



PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE



**FOR LEASE
BUILD-TO-SUIT**

33 Marshellen Drive

\$50/SF

TIA

\$20.50/SF

BASE RENT

3,369

SF

MODIFIED

**GROSS
LEASE**



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LOCATION



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Midtown Village
Shopping Center



INTEGRA AT WRIGHTS POINT

New Apartment
Complex (216 units)



Beaufort Memorial
Lowcountry Medical
Group Primary Care

Bellevue
Business Park
(Location of
Subject
Property)

Parris Island Military
Base



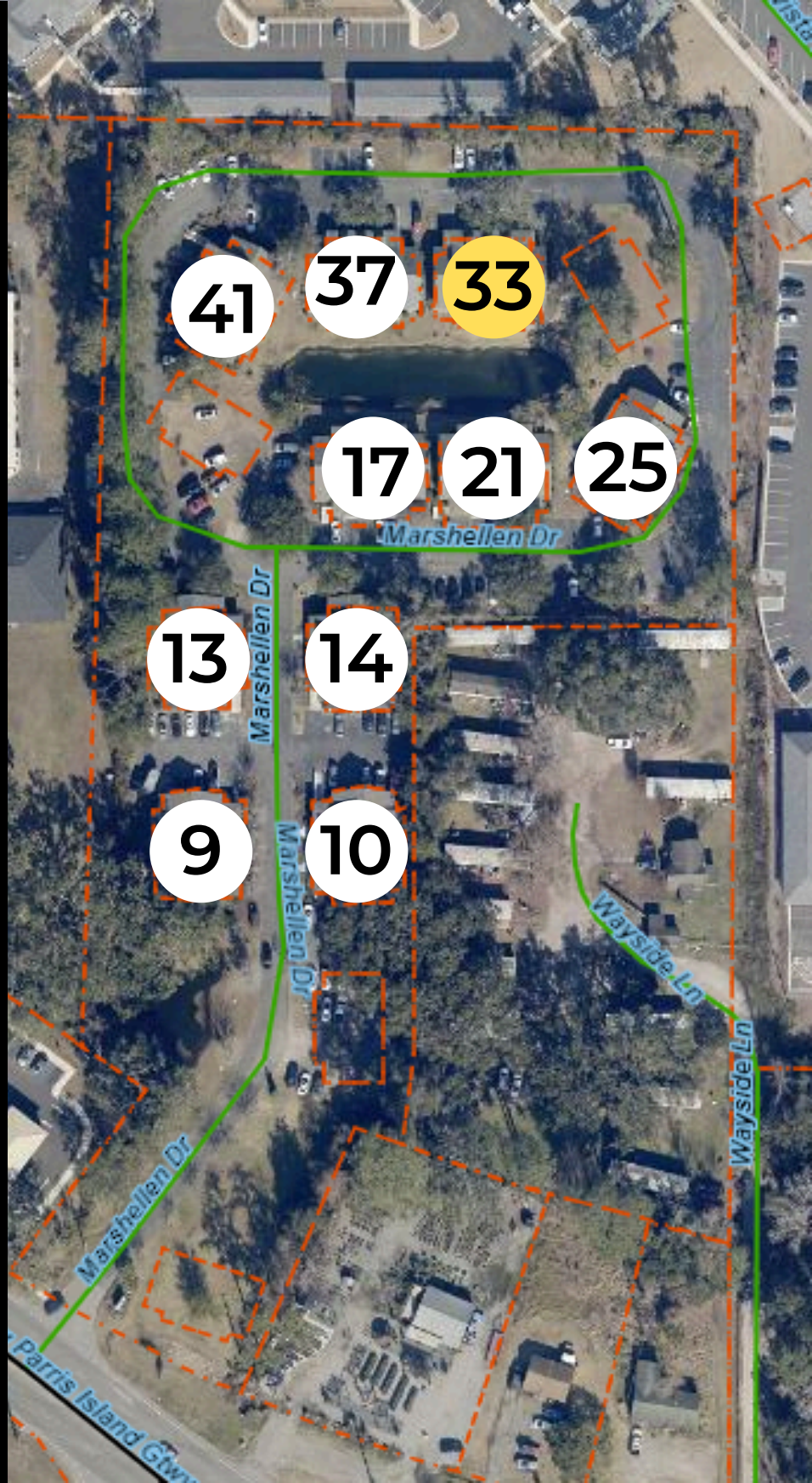
BELLEVIEW BUSINESS PARK



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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

