



CLASS A OFFICE SPACE FOR LEASE

400 MERCHANT STREET
HILTON HEAD ISLAND, SC 29926

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Property Details & Highlights

Building Name	CLASS A OFFICE SPACE FOR LEASE
Property Type	Office
Property Subtype	Office Building
APN	R510 - 007-00B-0004-0000
Building Size	7,459 SF
Lot Size	1 Acres
Building Class	A
Number of Floors	2
Average Floor Size	3,700 SF

1,320 Sq. Ft. for lease on the second floor with full service elevator.

Newly upgraded Air Purifications systems:

- * Controlled outside fresh conditioned air intake into main single AC system
- * HEPA type April Air Cleaner system in main HVAC
- * Stand Alone UV 2000 PCO Air Purifier for added air cleansing
- * High intensity Ultraviolet air cleansing in central HVAC



- 1,320 Sq. Ft. Office Space On Second Floor Of A Class A Office Building
- Direct Access With A Full Service Elevator
- Wells Fargo Advisors Occupies The Balance Of This 7,459 Sq. Ft. Building
- Advanced Air Purifications Systems

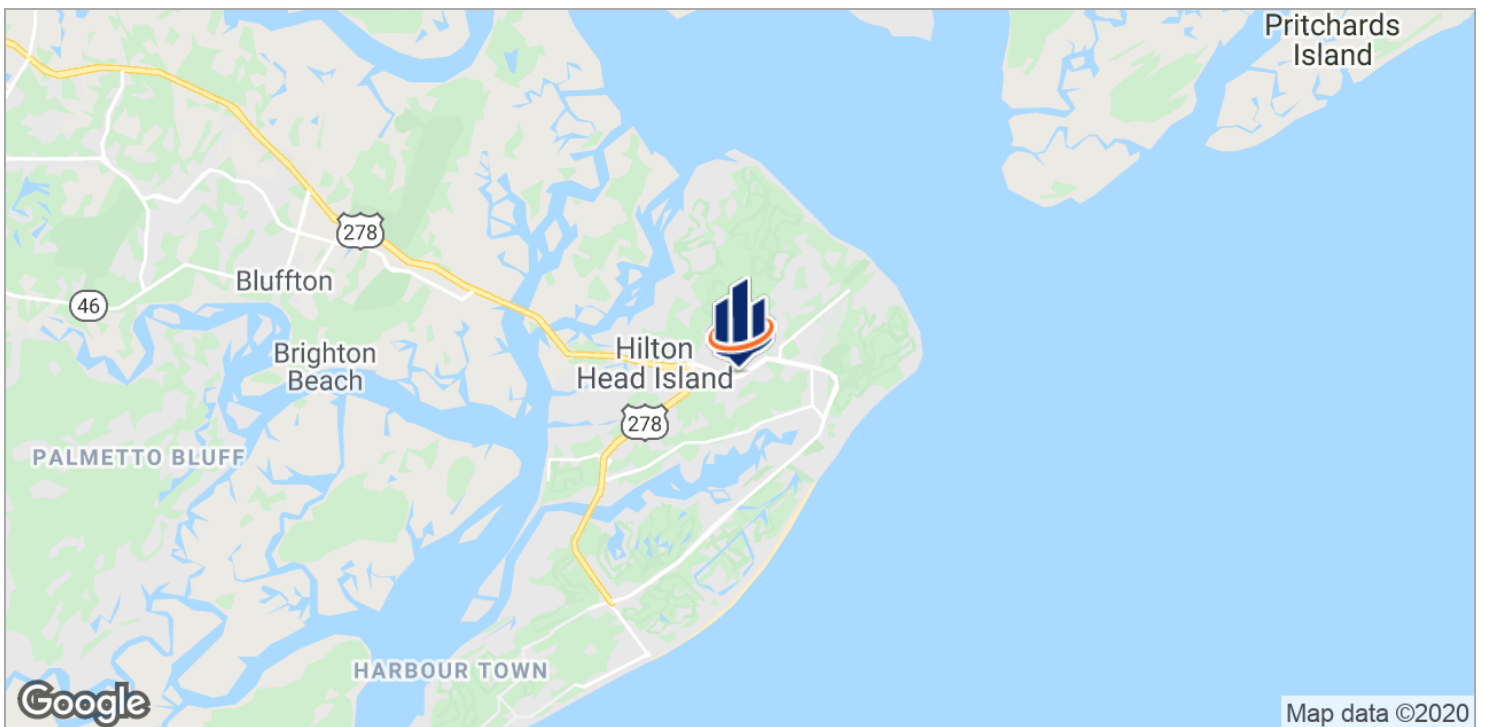
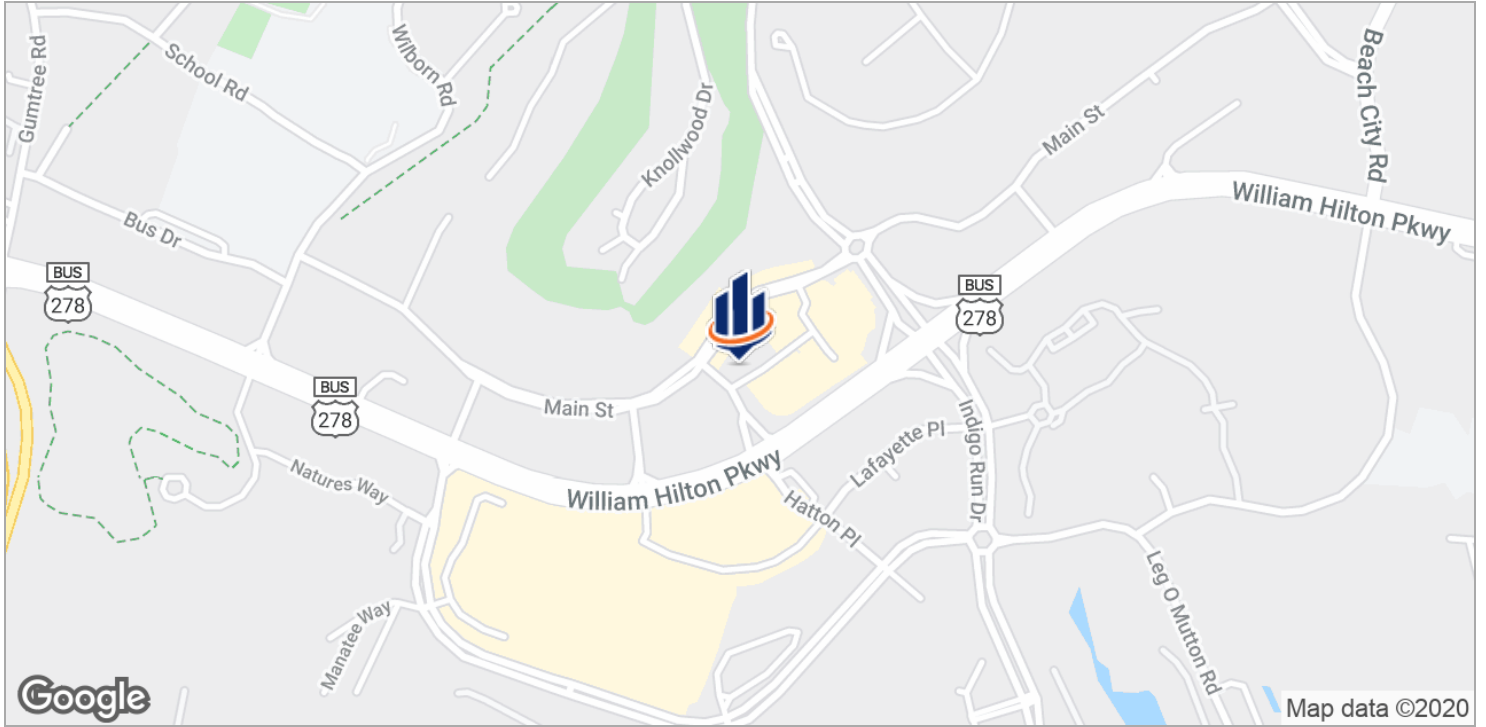
Additional Photos



