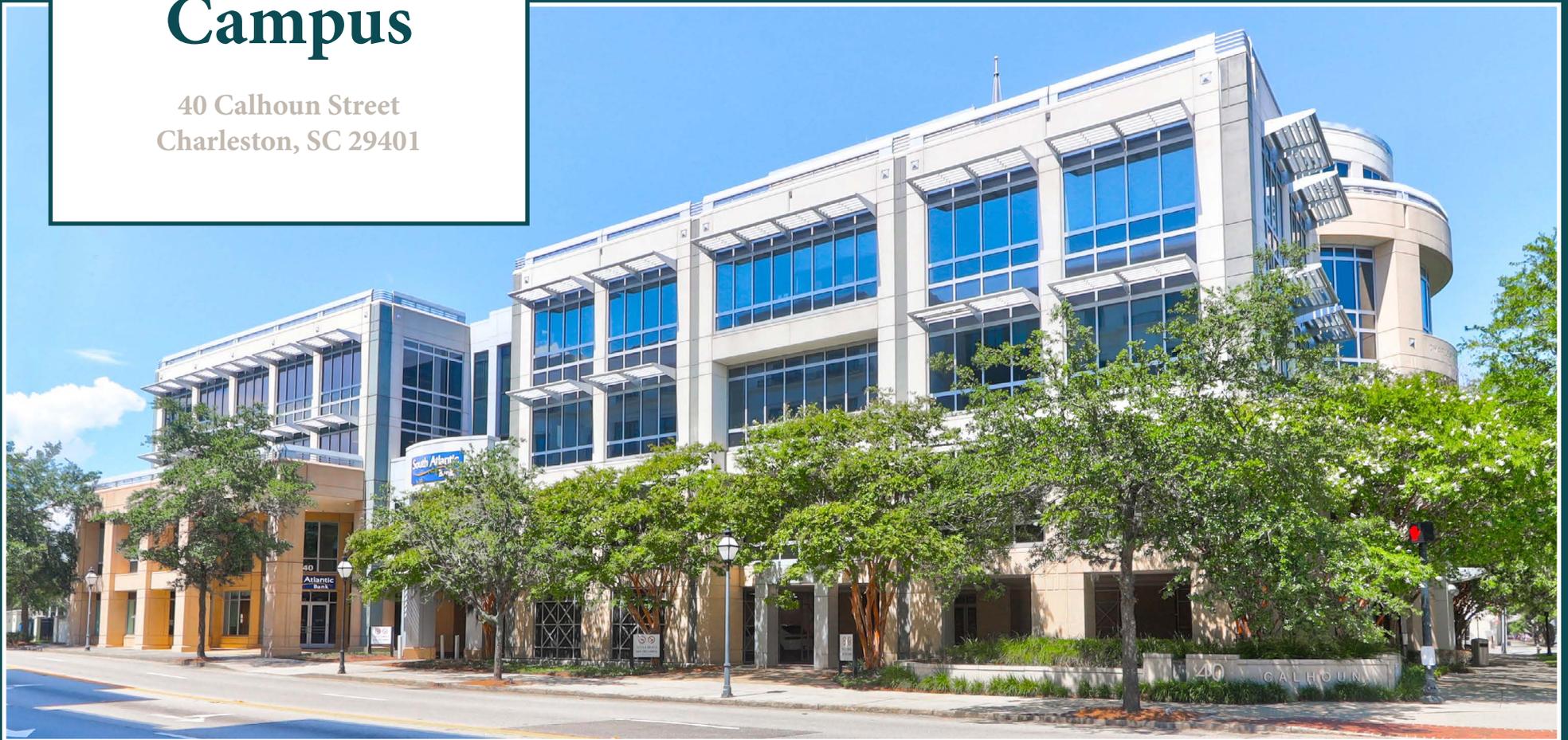


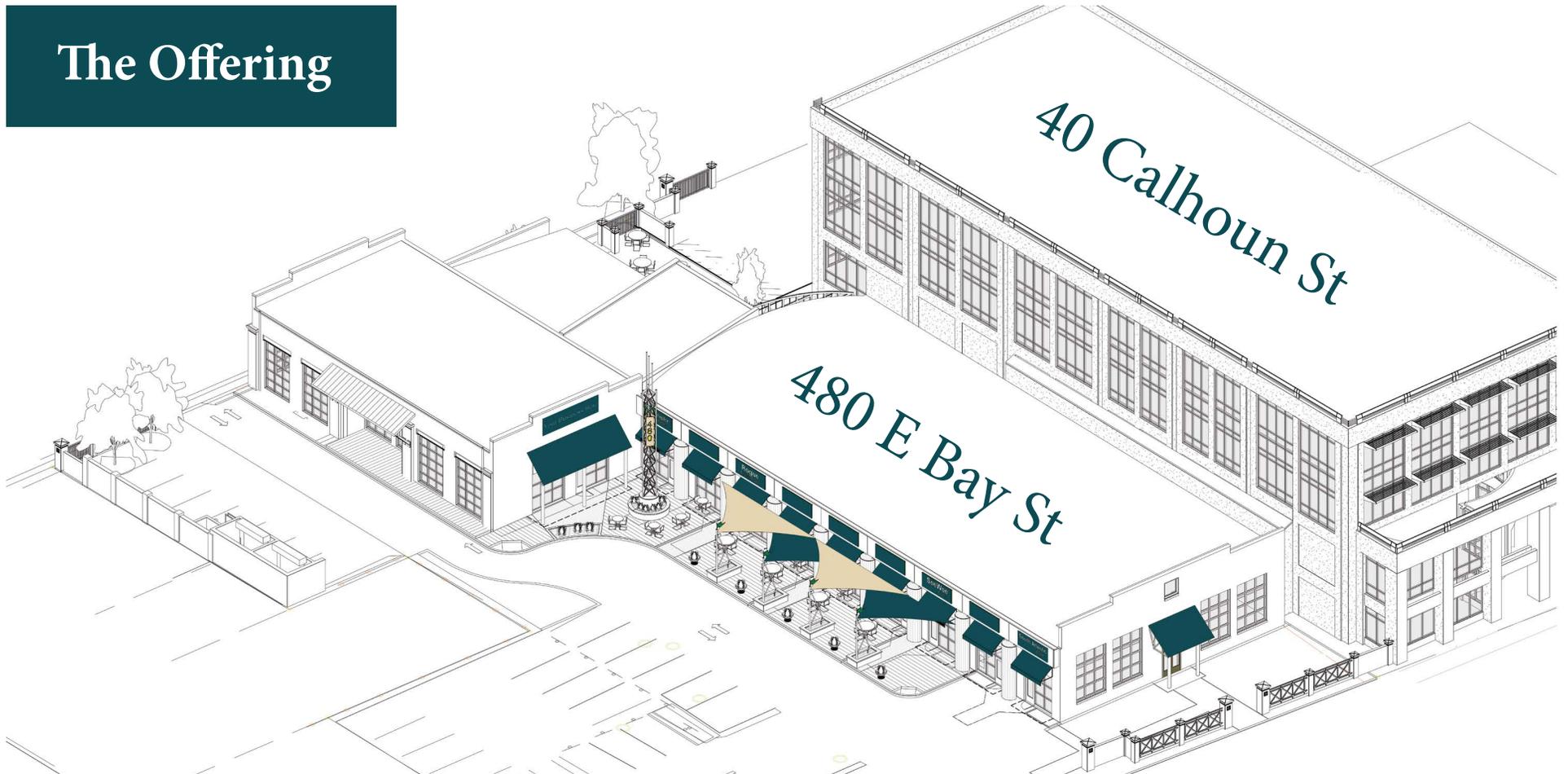
Charleston Gateway Campus

40 Calhoun Street
Charleston, SC 29401



AVISON
YOUNG

The Offering



Charleston Gateway Campus offers a unique walkable complex of buildings occupied by professional office and service related businesses. 480 East Bay tenants include a restaurant Marbled & Fin, Charleston Prestige Cleaners, and The Charleston Symphony. Numerous other daytime and evening amenities are a short walking distance from the campus.

This preeminent site provides the opportunity to establish a presence in one of the city's most visible properties conveniently located at the intersection of Calhoun and East Bay streets within close proximity to the base of the Ravenel Bridges and I-26.

The class A office building is offered on full service basis and the tenant mix is primarily legal, insurance and financial services companies. Some parking is available for lease both on-site and in the Aquarium/Galliard garages.

A back-up generator allows for uninterrupted service in the event of a power outage. Access to rooftop with harbor views is available after hours by reservation.

Availabilities

Suite	Square Footage	Lease Rate
205 - South	2,481 rsf	\$37.00/sf/yr
210 - South	2,672 rsf	\$37.00/sf/yr
205 + 210 - South	5,153 rsf	\$37.00/sf/yr
411 - South	1,073 rsf	\$37.00/sf/yr
240 - North	3,912 rsf	\$37.00/sf/yr



Executive Suites are also available
Click here to view the list

“ We enjoy our tenancy at Charleston Gateway Center. The Management staff is cordial, professional, and always responsive to our needs. It is a pleasure to be located here knowing we can conduct our business, and not have to worry about day to day operation of the facility.

