



319 S. IRBY STREET

+/-1,200—18,000 SF OFFICE SPACE

FOR LEASE





- **Class A Historical Office Space**
- **National Register of Historical Places**
- **Original Construction 1925**
- **Redeveloped in 2010**
- **Located in the Coveted Downtown Florence Business Sector**



Class A Office Space Downtown Florence

319 South Irby Street | FLORENCE, SC

Property Highlights

- Up to +/- 18,000 Square Feet Available Subdivisible
- Located at the corner of South Irby Street and West Pine Street in downtown Florence, South Carolina.
- Amenities include a shared lobby area with receptionist, nine available conference rooms, ample parking, and large break room.
- Zoning: B3



SITE ACCESS

Site Located at the Traffic Light of Pine and Irby

TRAFFIC COUNTS (SCDOT)

18,100 VPD US 52 Station #: 131

PARKING

66 PRIVATE PARKING SPACES

RATE

\$22/ SQUARE FOOT—FULL SERVICE

135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | Fax (843) 667-1310 | www.palmettocommercial.com

No warranty or representation is made as to the accuracy of the information contained herein.



Class A Office Space Downtown Florence

319 South Irby Street | FLORENCE, SC



No warranty or representation is made as to the accuracy of the information contained herein.

135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | Fax (843) 667-1310 | www.palmettocommercial.com



Class A Office Space Downtown Florence

319 South Irby Street | FLORENCE, SC



No warranty or representation is made as to the accuracy of the information contained herein.



Class A Office Space Downtown Florence

319 South Irby Street | FLORENCE, SC

View Space in 3D



**View Lobby, Break Room,
Reading Room, First and
Second Floor Office**



**View Conference Rooms,
Third Floor Office**

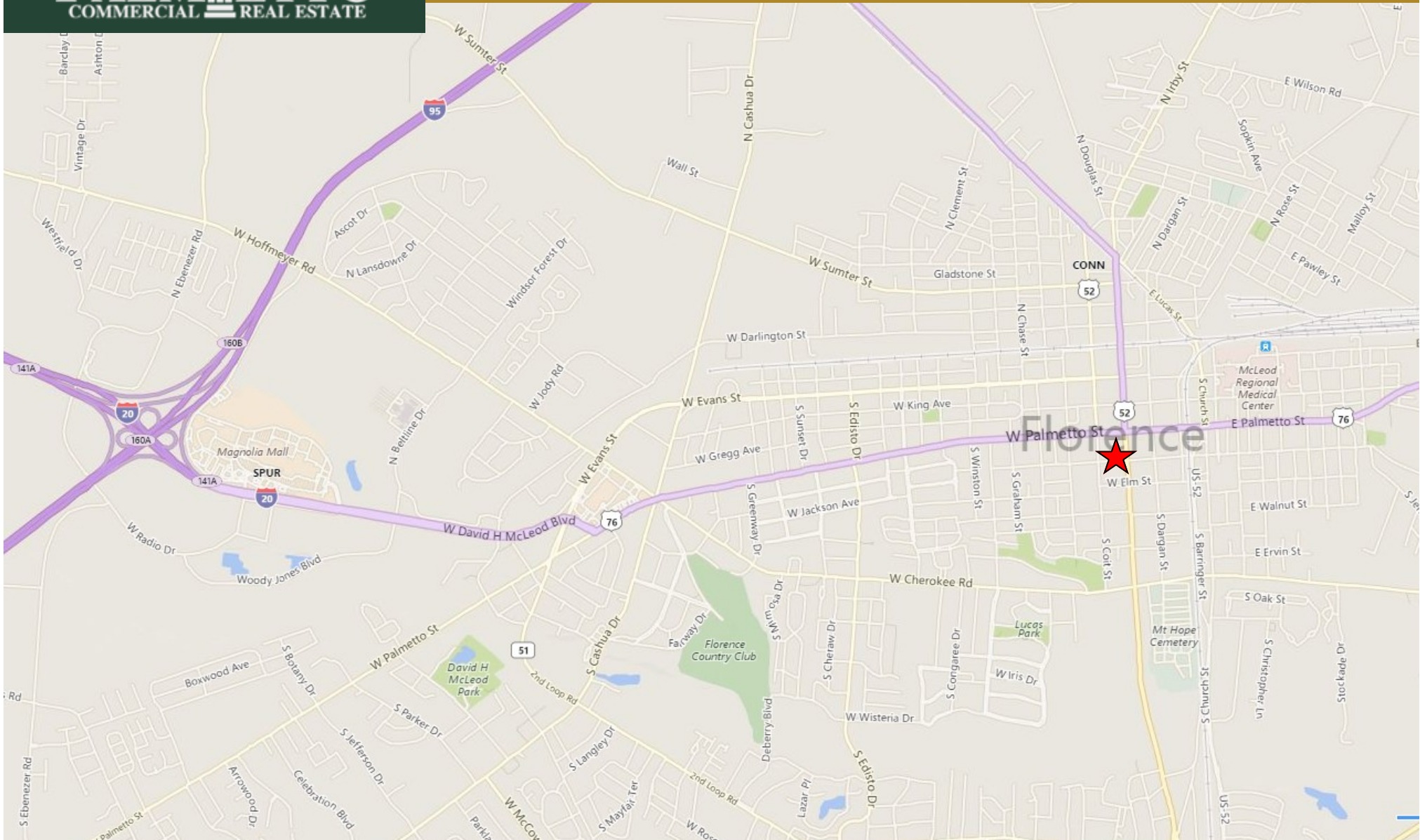
No warranty or representation is made as to the accuracy of the information contained herein.

135 S Dargan St. Suite 301 | Florence, SC 29506 | Phone (843) 667-4999 | Fax (843) 667-1310 | www.palmettocommercial.com



Class A Office Space Downtown Florence

319 South Irby Street | FLORENCE, SC



No warranty or representation is made as to the accuracy of the information contained herein.