



33 Marshellen Drive

\$50/SF

TIA

\$20.50/SF

BASE RENT

3,369

SF

**MODIFIED
GROSS
LEASE**



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LOCATION



PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE

Midtown Village Shopping Center



New Apartment
Complex (216 units)



Beaufort Memorial
Lowcountry Medical
Group Primary Care

Bellevue
Business Park
(Location of
Subject
Property)

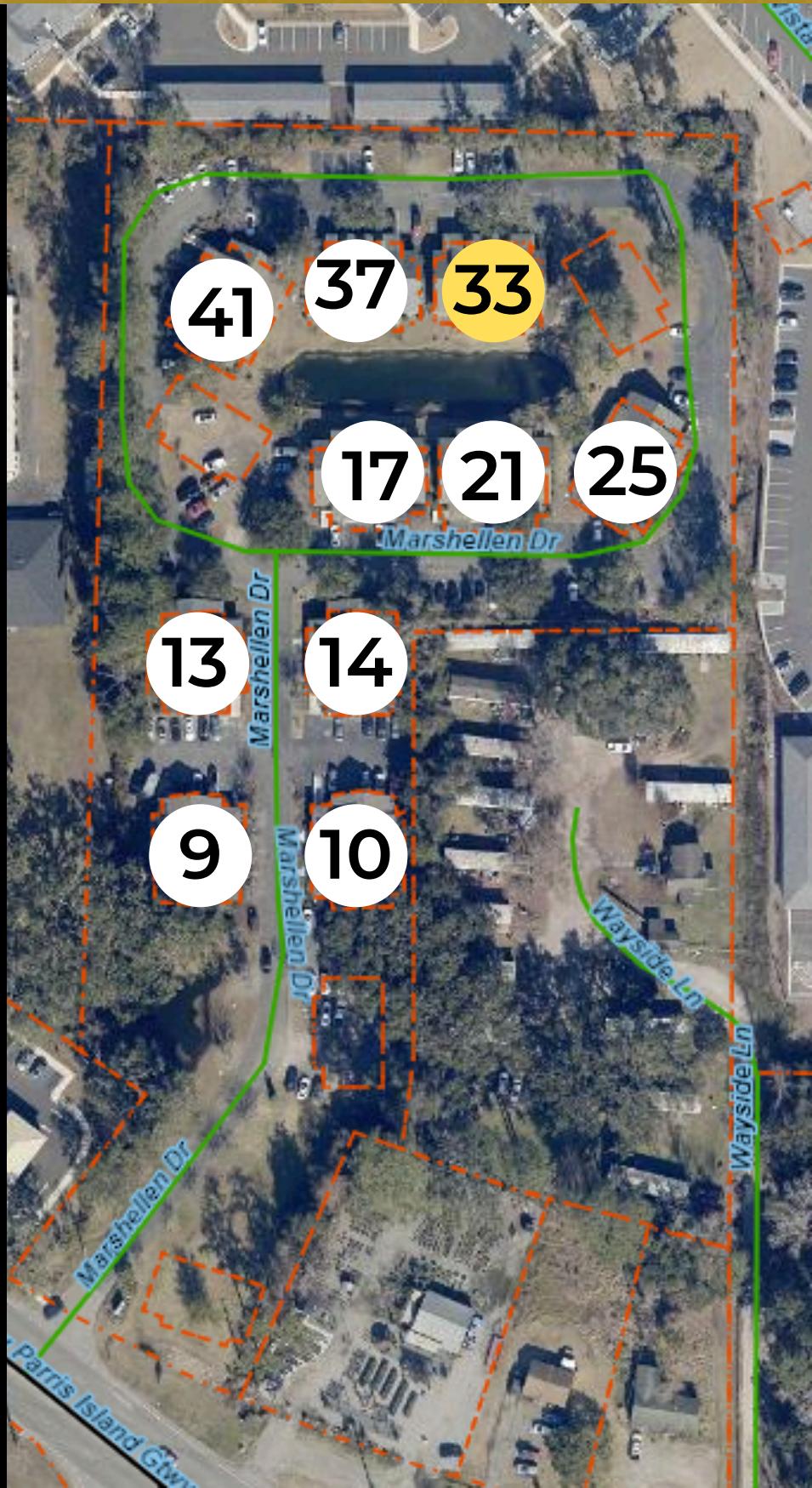
Parris Island Military
Base





DIRECTORY

9	Where'd You Get That (Consignment)
10	Beaufort Family Care
13	Novant Health: Riverside Women's Care
14	Bright Smiles Dental
17	Vanguard Sleep Disorders LLC
21	Radiance Pregnancy Care Center
25	Shear Vintage Salon
33	Subject Property (Vacant)
37	Faith Lutheran Church
41	Palmetto Pain Center

