

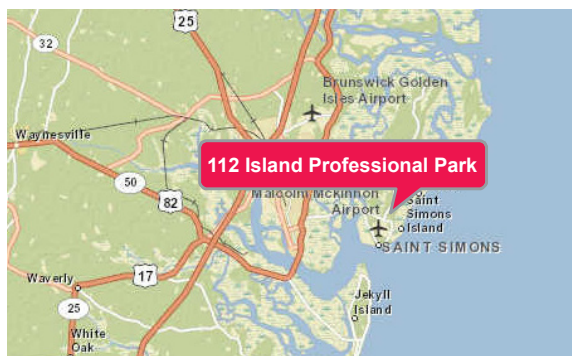
112 Island Professional Park

St. Simons Island, GA | 31522



±2,200 SF Available for Lease

As exclusive agents, we are pleased to offer the following property for lease:



PROPERTY HIGHLIGHTS

- ◆ Mid-Island Office Space for Lease
- ◆ 2,200 SF Available for Lease
- ◆ Great Visibility and ample parking in Convenient location
- ◆ Ideal Space for Professional Use (CPA's, Attorneys, etc.)
- ◆ Tenant Improvement allowance available

For further information, please contact our exclusive agent:

T. Kirk Watson CCIM

Executive VP | South Georgia Broker kwatson@phoenixrealty.net

Newmark Grubb Phoenix Realty Group, Inc.

T 912.268.4069 / C 912.222.5480

561 Ocean Blvd.

St. Simons Island, GA 31522

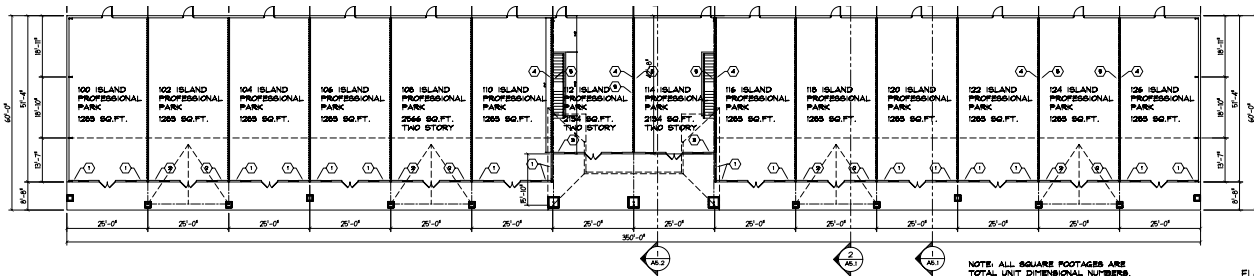
Newmark Grubb
Phoenix Realty Group

www.phoenixrealty.net

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

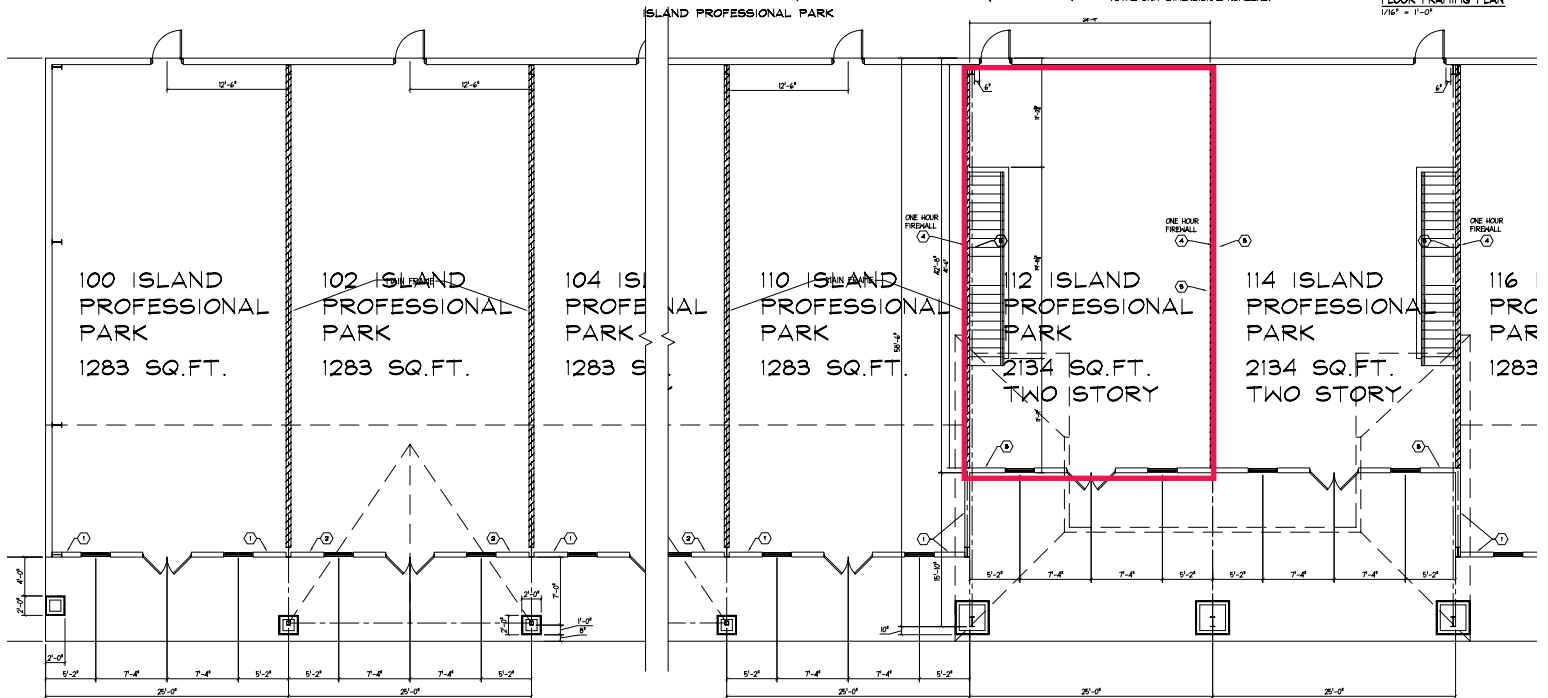
Floorplans

112 Island Professional Park | St. Simons Island, GA | 31522



NOTE: ALL SQUARE FOOTAGES ARE TOTAL UNIT DIMENSIONAL NUMBERS.

FLOOR FRAMING PLAN
1/16" = 1'-0"



FLOOR FRAMING PLAN DETAIL
3/16" = 1'-0"

FLOOR FRAMING PLAN DETAIL
3/16" = 1'-0"

- ① 6"x10"x20GA. METAL STUD WALLS W/ 1/2" EXTERIOR DRYWALL AND R-R INSULATION.
- ② 6"x12"x20GA. METAL STUD WALLS W/ 1/2" EXTERIOR DRYWALL AND R-R INSULATION.
- ③ 6"x12"x18GA. METAL STUD WALLS W/ 1/2" EXTERIOR DRYWALL AND R-R INSULATION.
- ④ 6"x20GA. FIREWALL W/ 1/2" X DRYWALL EACH SIDE AND R-R INSULATION.
- ⑤ 6"x10"-6"x18GA. METAL STUDS ONLY. FIRST FLOOR ONLY.