



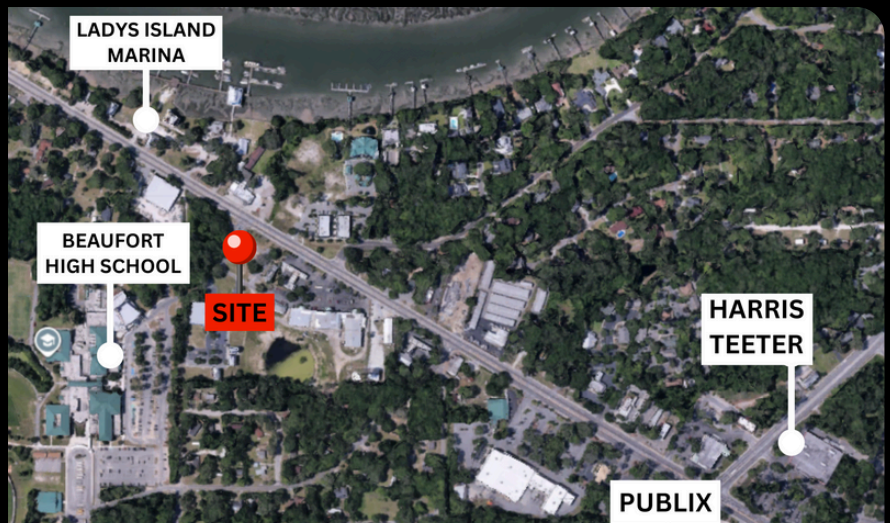
FOR LEASE

101 Ladys Island Commons

Now Pre-Leasing for Q2 2026: 101 Ladys Island Commons – a ±4,000 SF two-story, custom-built office building by Phifer Construction. Six remaining suites are available, each meticulously designed with exterior windows, private entrances, ADA compliance, and thoughtful amenities. Custom layouts can be delivered if secured during construction. Single and double suites available.



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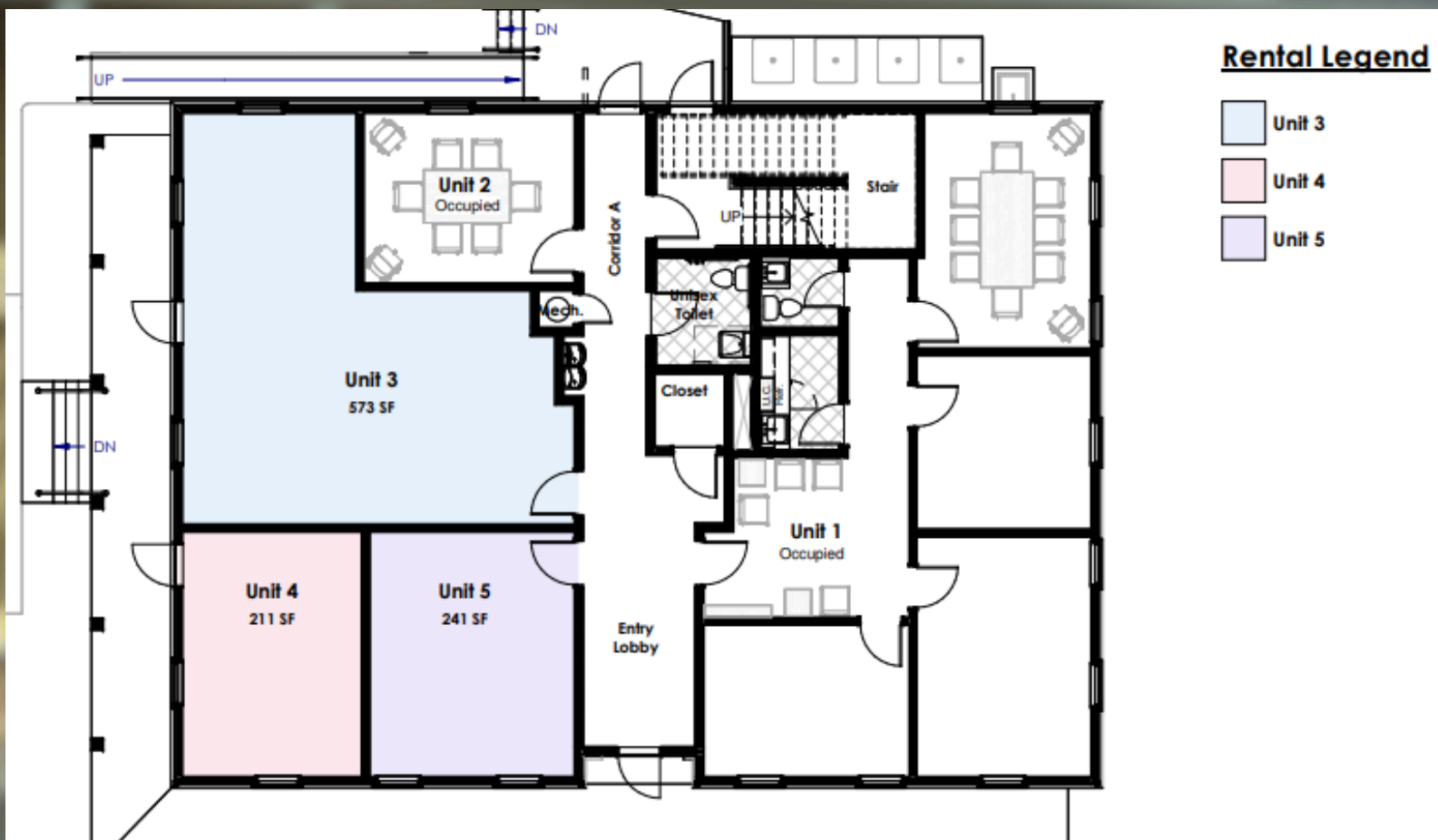
1 ST FLOOR



