

**PROFESSIONAL OFFICE BUILDING**  
FORMER LOCATION OF ARBORONE

**Excellent Corporate Identity Opportunity**

2229 South Irby St.  
Florence, SC 29505

2 Story Office Complex

Located In the South  
Florence Commercial  
District



- 11,329 SF Prime Office Space Available
- Two Story Office Complex
- Excellent Corporate Identity Environment
- Timely Access to All Areas of Florence and All Major Commercial Corridors

**Former Location Of**



This is an excellent opportunity to become a part of Florence's most established commercial sectors while achieving a true corporate atmosphere. The two story, block facade office building was the former home to ArborOne Land and Home. The building is located among a vibrant commercial sector that is home to a variety of commercial entities including: professional and financial services, food and beverage, major and local retail businesses and educational institutions. The ongoing revitalization and re-growth of Downtown Florence is only a few miles away. In addition, the retail hub of Florence is less that 5 miles away.

Available for lease is an excellent office building with a great street presence and a true corporate identity. The building layout includes many individual offices with management upstairs, two large conference rooms, a break room, a lobby area with separate reception entrance and back office areas downstairs. The interior selections exemplify a true corporate environment throughout. Furniture and office equipment available for sale at price to be negotiated.

**The Property is Available for Lease at \$22.00 Per Square Foot Gross.**

Palmetto Commercial  
Real Estate, LLC

1831 West Evans St.  
Suite 325  
Florence, SC 29501

Phone: 843.667.4999  
Fax: 843.667.1310

[www.PalmettoCommercial.com](http://www.PalmettoCommercial.com)

A Dedication to Service!

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



# Palmetto Commercial Real Estate

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### SITE AERIAL

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