in the high-growth area of Bluffton. It is immediately surrounded by brand new residential subdivisions, a Super*Walmart, New River Auto Mall, a planned 180,000 square foot retail center, the Lowcountry Technical College and is near Sun City. This is an excellent opportunity for a medical user wanting to capitalize on the Bluffton, Okatie, Jasper, Beaufort, Savannah and Hilton Head markets.

Weblink 1: <http://sale.svn.com/300newriverparkway>

Weblink 2: <http://lease.svn.com/300newriverparkway>

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