



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



www.principalrem.com



rrobinson@principalrem.com

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.

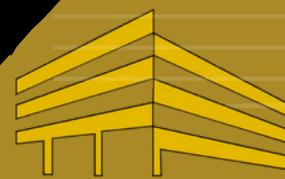
The lease structure is modified gross, with the tenant responsible for utilities.

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.



PRINCIPAL
ADVISORS
COMMERCIAL REAL ESTATE

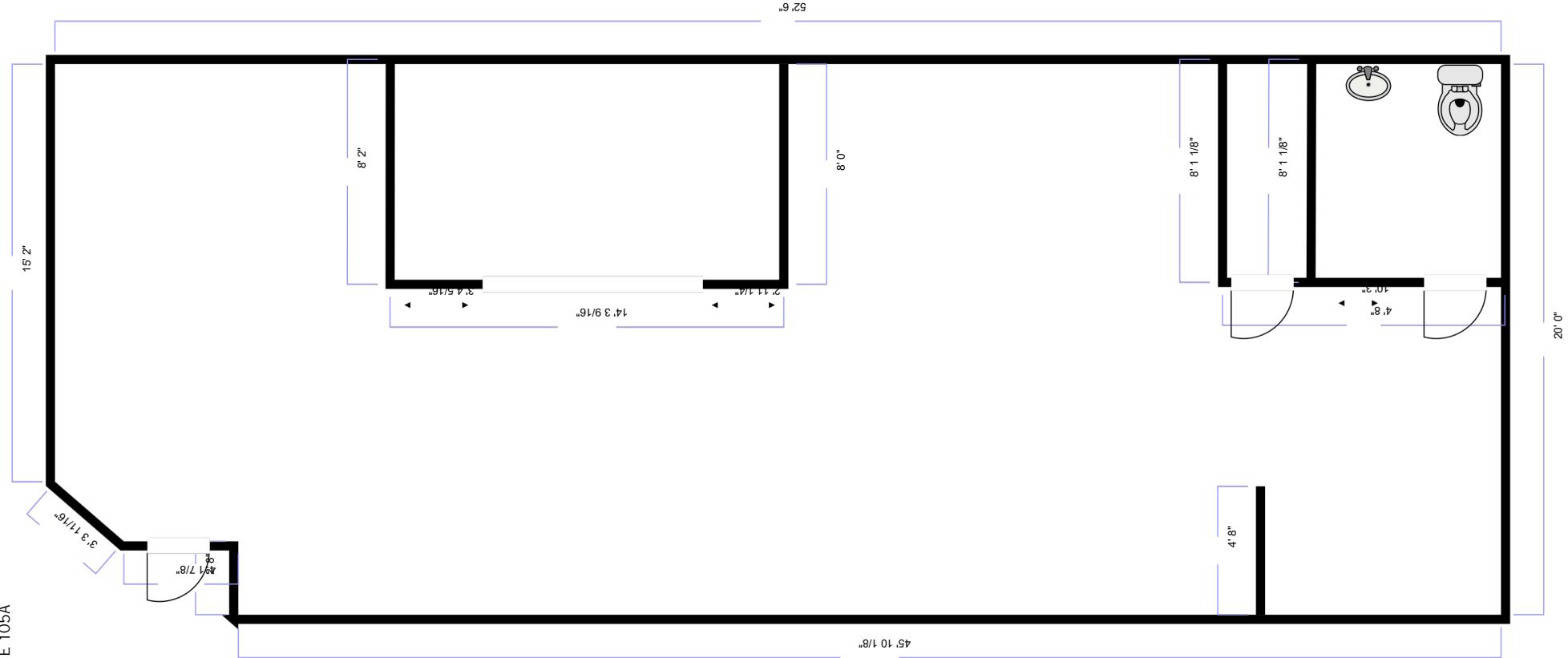
PROPERTY PHOTOS



CONCEPTUAL



FLOOR PLAN





Reynolds Robinson

Managing Partner

PHONE : 843-380-2530 ext. 700

EMAIL : rrobinson@principalrem.com

WEBSITE : www.principalrem.com

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