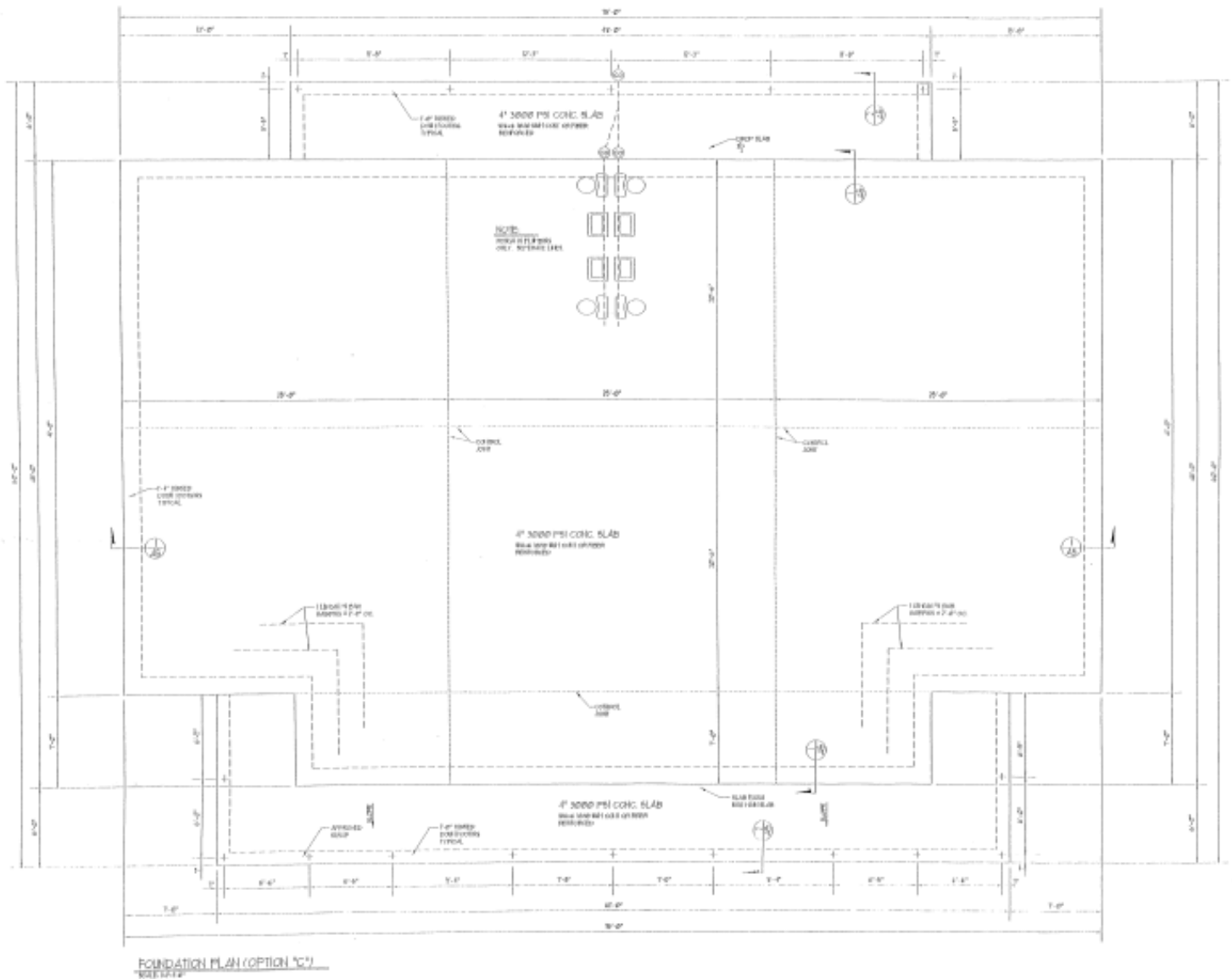


FLOOR PLAN



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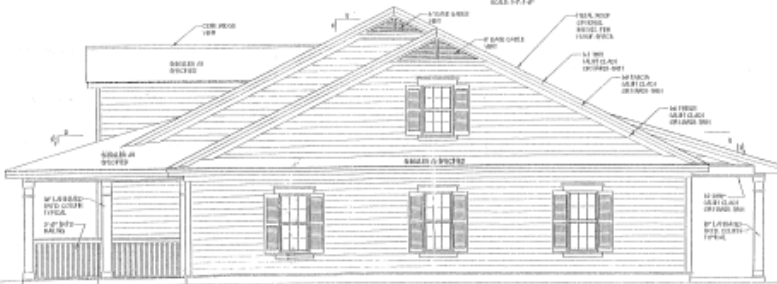


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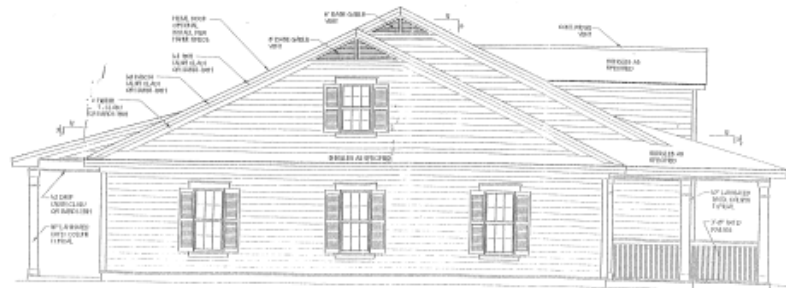
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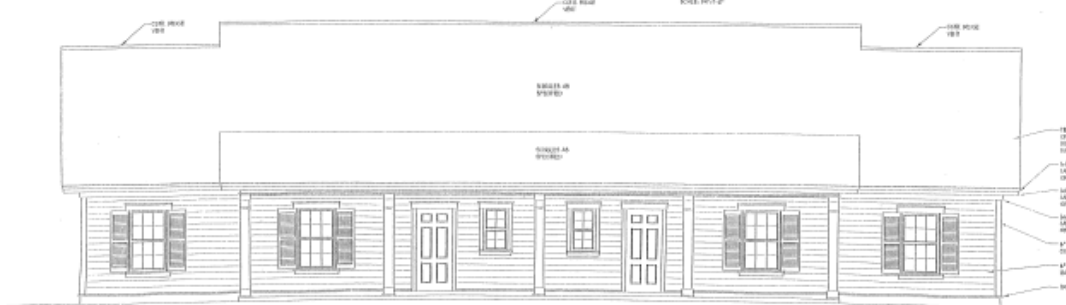
FRONT ELEVATION (OPTION "C")



RIGHT ELEVATION (OPTION "C")
SCALE 1/4" = 1'-0"



RIGHT ELEVATION (OPTION "C")



FEAR ELEVATION (ALL OPTIONS)
SCALE 10-20

File Copy
33 Follow-up
Doc. pack

RENDERINGS



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RENDERINGS



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Reynolds Robinson

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