

Locations. Amenities. Spaces.

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# Florence

## Business Technology Center

Located in downtown Florence, the Florence Business Technology Center is ideally situated near Highway 52, which connects to both Interstate 20 and I-95. Conveniently located nearby are McLeod Hospital, Carolinas Hospital, Florence -Darlington Technical College, and Francis Marion University. The exquisite Francis Marion Performing Arts Center is within easy walking distance. In addition, you will find many shops and restaurants, as well as the Florence Little Theatre, the Drs. Bruce and Lee Foundation Library, and the Florence County Museum in the newly redeveloped historic downtown.

Our two interconnected buildings house 120,000 square feet of rentable space and are only minutes from the Florence Regional Airport. The four story building consists of 64,000 square feet and is connected to a single story building that offers 56,000 contiguous square feet. BTC office space can be subdivided into any size and tailored to meet any tenant needs.



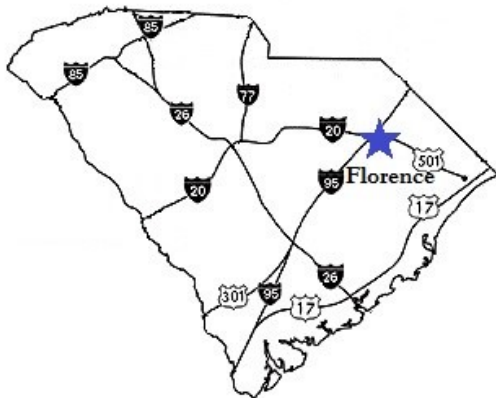
### Florence BTC

181 East Evans Street  
Florence, SC 29506

Phone: 843-664-2800  
Fax: 843-664-2803  
E-mail: [RLPhillips@btcproperties.com](mailto:RLPhillips@btcproperties.com)



# Facts: Florence Business Technology Center



**Year Built:** 1985 with regular renovations

**Construction:** Stucco and Dryvit/Glass Exterior

**Size:** 120,000 total square feet  
Tower: 64,000 sq ft  
4 Floors  
Single Story: 56,000 sq ft

**Parking:** Approximately 430 spaces, free and in common for all tenants

**Building Features:** 750 KVA pad mounted transformer  
High speed internet, wireless, voice, and video access  
Loading dock  
Common break area

**Utilities:** City of Florence Water, Sewer, and Fire & Emergency, Duke Energy Electrical

## For Leasing Information:

Regional Director: Lynn Phillips

Phone: 843-664-2800

Fax: 843-664-2803

E-mail: [RLPhillips@btcproperties.com](mailto:RLPhillips@btcproperties.com)

