



SOUTHEASTERN

SPACE FOR LEASE

2231 S Centennial Ave. Aiken, SC 29803

PRIME LOCATIONS IN AIKEN SOUTH CAROLINA NEAR E PINE LOG ROAD AND WHISKEY ROAD

31,250 SF AVAILABLE | ASKING RENT: \$14.50/SF/YR

PROPERTY HIGHLIGHTS

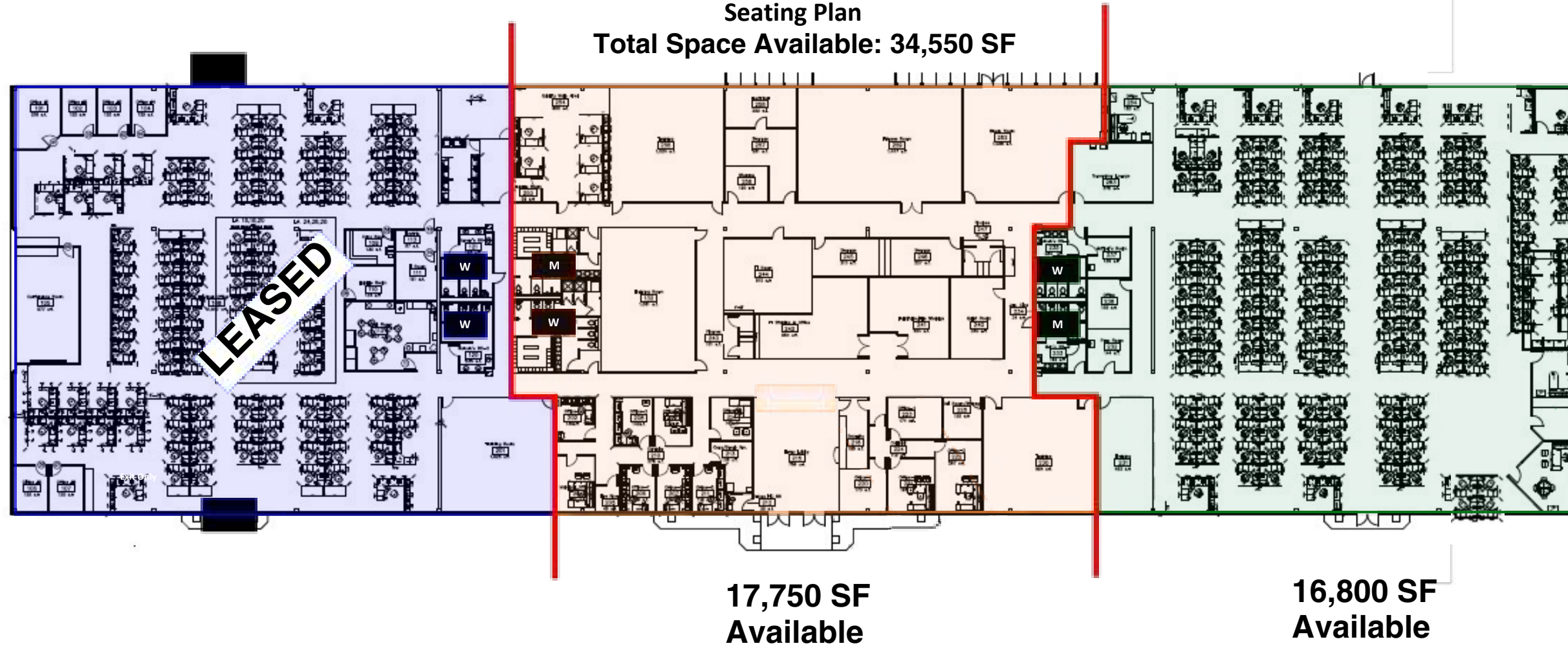
Centennial Corporate Center is a four-building office park in Aiken, South Carolina. The buildings are single-story, Class B office buildings each with $\pm 51,250$ rentable square feet, for a park total of $\pm 205,000$ rentable square feet. The office park is situated on ± 24.6 acres, which is beautifully landscaped with professional property management on-site. Tenants of Centennial Corporate Center also enjoy ample on site surface parking with a parking ratio of 8 spaces per 1,000 RSF.

