



**PRINCIPAL
ADVISORS**

COMMERCIAL REAL ESTATE



FOR LEASE

**700 BAY 105A
BEAUFORT, SC 29902**

SQUARE FOOTAGE

1,050

MONTHLY RATE

3,700

LEASE TYPE

**MODIFIED
GROSS**

TERM LENGTH

**MINIMUM
1 YEAR**



843-380-2530



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LISTING DESCRIPTION

700 Bay Street Suite 105A offers strong visibility and flexibility for retail, office, or restaurant use. The property is available on a minimum one-year lease and includes two exclusive parking spaces along with a dedicated mailbox.

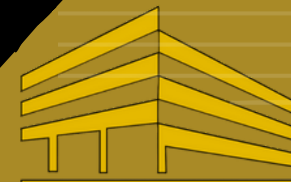
The lease structure is modified gross, with the tenant responsible for utilities.

The landlord is currently replacing the drop ceiling, and a negotiable tenant improvement allowance allows for customization to suit a variety of business concepts.

PROPERTY DESCRIPTION

Situated at the vibrant 700 Bay Street, this premier waterfront property occupies a highly desirable location within a dynamic mixed-use environment.

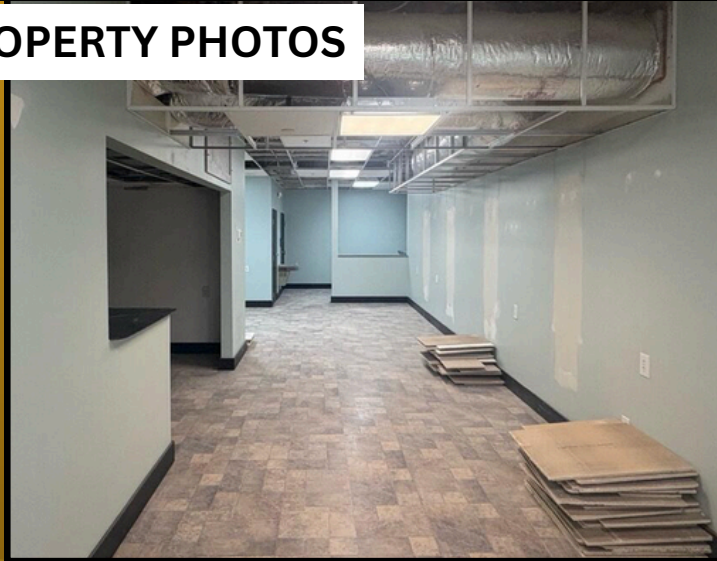
Formerly home to a successful salon, the building is surrounded by established businesses such as Nail Bar on Bay, Retail Therapy, Merrill Lynch, and more, creating consistent activity and synergy. Residential condominiums above provide a built-in customer base, while its frontage along the Henry Chambers Waterfront Park delivers beautiful water views and exceptional pedestrian traffic. With unmatched walkability, visibility, and a steady flow of visitors and residents, this property offers an outstanding presence in one of the area's most active corridors.



