8106 | Calvin Hall Road
Fort Mill, SC

25,000 SF - 151,500 SF
Class A Office Sublease



Take a Video Tour

Calvin Hall

Incredible Class A Office Building located in Bailes Ridge, one of Charlotte Region's most desirable corporate office locations. The office park and surrounding area are home to the headquarters of Movement Mortgage and Keer America. Additional neighboring companies include Honeywell, Continental Tire, Red Ventures, and Snider Tire. The surrounding area includes an abundance of residential subdivisions, apartments, restaurants, hotels, and the future home of MUSC Health Hospital. Sublease space options at 8106 Calvin Hall Road range from 25,000-151,500 SF.

Building Highlights

- Three-story building built in 2017
- 151,500 SF with 50,500 SF floor plates
- 7/1,000 parking ratio
- Power-Over-Ethernet (POE) technology & Redundant broadband providers
- Multiple conference/training rooms fully furnished & wired
- On-site state of the art fitness center with locker rooms & showers
- Cafeteria
- Dual-diesel 500kW generators
- Separate HVAC systems per floor
- Fully furnished ground & second floors
- EV charging stations





Asking Rate
Negotiable

LED 10/31/32

Single or Multi Tenant Availability



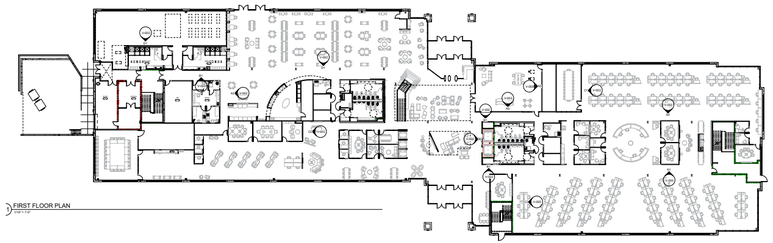
Third Floor
Blank Canvas



Second Floor
Move-In Ready



Ground Floor
Multi-Tenant
Opportunity

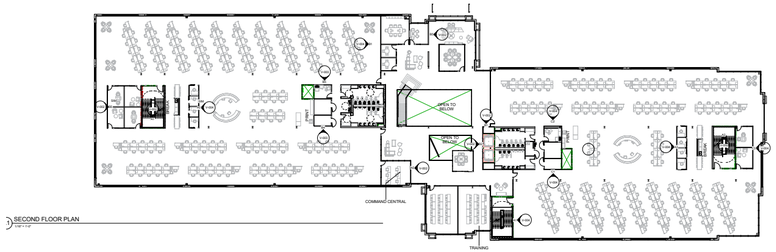


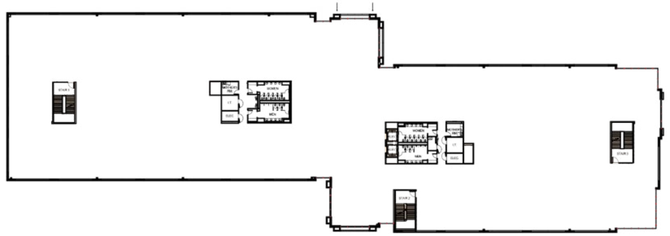
Ground Floor

Click for 3D tour

Second Floor

Click for 3D tour





Third Floor

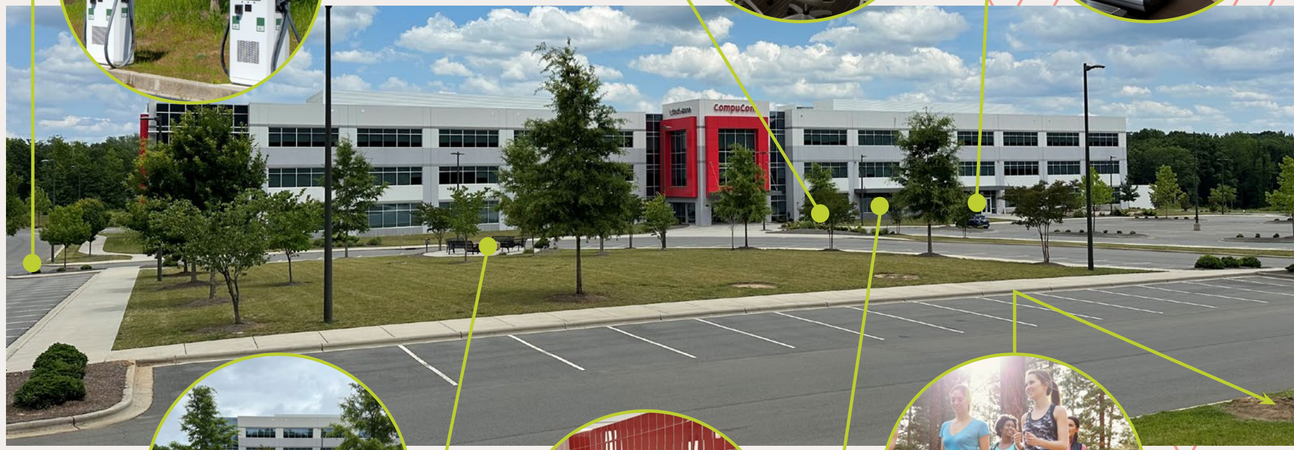
Click for 3D tour

Property Perks

















The neighborhood. ENDLESS amenities.