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LEASE TERMS AND AVAILABILITY

Suite#	\$/SF	Square Footage	Monthly Rate	Lease Type
3	\$46.07	573 SF	\$2,200	Gross
4	\$71.09	211 SF	\$1,250	Gross
5	\$64.73	241 SF	\$1,300	Gross



2ND FLOOR



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ADVISORS**
COMMERCIAL REAL ESTATE

LEASE TERMS AND AVAILABILITY

Suite#	\$/SF	Square Footage	Monthly Rate	Lease Type
6A	\$68.85	244 SF	\$1,400	Gross
6B	\$65.41	266 SF	\$1,450	Gross
6C	\$72.00	150 SF	\$900	Gross
6D	\$70.05	197 SF	\$1,150	Gross



Rental Legend

- Unit 6A
- Unit 6B
- Unit 6C
- Unit 6D

101 LADYS ISLAND COMMONS RENDERINGS

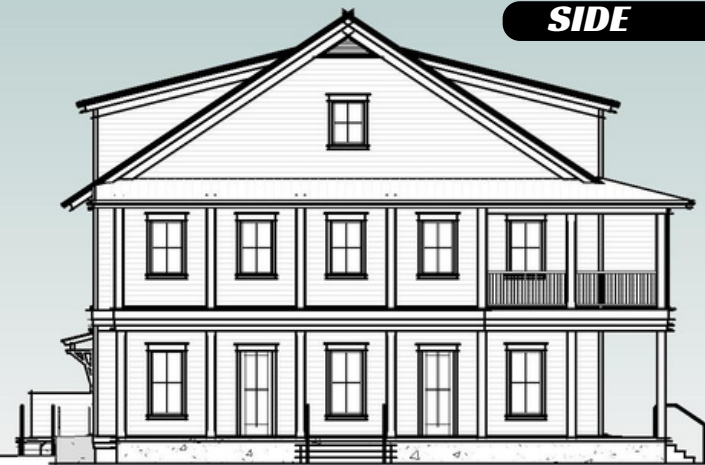


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SIDE

FRONT



SIDE

REAR



PROPERTY FACTS AND FEATURES

- ✓ **PRELEASING FOR Q2 2026 (ETA IS APRIL 26')**
- ✓ **METICULOUSLY CRAFTED EXECUTIVE OFFICE SUITES**
- ✓ **ADA COMPLIANT**
- ✓ **LARGE SHARED PARKING AREA**
- ✓ **BASE RENT TO INCLUDE UTILITIES**
- ✓ **CUSTOM LAYOUTS OFFERED WHILE UNDER CONSTRUCTION**
- ✓ **CENTRALLY LOCATED**
- ✓ **EXCLUSIVELY FOR OFFICE USE; PROFESSIONAL SETTING**
- ✓ **ALL SUITES HAVE EXTERIOR WINDOWS**
- ✓ **MINIMUM 1-YEAR LEASE TERM**
- ✓ **SIGNAGE AVAILABLE**
- ✓ **BALCONY AND PORCH ACCESS**



**PRINCIPAL
ADVISORS**

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE DETAILS.**