- WebsterRogers, LLP

“ Our firm has been a tenant at Charleston Gateway Center for the last decade. We have grown and expanded several times during this time frame and have chosen each time to remain a tenant in the Charleston Gateway Center. The quality of space and of the property management satisfies our needs and continues to be a first class office solution for us. We appreciate the manner in which property and leasing management have worked with us to accommodate our growth.

- Turner, Padget, Graham & Laney, P.A.

40 Calhoun

SUITE 240 - NORTH
AVAILABLE

SUITE 205 & 210 - SOUTH
AVAILABLE

SUITE 411 - SOUTH
AVAILABLE



The Rooftop Garden



The Location and Amenities



12 miles from the Charleston International Airport



Near the Charleston Gaillard Center, Aquarium, and the International African American Museum, all providing cultural enhancement



Within walking distance of hotels, dining, entertainment, banking & parking



Located near six publicly accessible parks and a public library

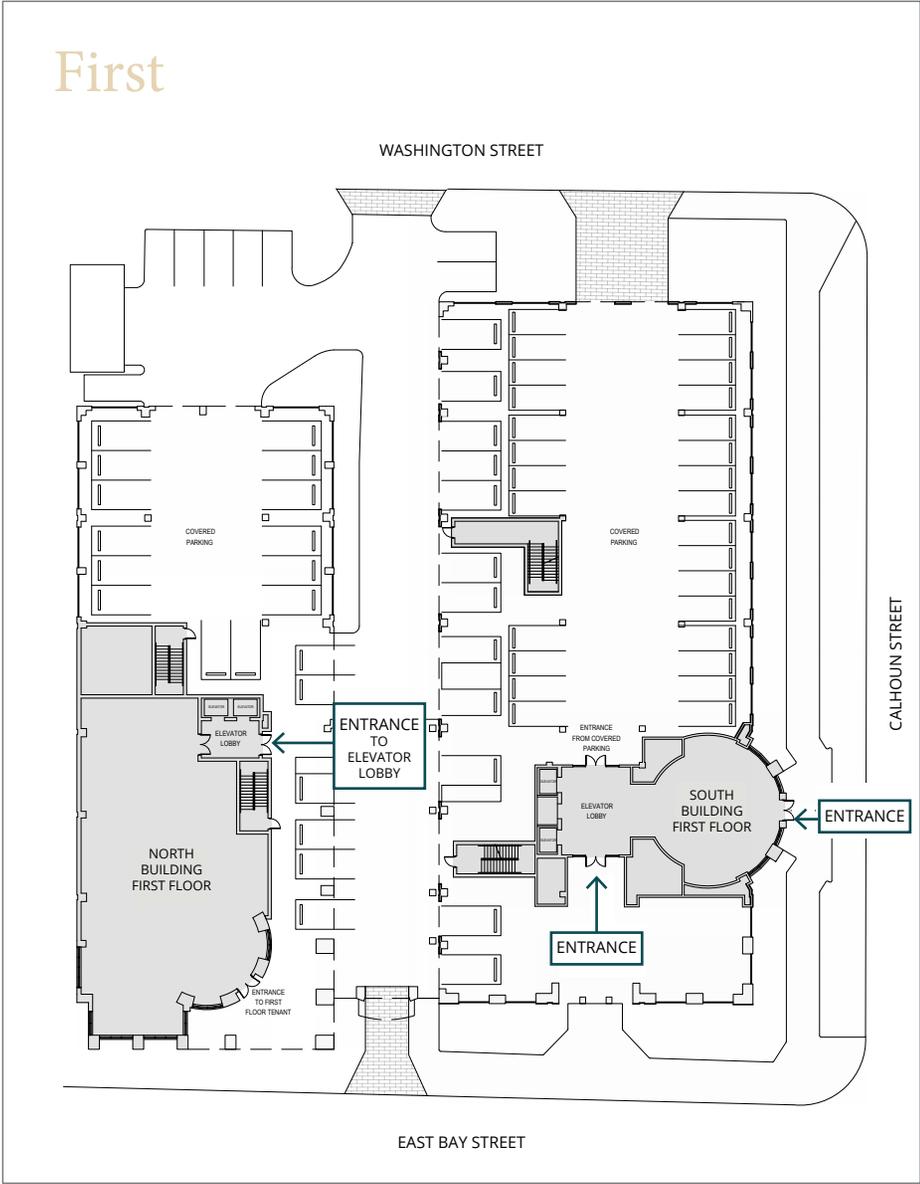


7.45 million people visit Charleston each year for the historic architecture, award-winning food, and our arts & culture

