

2411 N. OAK STREET, MYRTLE BEACH, SC 29577

FOUNDERS CENTRE



Tideland Commercial



OFFERING SUMMARY

Available SF: ASK AGENT

Lease Rate: \$295/ Month and up

Lot Size: 8.1 Acres

Building Size: 78,000 SF

PROPERTY OVERVIEW

Myrtle Beach's Only Class A Office Building, the prestigious Founders Center, located in the heart of the business district next to the Convention Center; is offering several Executive Suites spaces for lease.

Executive Suites are turn key, ranging in size; available for monthly or long term rentals inclusive of all utilities. Includes furniture, receptionist, local phone, internet, daily cleaning service and all building amenities including onsite gym and showers.

Available Executive Suites:

Suite 203-C \$650/MO (180 SF Window)

Suite 305-B \$445/MO (117 SF Interior), Suite 305-N \$435/MO (115 SF Interior), 305 Section Includes Receptionist on Site.

Suite 306 \$1,300/MO (585 SF Window) Three Office Suite

Suite 404 E&F \$1,550/Mo. (450 SF) 3 Office Suite with additional shared waiting area; Suite 404-C1 \$295/MO (Cubicle/Out-cove), 404-D \$550/MO (110 SF Window)

*All Square footage is approximate

PROPERTY HIGHLIGHTS

- Class A Office Building; Newly Updated
- Prime Location in Business District
- 24 Hour Key Card Access and Security
- Ocean Views! Blocks from the Beach

