

For Lease

Approx. 1,070 SF Suite

\$1,400/Month



## Westbury Park Office Suite For Lease

10 Westbury Park, Suite C-2  
Bluffton, South Carolina 29910

### Property Highlights

- First Floor Office Space for Lease
- Located in Westbury Park, Bluffton's premiere office development
- Access from Highway 278 at two full intersections, including one traffic light at Buck Island Road and access to the second intersection 1/4 mile closer to Hilton Head at Simmonsville Road
- Other tenants include Saga Communications, The River Group, Bannon Law Firm and Caliber Home Loans.
- Surrounding businesses include professional offices, banks and medical professionals

### OFFERING SUMMARY

<b>Approx. SF</b>	1,070 SF
<b>Base Rent (Year 1)</b>	\$1,400/Month (NNN)
<b>Property Type</b>	Office
<b>2021 NNN</b>	\$412.00/month
<b>Average Power</b>	\$120.00/month
<b>Location</b>	Westbury Park

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>5 Miles</b>	30,741	\$78,379
<b>10 Miles</b>	70,164	\$86,644
<b>15 Miles</b>	133,184	\$82,707

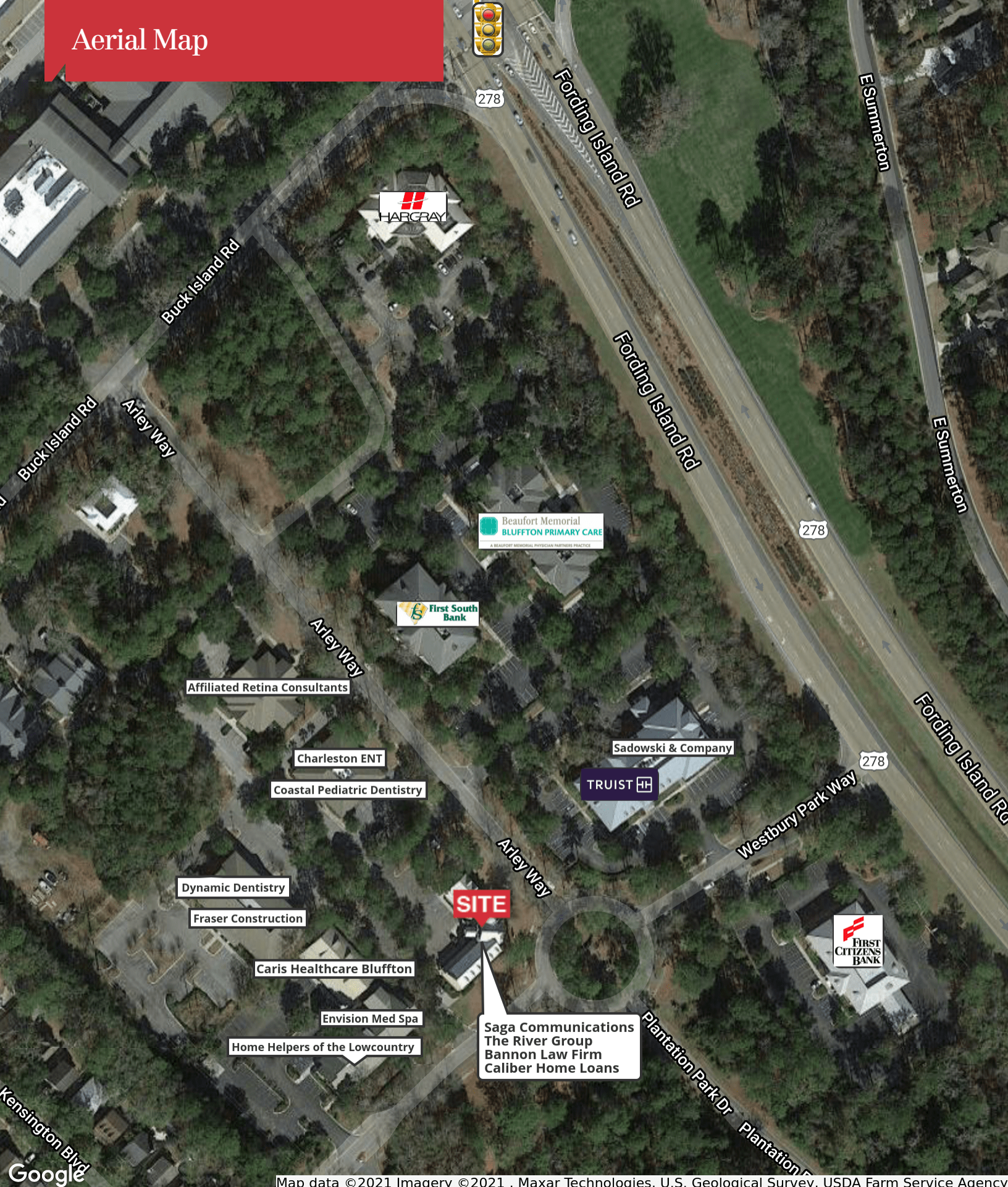
For more information

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Bluffton, SC 29910  
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# Location Maps



