

\$2,850,000 - 15 Trellis Court, Hilton Head Island

MLS #190328

\$2,850,000

Bedroom, Bathroom,
Commercial Sale on 2.38 Acres

HH/Off Plantation, Hilton Head Island, SC

Premium Office/Flex space with Light Industrial Zoning on 2.38 acres on Hilton Head Island, SC. This magnificent 8,260sf Class A building was built by the same construction firm that initially occupied the space with the intent of showing off their capabilities. Mission accomplished. They spared no expense and used the finest materials including Autoclave Aerated Concrete Block for all exterior walls, beautiful pavers for the drive & parking area, double-pane impact-rated windows and doors, plus custom millwork & cabinetry. The breakroom looks more like a high-end residential kitchen and the library has been converted to a fully functioning recording studio. One of the bathrooms includes a shower with lockers. There's also a grade level loading dock leading to the flex space. Each office has its own unique quality but matches the overall style of the building. With pond views, wooden beams, and custom built-in bookshelves the board room will be sure to impress your prospective clients & investors. Don't need all 8,260sf for your business? This building is also designed in thirds, so you could easily configure the space into 2 or potentially 3 separate units. All security equipment does convey.

Whether you're expanding, relocating, or seeking an investment in one of South Carolina's most desirable markets, this property delivers luxury, functionality, close proximity to the Hilton Head Island Airport and long-term value at a fraction of what it would



cost to build new.

Built in 2006

Essential Information

MLS #	190328
Price	\$2,850,000
Acres	2.38
Year Built	2006
Type	Commercial Sale
Sub-Type	Commercial
Status	Pending

Community Information

Address	15 Trellis Court
Area	Hilton Head Island
Subdivision	HH/Off Plantation
City	Hilton Head Island
County	Beaufort
State	SC
Zip Code	29926

Amenities

View	Pond View
Is Waterfront	Yes

Interior

Heating	Central
Cooling	Central Air

Exterior

Exterior	Block
Construction	Block
Foundation	Slab

Additional Information

Zoning	Industrial
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Listing Details

Listing Agent William Achurch

Listing Office The HomesFinder Realty Group

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