**OFFICE
BUILDING
FOR LEASE**

SHEENA ROTE

sheena@tidelandcommercial.com
843.907.2355

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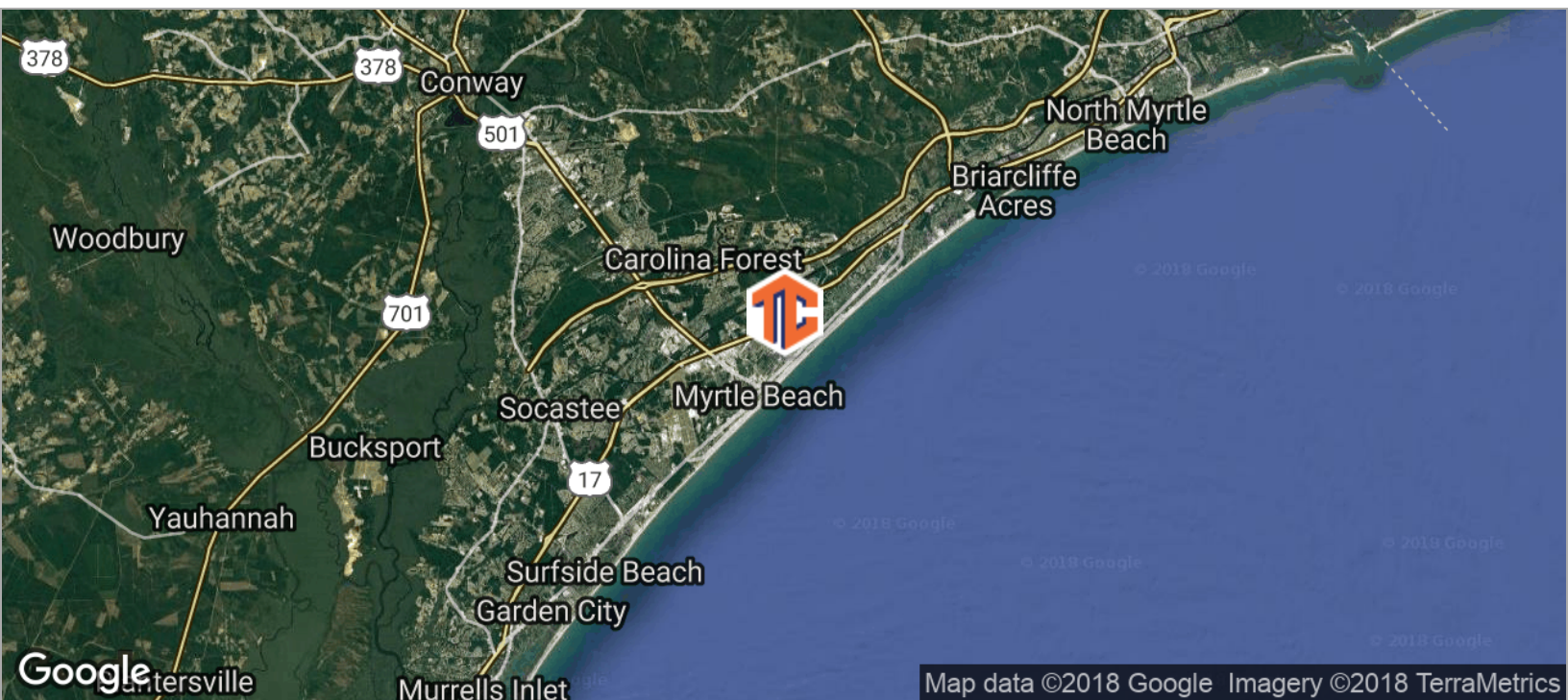
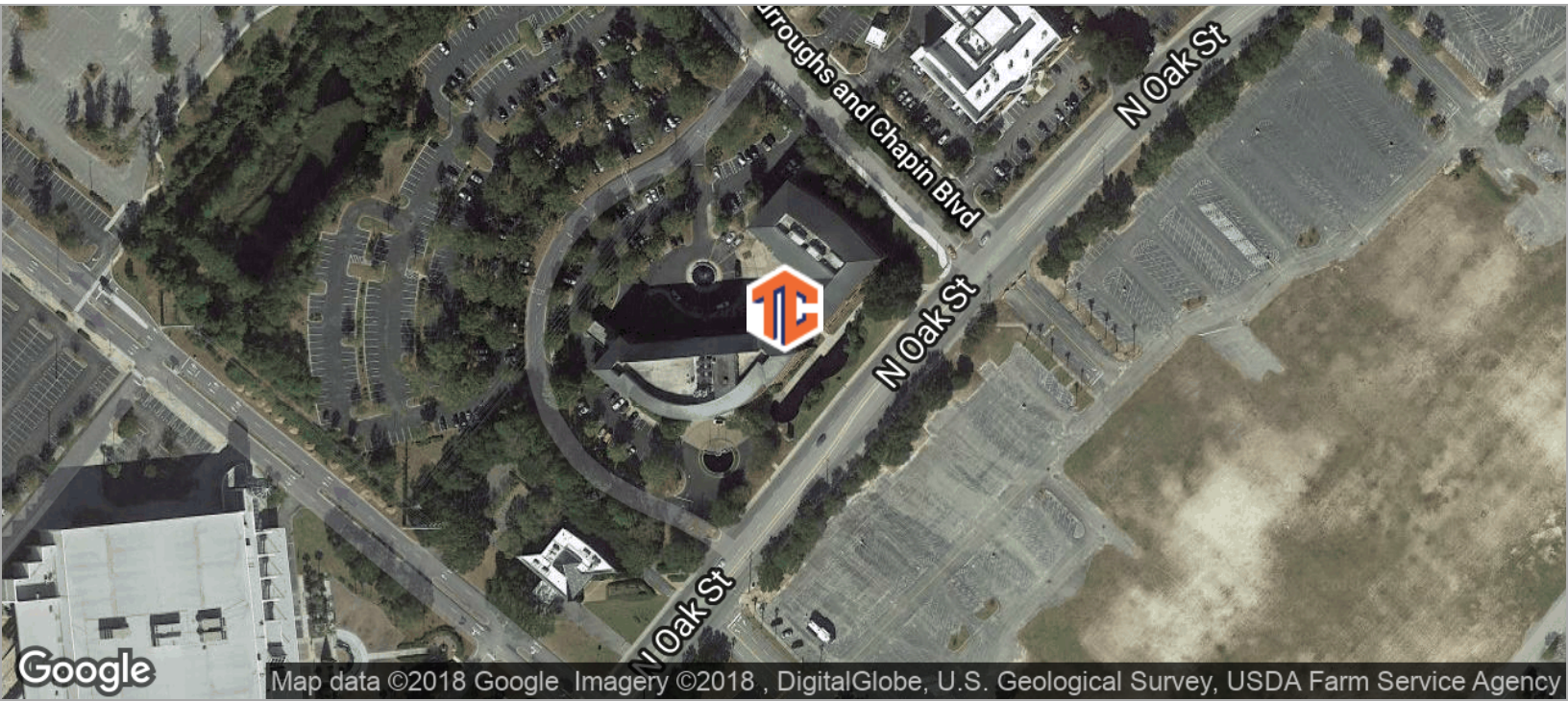
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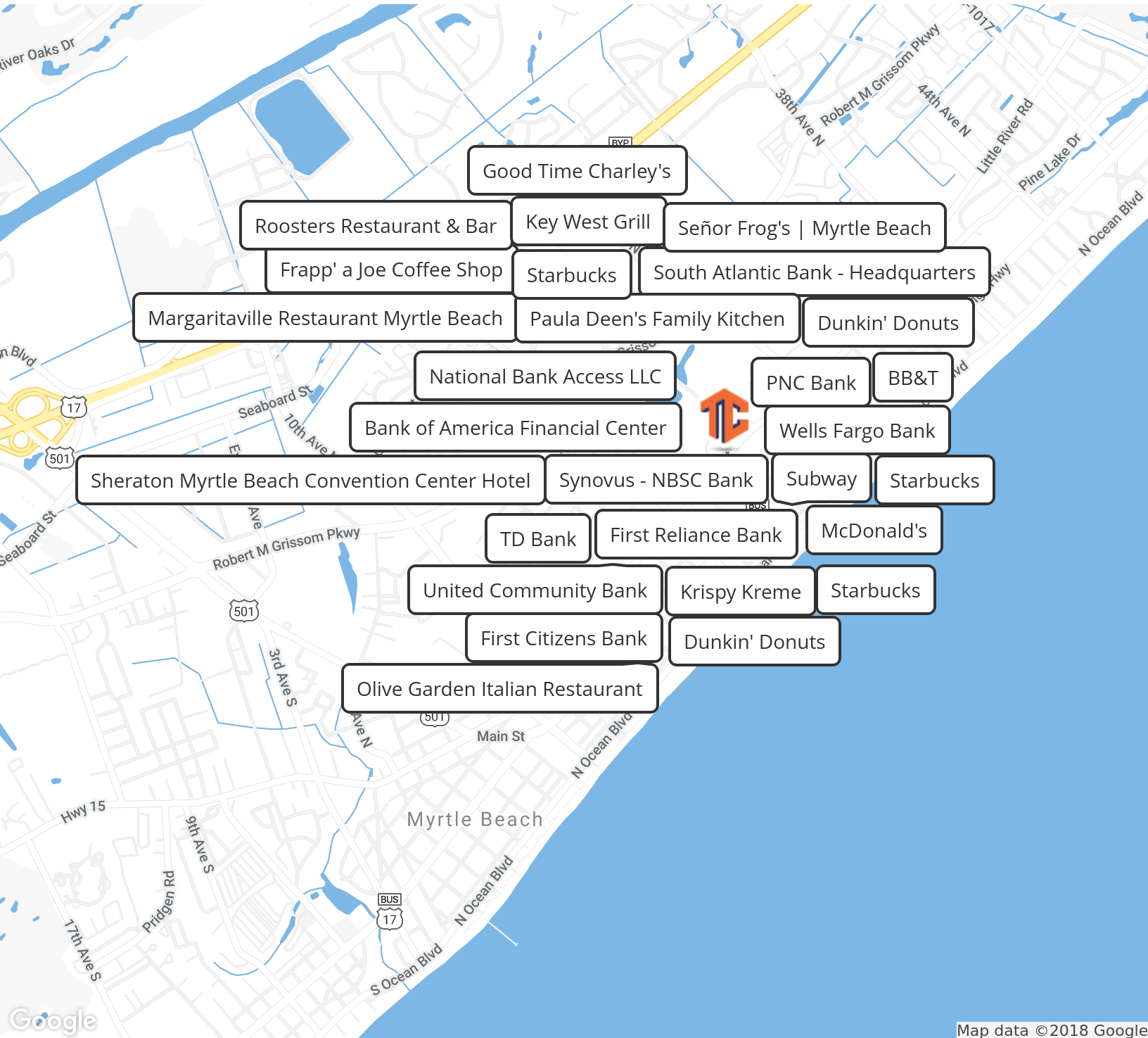
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Map data ©2018 Google

