

FOR LEASE - 3,007 RSF Class A Office/Medical Suite in Shelter Cove

58 Shelter Cove Lane : Hilton Head Island, South Carolina



Reduced Rate

Ideally suited to Medical and Health Care Related Tenants

Features:

- **3,007 Rentable Square Feet**
- **7 Office / Exam Rooms**
- **2 Restrooms**
- **2 Lab / Record Rooms**
- **Reception Area**
- **Check-in & Check-out Area**
- **Central Nurse's Station**
- **Kitchen**

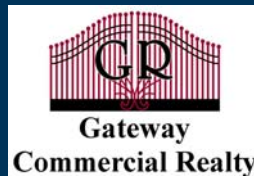
- Excellent central location on Hilton Head in a Recently Constructed Medical Park

- Neighboring tenants include other health care and medical oriented uses

- Modified Gross Lease Rate; includes CAM charges and base rent

Modified Gross Lease Rate: \$15.00 per RSF

For Additional Information Please Contact:



Ryan Mikkelson, Esq.

Gateway Commercial Realty
2 Belfair Oaks Boulevard
Bluffton, South Carolina 29910
Cell: 843.384.5008

OR



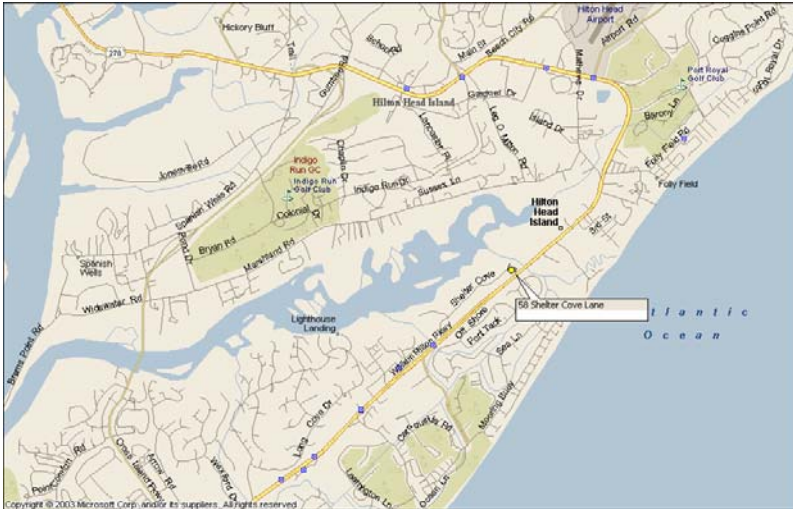
Stephen D. Ezelle, CCIM

104 West State Street, Suite 220
Savannah, Georgia 31401
Office: 912.236.8992

* Pricing subject to change without notice.

SITE PHOTOS AND LOCATION MAP

58 Shelter Cove Lane—Suites C & D



Main Entrance to Suites & D



Lab Area



Reception / Check-in



Kitchen / Break Room



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