



BLUFFTON OFFICE FOR SALE/LEASE

Sperry Van Ness. Commercial Real Estate Advisors

Varley Building

4 Burr Way, Bluffton, SC

space detail	sales price	lease rate
Unit A ±2,900 SF*	\$500,000**	\$15.00 PSF + Utilities
Unit B ±2,300 SF	\$400,000**	

**Units may be leased or purchased individually or together.

description

Sperry Van Ness is pleased to present up to ±5,200 SF of office space for sale/lease. Unit A is ±2,900 SF in partial vanilla shell condition that can accommodate either retail or office uses and *includes ±500 SF upstairs at no charge. Unit B is ±2,300 SF of nicely finished space in move-in condition with 5 offices, conference room, 2 work areas, 2 restrooms and upstairs office area.

Property is located within Bluffton Village, a mixed-use master-planned community with a new post office, library, and various retail/office businesses already in place. When fully developed, the Village will also include approximately 300,000 SF of additional retail/office space, 38 garage townhomes and a child care facility, all interconnecting with a significant number of plazas, promenades, green spaces, parks and paths. Situated in the heart of historic downtown on Bluffton Rd./Hwy. 46 and just South of Bluffton Pkwy., it is the center of major area re-development and due to its recent expansion of 32,000 acres of land, has become the fifth largest town in SC.

sale link: <http://sale.svn.com/4burrway>
lease link: <http://lease.svn.com/4burrway>

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Our listings: www.svnsavhh.com

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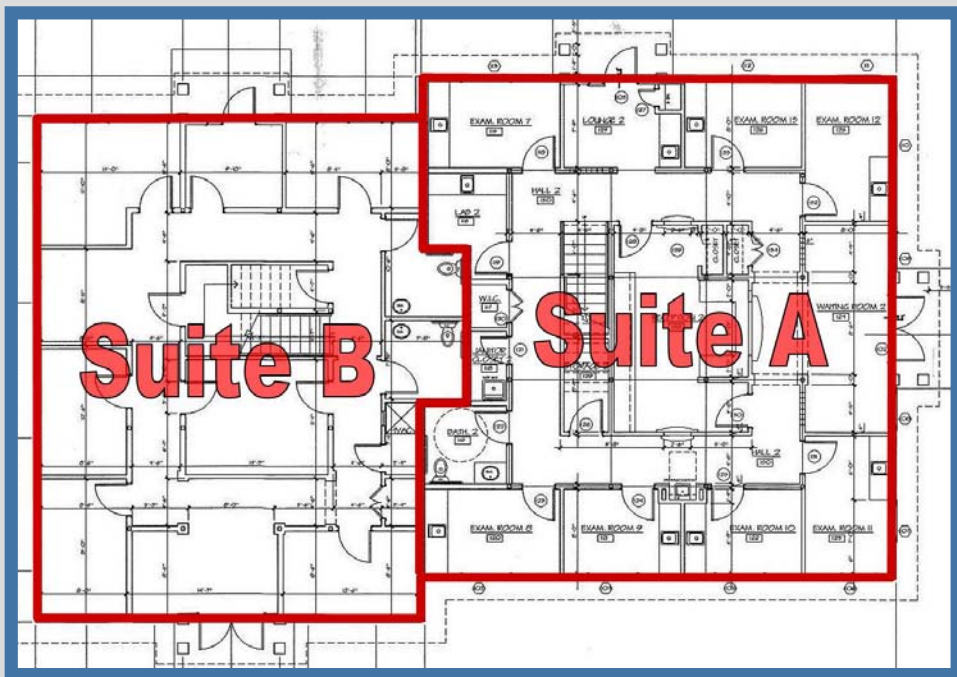
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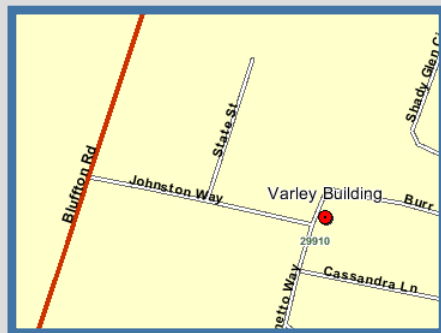


floor plan



aerial view

locational map



regional map



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