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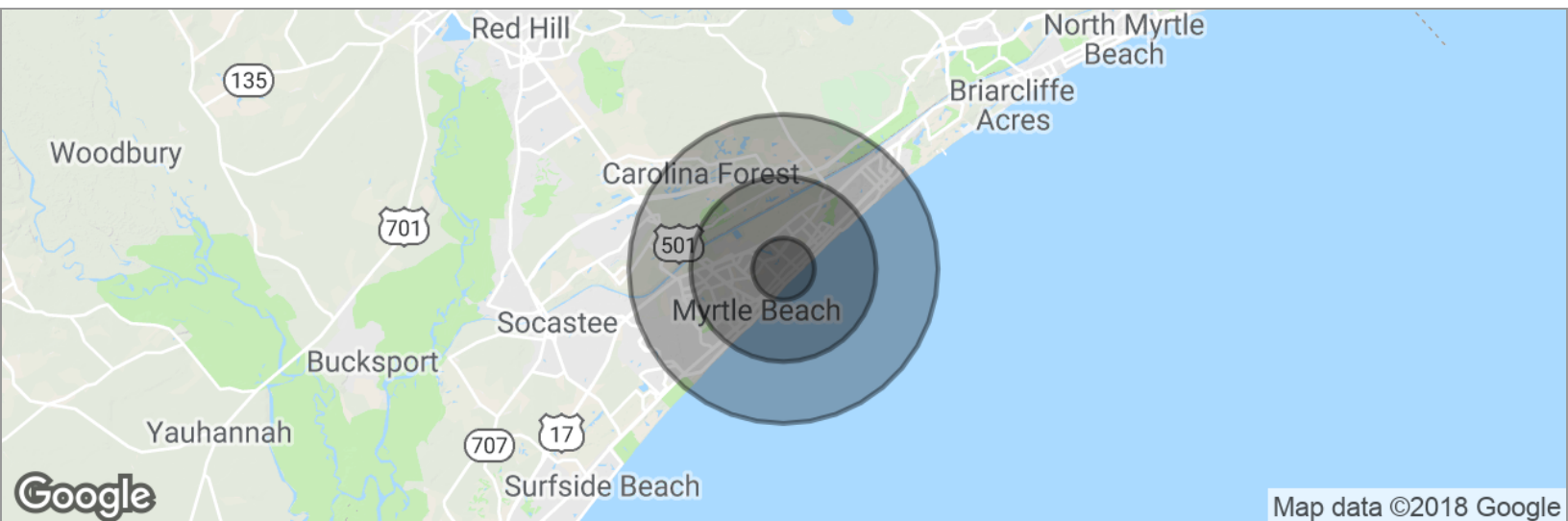
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 4,109 | 21,119 | 42,174 |
| Median age | 38.9 | 36.9 | 35.7 |
| Median age (Male) | 36.6 | 35.4 | 34.1 |
| Median age (Female) | 40.4 | 38.8 | 38.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,974 | 9,550 | 19,020 |
| # of persons per HH | 2.1 | 2.2 | 2.2 |
| Average HH income | \$46,682 | \$58,030 | \$59,137 |
| Average house value | | \$335,896 | \$283,845 |

