

OFFICE BUILDING FOR SALE

# 7000 REGENT PARKWAY

Fort Mill, South Carolina 29715



[CLICK FOR DRONE VIDEO](#)

+/- 6 min

+/- 10 min

+/- 20 min

+/- 23 min

## PROPERTY HIGHLIGHTS

In the heart of mixed-use Regent Park, 7000 Regent Parkway is a distinctive office building perfect for an operations center and other large office space users. Just one exit south of the North Carolina border, and a quick 15 minute drive from Uptown Charlotte, Fort Mill is a rapidly developing community ripe with growth and talent.

- **Save the Commute** — As employees adapt to 'the new normal', avoid resuming the dreaded commute with suburban office space within close proximity to a large talent base in Fort Mill
- **Outdoor Space** — Ample outdoor second floor terrace space and excess land provide flexible work options and gathering space that allows for social distancing
- **Ample Daylight** — Interior atrium and floor to ceiling windows allow daylight to pour in from all directions
- +/- 50,694 SF
- +/- 8.679 Acres of Land
- Price - Call for Pricing
- Zone: BD-III
- Excellent Single Tenant Investment
- Current Tenant Can Remain or Vacate
- Parking Ratio: 4 per 1,000
- Excess Land included in offering can increase parking density
- Please consult counsel regarding economic incentive opportunities
- Loading dock access