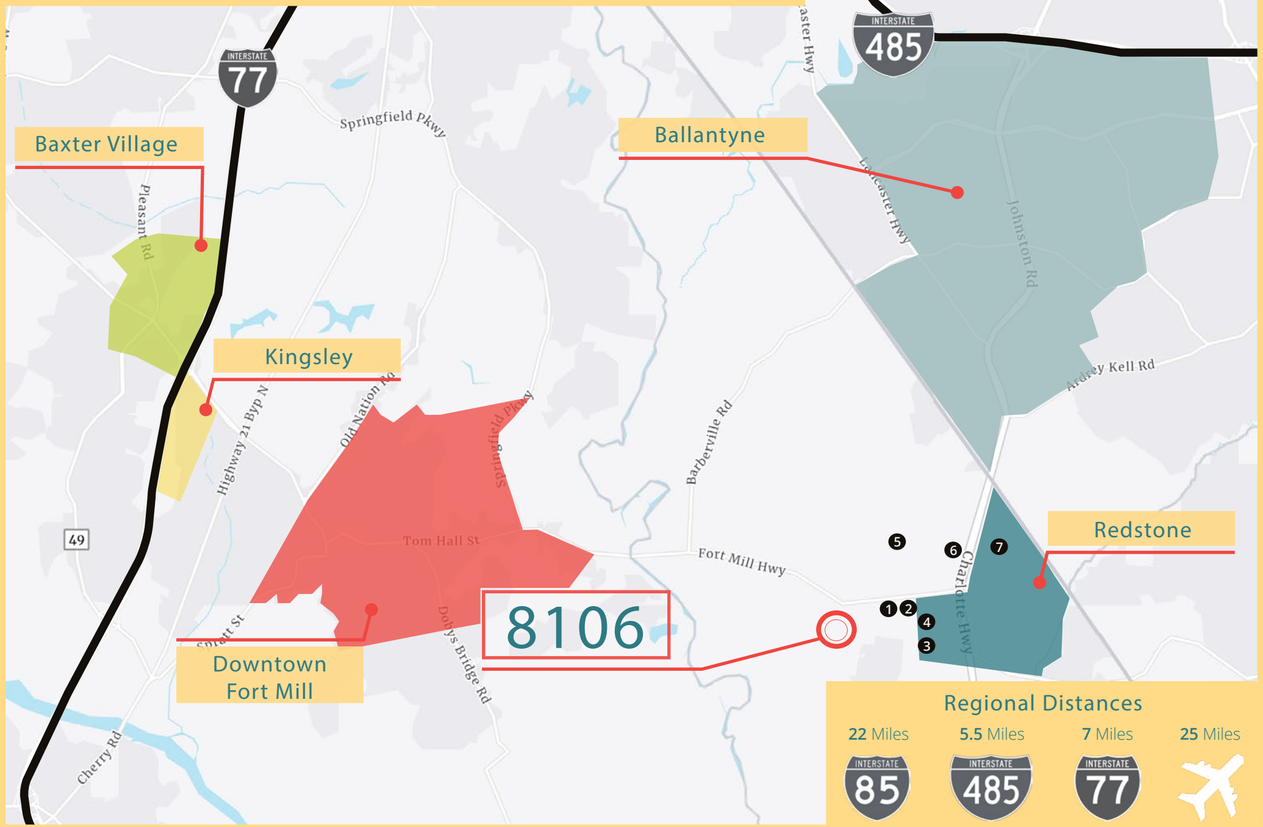




More than 20 restaurants within a 5-minute drive

Middle of Everything

Endless conveniences within a 15 minute drive



Regional Distances

22 Miles	5.5 Miles	7 Miles	25 Miles
INTERSTATE 85	INTERSTATE 485	INTERSTATE 77	

Endless Conveniences

Food & Drink

- Armor Artis Brewing
- Bojangles
- Brixx Wood Fired Pizza & Craft Bar
- Carolina Ale House
- Chick-Fil-A
- Chipotle
- Dunkin' Donuts
- Emmets Social House
- Empire Pizza
- Epic Chophouse
- Famous Toastery
- Farm Haus Butcher and Beer Garden
- FM Eatery
- Freddy's Frozen Custard & Steakburgers
- Hobo's
- Jim N' Nicks
- Lore Brewing Co
- Margarita's
- McDonald's
- Napa at Kingsley
- New York Butcher and Beer Garden
- Panera Bread
- Portofino's
- Red Rock Cafe
- Replay Brewing
- Showmars
- Spice Asian Kitchen
- Smashburger
- Starbucks
- Stogie and Brew
- Subway
- Taco Molino
- The Greek Grill
- The Improper Pig
- The Office Craft Kitchen
- Tropical Smoothie Cafe
- Viva Chicken
- Which Wich
- Whitaker's

Apartments

1. Madison Ridge - 240 Units
2. Enclave at Bailes Ridge - 246 Units
3. The Flats at Indian Trail - 289 Units
4. IMT Edgewater - 289 Units
5. Capital Club - 312 Units
6. Tapestry Patterson Lane - 115 Units
7. The Court at Redstone - 260 Units

Hotels

- Aloft Charlotte
- Comfort Suites
- Courtyard
- Extended Stay
- Hampton Inn & Suites
- Hilton Garden Inn
- Holiday Inn
- Home 2 Suites
- SpringHill Suites
- Staybridge Suites
- The Ballantyne Hotel
- TownePlace Suites Tru

Lifestyle

- Anne Springs Greenway
