

RESOURCE

RESOURCE PROPERTIES, INC.

Real Estate Development • Construction • Brokerage • Property Management

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“CONVENIENT & AFFORDABLE BUSINESS LOCATIONS”

UNIT #	Approx. DIMENSIONS	Approx. SF	FEATURES	RENT	
				Per Mo.	Per SF

WINDSOR SQUARE Business Center (I-77/I-20 @ Alpine & Windsor Lake Blvd.)

2711 Alpine Road (Suites 100-260):

100% LEASED---NO SPACE CURRENTLY AVAILABLE

TWO NOTCH COMMERCIAL PARK (I-20/SC-277 @ Fontaine & Alta Vista Drive)

1700 Alta Vista Drive (Suites 100-140):

120	Varies	1,950sf	3 Offices + DOCK-HI Warehouse	\$1,145/mo.	\$7.05/sf
140	Varies	2,250	3 Offices + DOCK-HI Warehouse	1,295	6.91

1700 Alta Vista Drive (Suites 200-280):

200(Sublease)	25 x 52	1,300sf	2 Offices + On-Grade Warehouse	\$ 795/mo.	\$7.34/sf
210	“ Varies	1,550	4 Offices + On-Grade Warehouse	895	6.93
260	25 x 67	1,650	3 Offices + On-Grade Warehouse	945	6.87

5515 Shakespeare Road (Suites 300-370):

300	Varies	2,050sf	3 Offices + DOCK-HI Warehouse	\$1,195/mo.	\$7.00/sf
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THE BUSINESS PARK OF ST. ANDREWS (I-26/I-20 @ St. Andrews & Broad River Roads)

1401 St. Andrews Road (Suites 100-170):

110	30 x 65	1,950sf	4 Offices, Conf. Rm. + On-Grade Warehouse	\$1,295/mo.	\$7.97/sf
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1410 St. Andrews Road (Suites 200-280):

240	Varies	1,495sf	4 Offices + Air Conditioned DOCK-HI Whse	\$ 995/mo.	\$7.99/sf
250	“	2,245	3 Offices + DOCK-HI Warehouse	1,395	7.46
260 (Mgt Unit)	“	2,405	3 Offices + On-Grade Warehouse	1,995	9.95
270	“	1,620	3 Offices + On-Grade Warehouse	1,045	7.74

1404 St. Andrews Road (Suites 300-380):

320	25 x 65	1,625sf	4 Office/Conf.areas+On-Grade Whse	\$ 995/mo.	\$7.35/sf
340	Varies	1,500	3 Offices + On-Grade Warehouse	895	7.16
350(Sublease)	Varies	2,200	6 Offices + DOCK-HI Warehouse	1,395	7.61
380	25 x 70	1,750	2 Offices + On-Grade Warehouse	1,095	7.51

NOTE: UNITS CAN BE COMBINED or MODIFIED TO SUIT YOUR NEEDS

MAJOR LEASE PROVISIONS:

- (1) Common Utilities And Maintenance (CAM), including water, sewer, stormwater utilities, dumpsters, exterior building lights and common maintenance are allocated at the annual rate of \$1.25/sf for Two Notch Commercial Park, \$1.40/sf for The Business Park of St. Andrews and \$1.55/sf for Windsor Square, and are paid (1/12) monthly based on the square footage of the leased unit.
- (2) Rents are adjusted annually for inflation by the greater of the increase in the Consumer Price Index (CPI-U) or 3%, and the CAM allocation is reviewed periodically for potential adjustment. Lessees are also responsible for a proportionate share of any significant increase in property taxes (special assessments, etc.) or insurance over base year cost.
- (3) Depending on credit and intended use, a Security Deposit of up to two months' rent and CAM may be required. 6/22/2017