Centennial Corporate Center features a park-like setting with numerous amenities in close proximity, including shopping, dining, and entertainment. The Aiken submarket offers a strong labor force, and is strategically located along the I-20 corridor between the state capitols of Columbia, South Carolina and Atlanta, Georgia. The region's low cost of doing business, pro-business policies, skilled workforce, and high quality of life make the region an ideal place to do business.



FLOOR PLANS

2231 S. Centennial Ave
Aiken, SC 29803
Seating Plan
Total Space Available: 34,550 SF

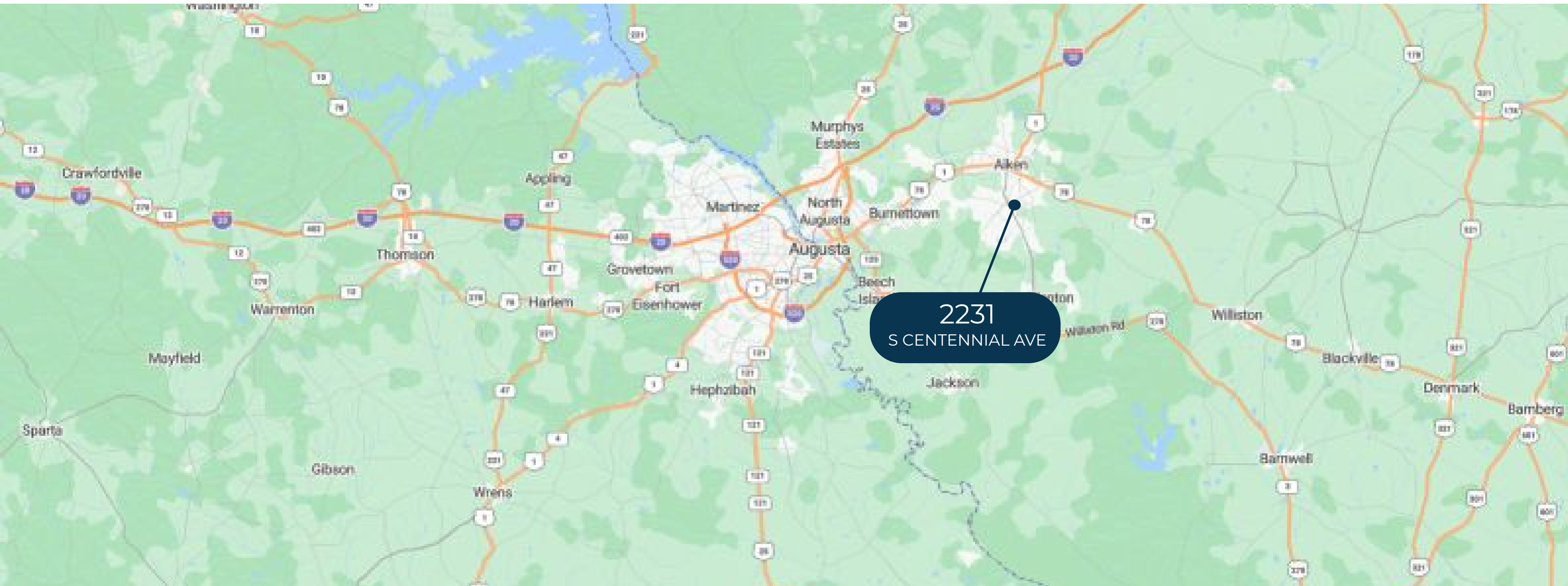


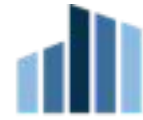
PARK OVERVIEW



EXECUTIVE SUMMARY

A single-story ±51,250 square foot building with roughly eight parking spaces per 1,000 square feet is a configuration the market no longer builds and rarely offers: enough contiguous space to consolidate a department under one roof, on one level, with parking for a full shift and then some. For back-office processing, customer contact operations, engineering and technical support groups, or a federal contractor staging a project team, the practical advantages are substantial and difficult to replicate in multi-story product. Centennial Corporate Center is a four-building, ±205,000 square foot park on ±24.6 landscaped acres with professional on-site management. Neighboring occupants have included UPS Supply Chain Solutions, Fluor, SRNS and the State of South Carolina.





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