- Atrium Health Urgent Care
- Ballantyne's Backyard
- Carolina Family Eyecare
- Carolina Yoga
- Carolinas Healthcare
- Dave & Busters
- Exercise Times
- LA Fitness
- Novant Health GoHealth
- Piedmont Medical Center
- Redstone 14 Cinemas
- YMCA

Shopping

- Aldi
- CVS
- Dollar Tree
- Harris Teeter
- Lowe's
- Publix
- QuikTrip
- The Peach Stand
- Walgreens
- WalMart

Location Map Key

- Baxter Village
- Ballantyne
- Kingsley
- Redstone
- Downtown Fort Mill
- Apartments

Favorable Business Climate



Right-to-work state

3rd

3rd lowest rate of unionization in the nation at 3.2%

2.3M

Productive workforce of 2.3 million within 75 miles

3rd

State has 3rd lowest labor costs

5

Top 5 for workforce development programs

5%

5% state corporate income tax rate and no local corporate income tax

0

No state property tax,
No local income tax,
No inventory tax

2

2 postsecondary institutes in the county



#1
Fort Mill
Best Public
Schools in SC

#2
Fort Mill
Best Place to
buy a house

40
International
Companies in
York County

Tenant Incentives

- Job Tax Credit
- Corporate Headquarters Tax Credit
- Fee-In-Lieu of Tax (FILOT) agreements
- Job Development Credit
- Investment Tax Credit
- Research & Development Tax Credit

Indian Land

Forbes magazine named Indian Land a top "Boom Town" in the nation

Lancaster County is South Carolina and the Charlotte Region's fasted growing county

Corporate headquarters for 7 international companies in Lancaster County

Designed
for NOW



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