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For Lease

THE FORDHAM BUILDING

This is an opportunity to lease Class A office space at one of Downtown Beaufort's most central and iconic buildings – The Fordham Building at the corner of Bay Street and Carteret Street.

Three luxury suites are currently available, ranging in size from 830 SF to 1,632 SF, each equipped with pristine design, open layouts, and historic architectural charm. The space is ideal for professional users looking to make a lasting impression.

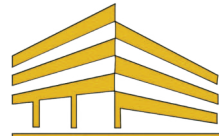


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Lease Terms And Availability

Suite#	\$/SF	Square Footage	Monthly Rate	Lease Type
201	\$33.82	1,632 SF	\$4,600	Gross
202	\$35.41	1,525 SF	\$4,500	Gross
205	\$36.87	830 SF	\$2,550	Gross

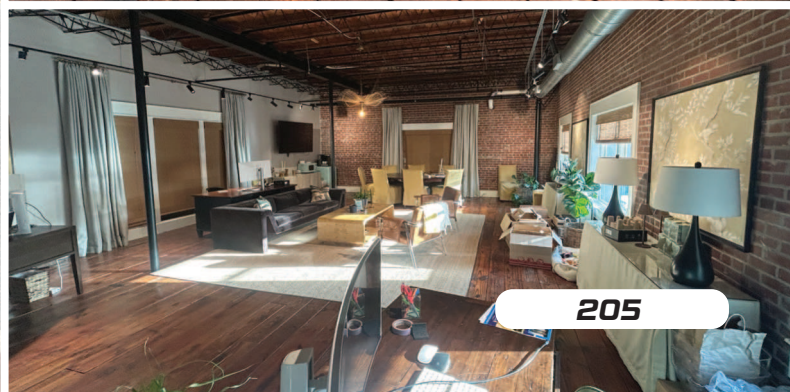
THE FORDHAM BUILDING

PROPERTY PHOTOS



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PROPERTY FACTS AND FEATURES

✔ Year Built: Pre-1900

✔ Property was acquired and renovated in 2016 in accordance with Historic Beaufort Foundation's standards, meaning the building's original architecture was maintained and restored. This is one of the most historic buildings in the county.

✔ All availability is located on the second floor overlooking Bay/Carteret Street, the Woods Memorial Bridge, and the Beaufort River.

✔ Interior and exterior signage is available, giving your business visibility on Downtown Beaufort's most popular streets.

✔ Class A office space

✔ Exterior and interior doors are all equipped with keypad locks for security.

✔ Two shared ADA restrooms

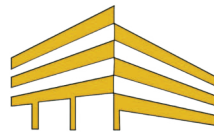
✔ Existing tenants of the building include Berkshire Hathaway, Beaufort Wine Bar, Fishburne Gallery, The Agency, Meritus Custom Home Builders, and more.

✔ Parking passes to convey with a lease if needed.

✔ Gross lease agreement to include all utilities, common area maintenance, and property taxes and insurance.

✔ Minimum two-year lease term.

✔ All suites available now



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