* Demographic data derived from 2010 US Census

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Senior Advisor



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SC #91544

PROFESSIONAL BACKGROUND

Sheena Rote is a Senior Advisor for Tideland Commercial, where she has been actively involved in the sale and leasing of office, retail/restaurant, medical, industrial, multi-family and land brokerage transactions as well as site selection. During her time as a Realtor, she has facilitated transactions in all facets of the Leasing, Development and Commercial Real Estate Industry. Sheena's success in real estate has been attributed to her responsiveness, firm negotiation skills, integrity, knowledge of the local market, creative marketing strategies and unparalleled customer service and commitment to client satisfaction. Sheena and the Tideland Commercial team are dedicated to putting 100% into every transaction, no matter the size, from our valued Local Clients to our national Corporate Clients.

For the past 15 years she has made her home in Myrtle Beach, SC where she is currently a resident of the Grande Dunes area.

EDUCATION

Sheena holds a Master's Degree from Webster University in Management and Leadership as well as a B.A. in Political Science from Coastal Carolina University.

MEMBERSHIPS & AFFILIATIONS

Sheena has a passion for making a difference which has compelled her to become involved with several worldwide charity organizations on a global scale, including the Laureus Foundation. She is also an active member of the Chicora Rotary Club, National Association of Realtors®, Grand Strand Young Professionals, Coastal Power Woman's Network, and the Woman's Small Business Association. Sheena is also a member of the SVN Hospitality, Leasing, Storage, Multi-family, Restaurant and Land Product Councils.

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