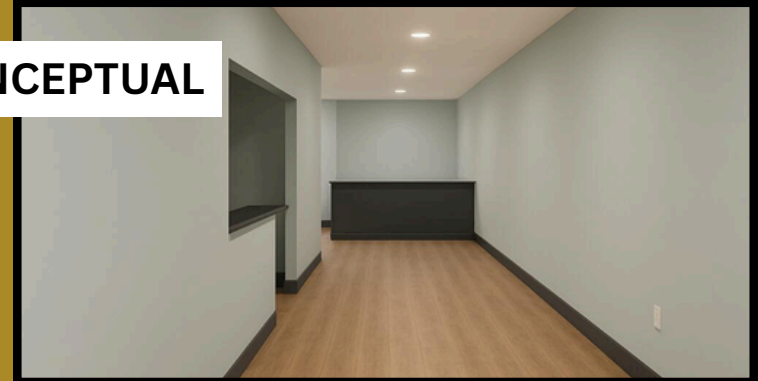
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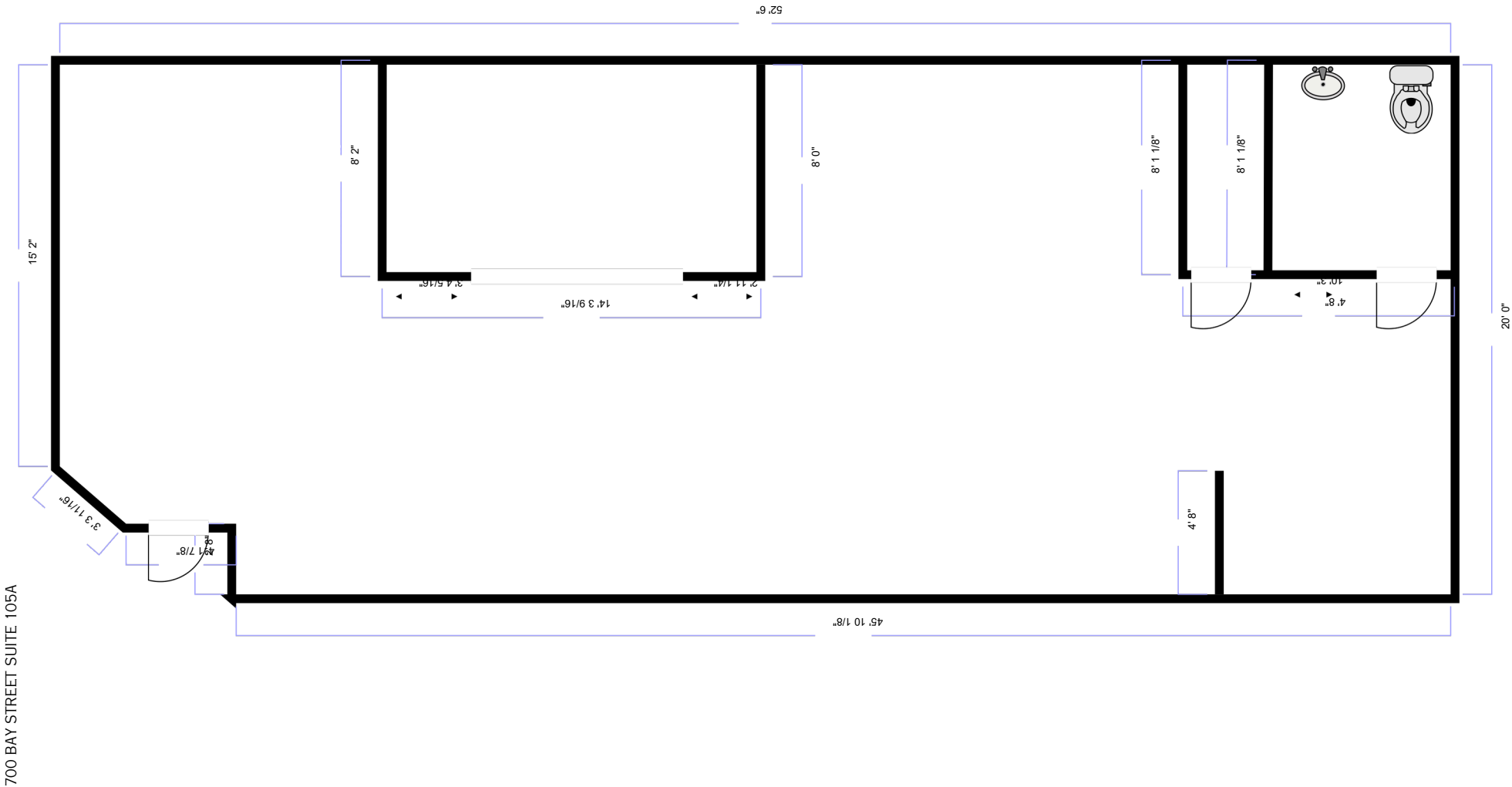
PROPERTY PHOTOS



CONCEPTUAL



FLOOR PLAN





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