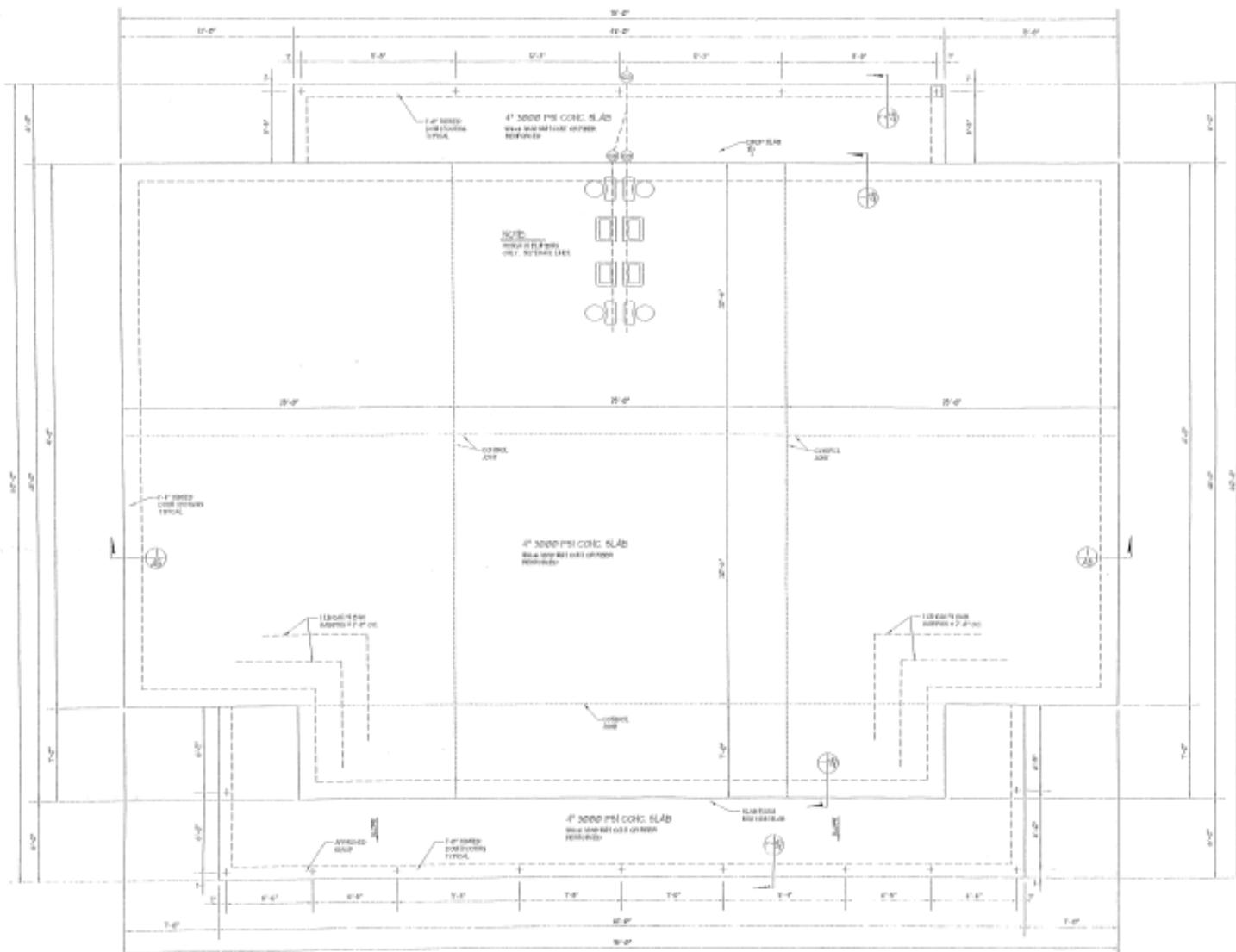


FLOOR PLAN



PRINCIPAL ADVISORS

COMMERCIAL REAL ESTATE



FOUNDATION PLAN (OPTION "C")

BUILDING PLANS



PRINCIPAL ADVISORS

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RENDERINGS



RENDERINGS



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Managing Partner

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