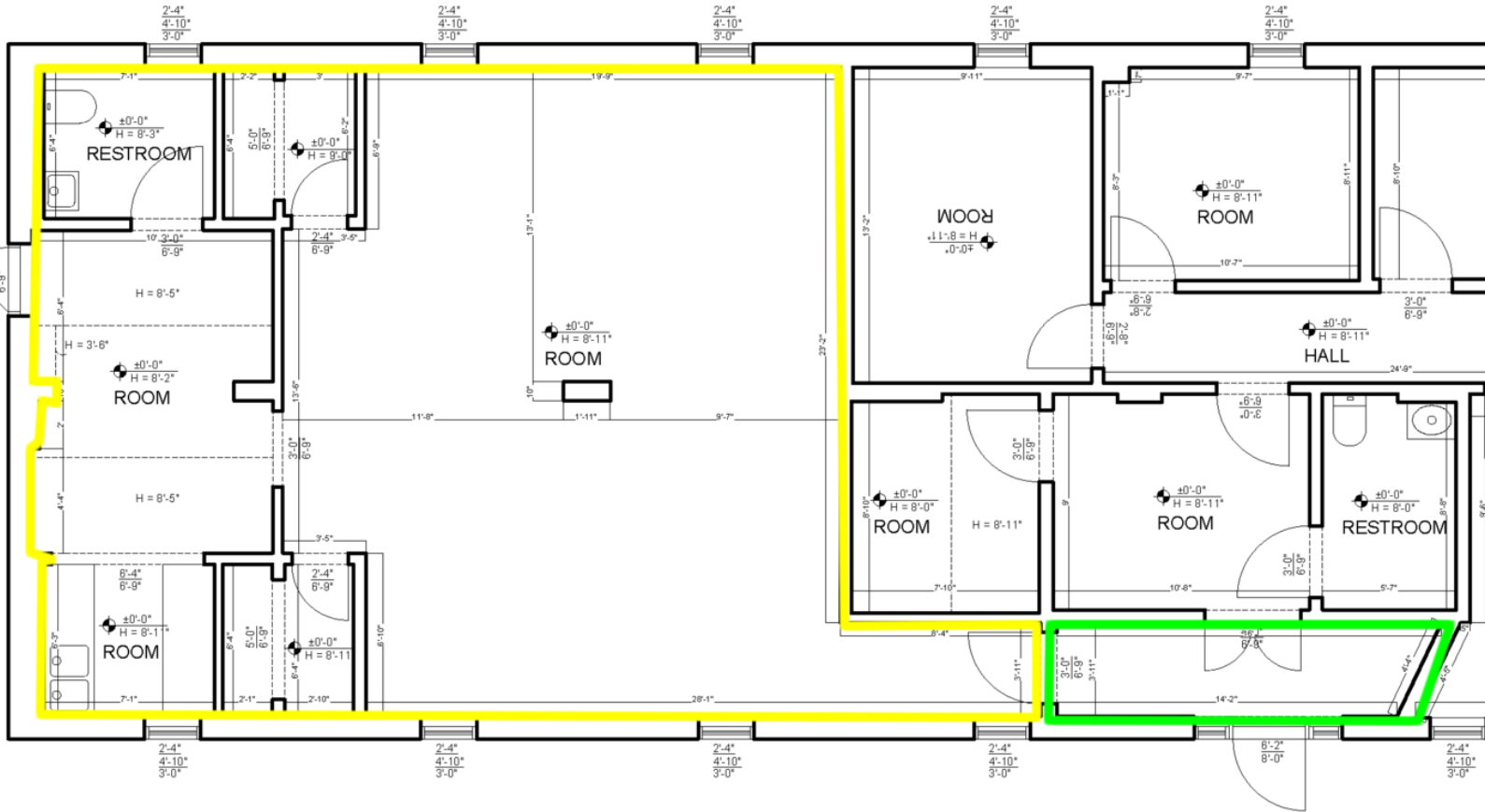
# Aerial Map



Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



# Floor Plan



- Space Available
- Common Area