



PRINCIPAL  
ADVISORS

COMMERCIAL REAL ESTATE

# TENANT REP

A STRATEGIC MOVE FOR  
BEAUFORT COUNTY  
BUSINESSES

Starting in 2026, Principal Advisors is expanding its Tenant Representation services to better serve Beaufort County business owners.

We guide you through space selection, lease negotiations, and location strategy — protecting your interests at no cost.

 843-380-2530

 [www.principalrem.com](http://www.principalrem.com)



# TENANT REPRESENTATION

WE HELP YOU FIND, NEGOTIATE, AND SECURE THE  
RIGHT SPACE — AT NO COST TO YOU

## What Is Tenant Representation

A commercial real estate professional who works exclusively for you — not the landlord.

We:

- Find the right space
- Protect your interests
- Negotiate the best terms
- Guide you from search to signature

## Why Representation Matters

Landlords have experts.  
You should too.

We provide:

- Market insight & leverage
- Better lease terms
- Cost transparency (CAM, NNN, build-outs)
- Time savings & risk reduction

## What Does It Cost

Nothing.

Our services are typically paid by the property owner— not you.

No hidden fees. No obligation.

## Who We Represent

- Local business owners
- Expanding companies
- Medical, office, retail, and service users
- Start-ups
- Franchisees

PRINCIPAL ADVISORS

Ready to Explore Your Options?

A short conversation can save you time, money, and costly mistakes.

Professional representation. Zero cost. Your business comes first.

# HOW IT WORKS

## **STEP 1: PARTNER WITH PRINCIPAL ADVISORS**

Complete our short Tenant Representation Form to share your business goals and space needs. The form also serves as our representation agreement, confirming you'll work exclusively with Principal Advisors for a timeframe that works for you — at no out-of-pocket cost

## **STEP 2: STRATEGY CALL**

After reviewing your form, we'll schedule a brief (30-minute) call to discuss your goals, review initial property options, and align on next steps.

## **STEP 3: PROPERTY SEARCH**

With your goals defined, we conduct a focused search to identify properties that align with your budget, location, and growth plans. We handle landlord outreach, gather key details, coordinate tours, and provide clear market insights so you can confidently compare options and narrow your shortlist.

## **STEP 4: OFFER & CLOSE**

When you're ready, we prepare and negotiate your offer to secure the strongest terms possible. If needed, we pivot and continue the search until you find the right fit — and support you through the transition into your new space.

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