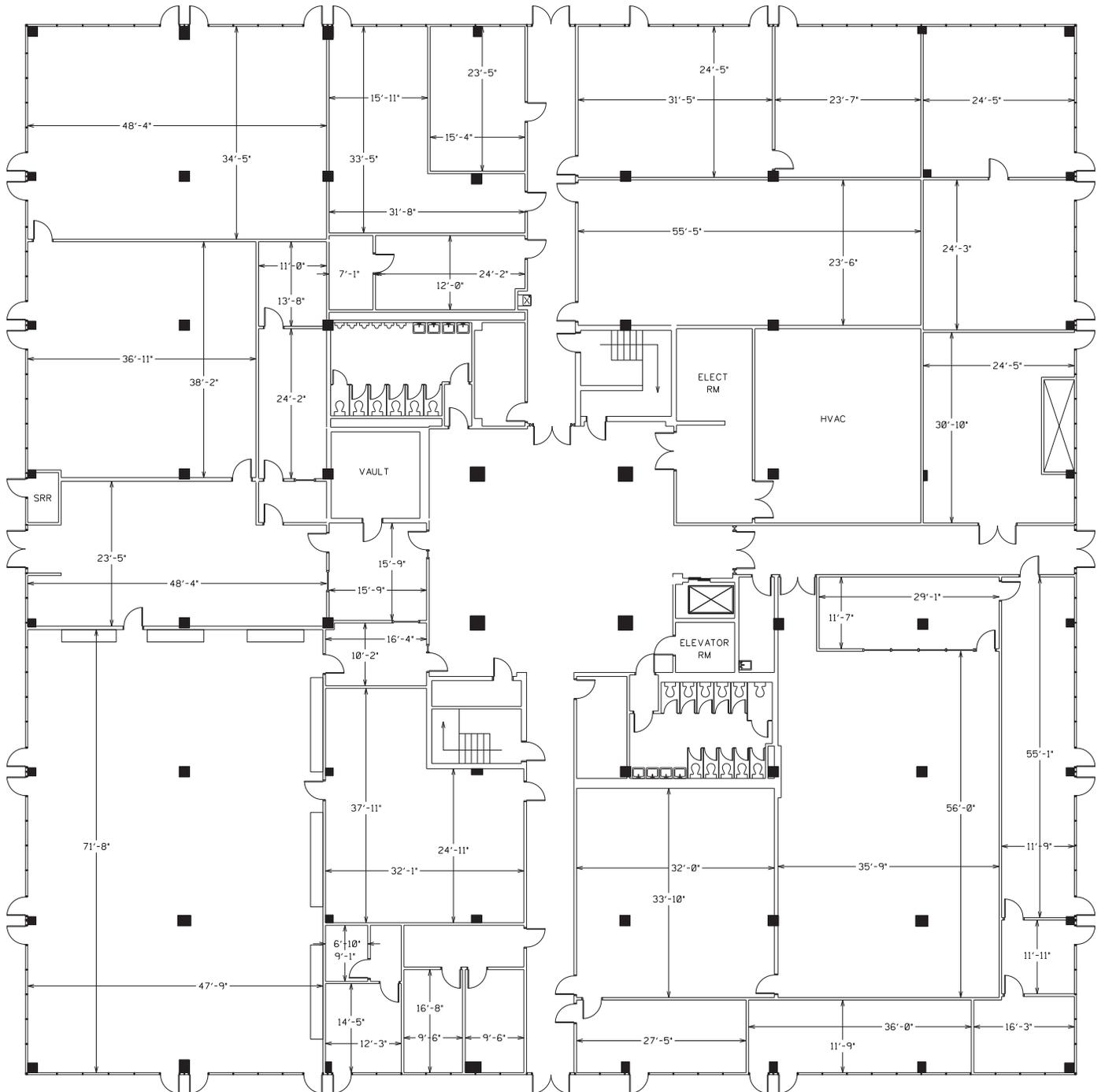
## LOCATION



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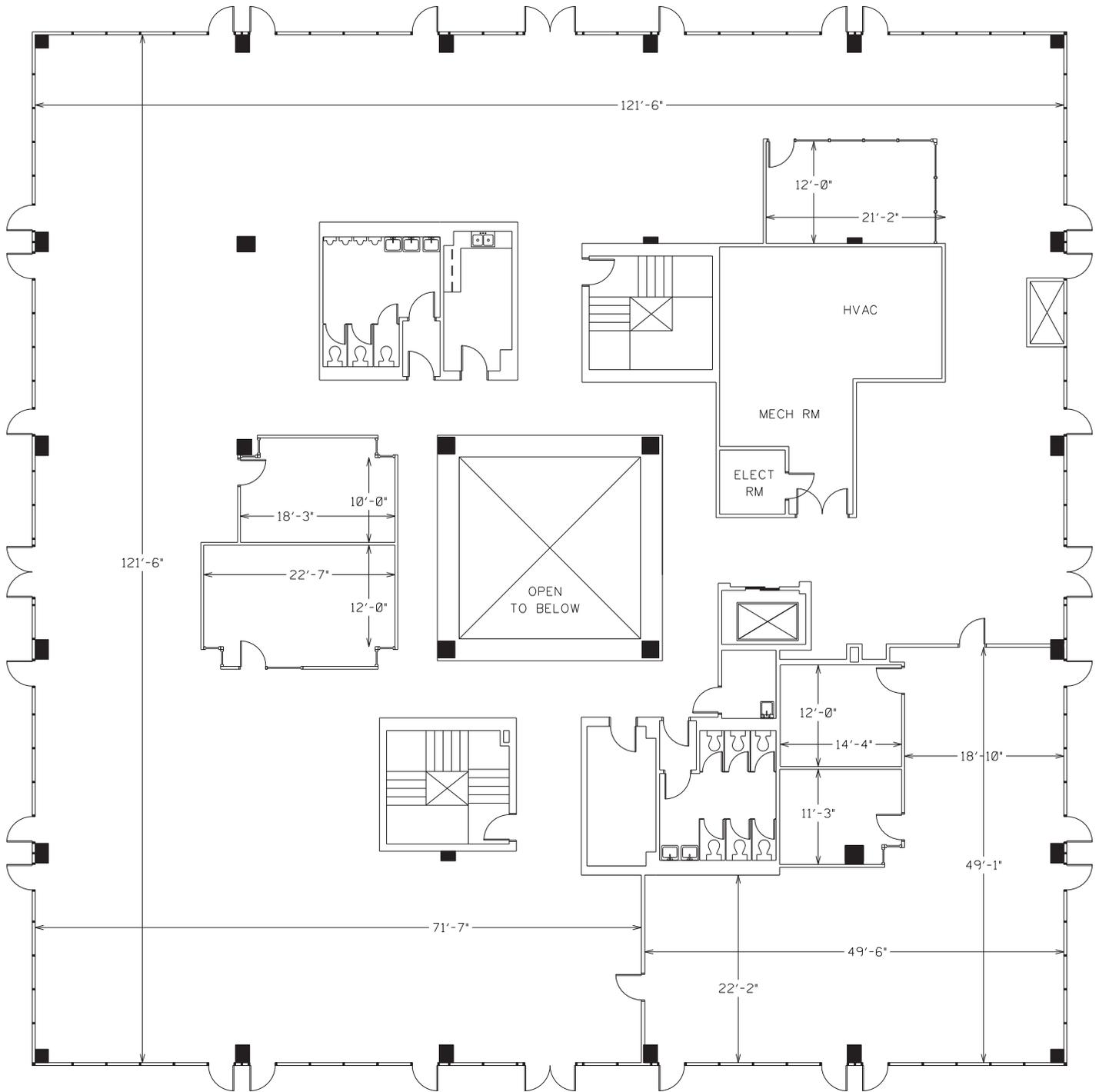