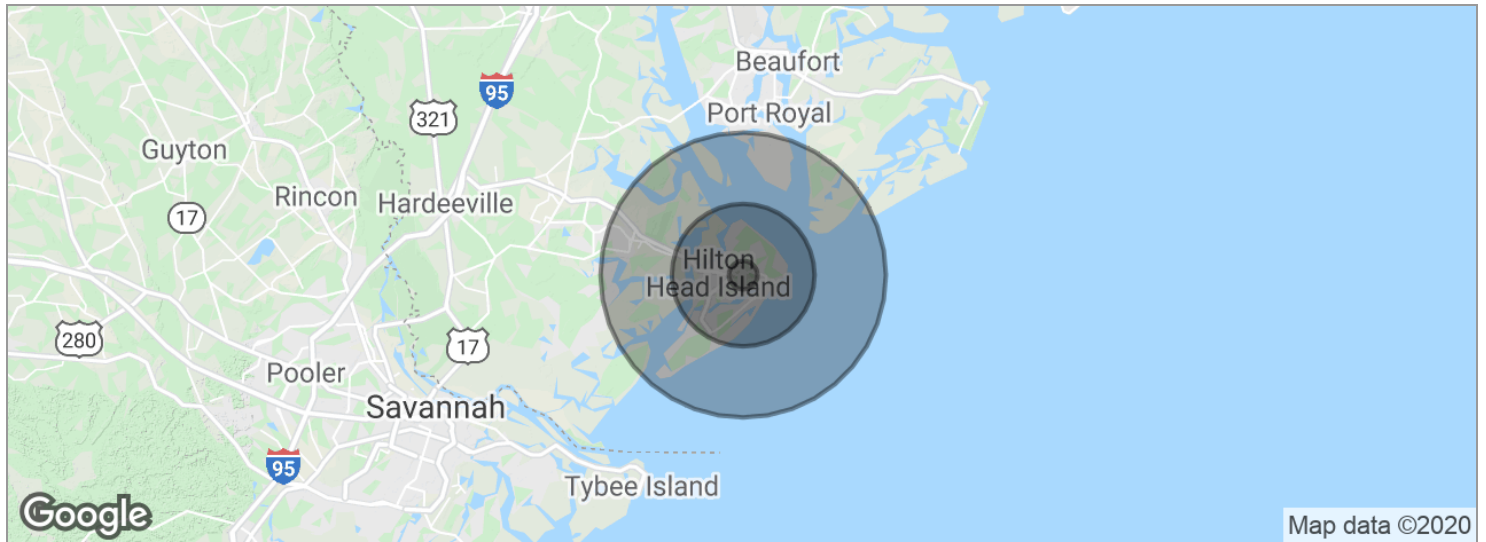
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,354	31,786	58,191
Median age	47.7	49.4	46.6
Median age (Male)	46.7	48.9	46.0
Median age (Female)	48.5	49.7	47.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	992	14,086	24,007
# of persons per HH	2.4	2.3	2.4
Average HH income	\$109,591	\$100,558	\$98,655
Average house value	\$513,850	\$555,631	\$557,004

* Demographic data derived from 2010 US Census

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