**FIRST FLOOR PLAN** | 28,872 GSF

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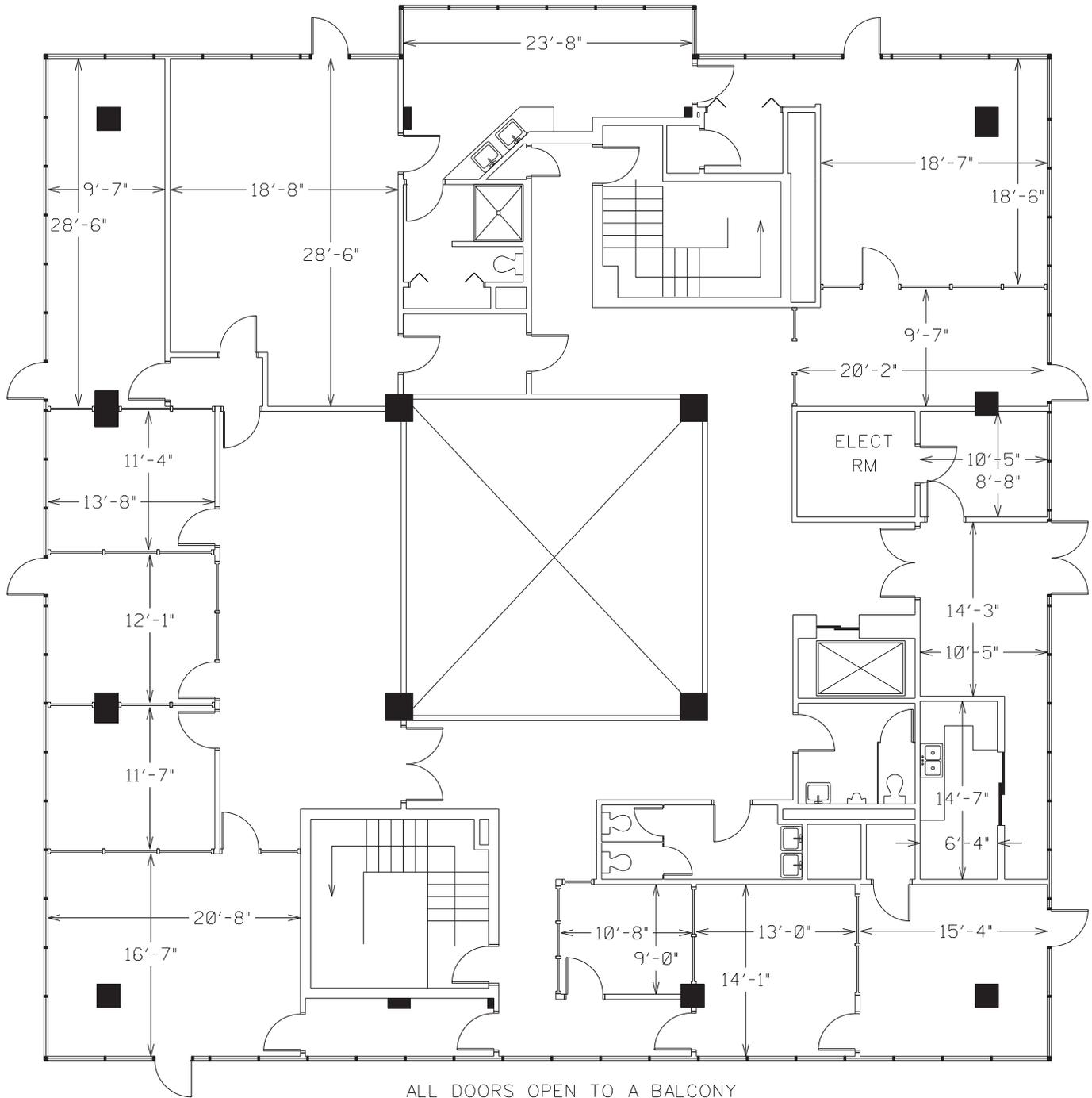


ALL DOORS OPEN TO A BALCONY

## SECOND FLOOR PLAN | 14,925 GSF

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## THIRD FLOOR PLAN | 6,897 GSF