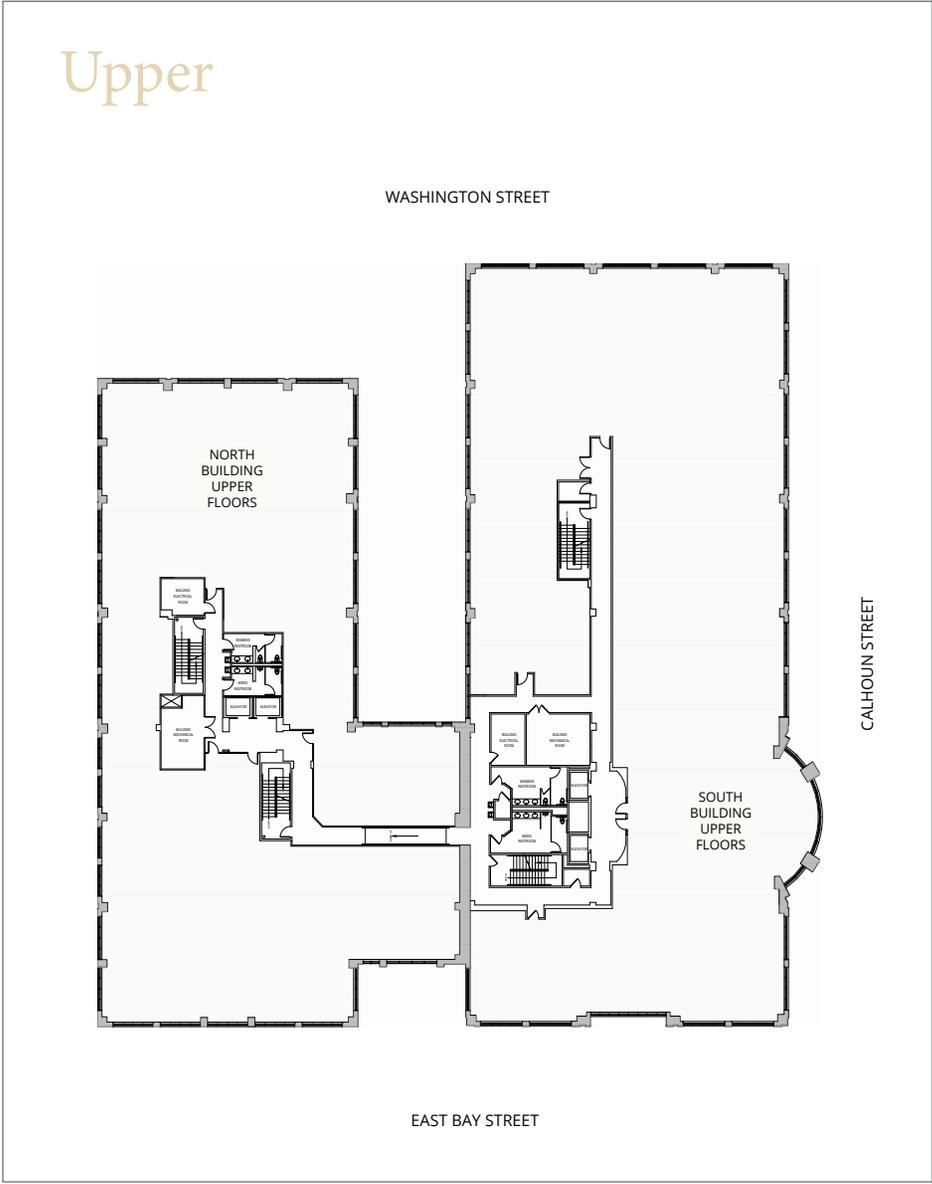


Building Footprint

First

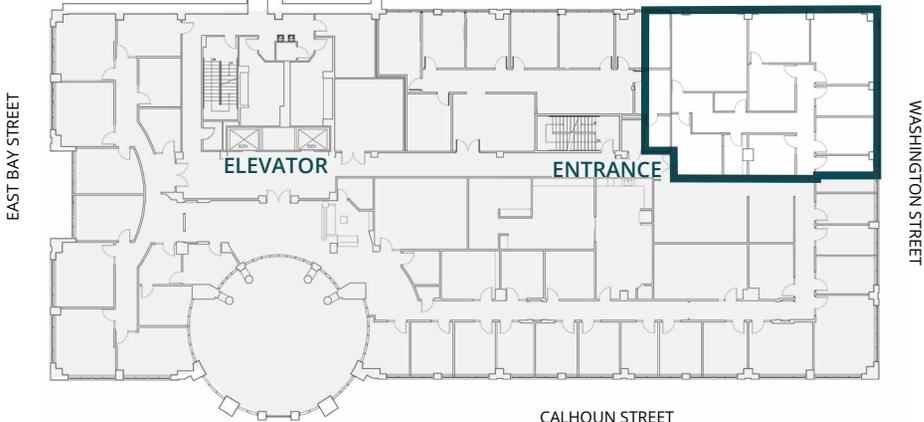


Upper



Suite 205 - SOUTH

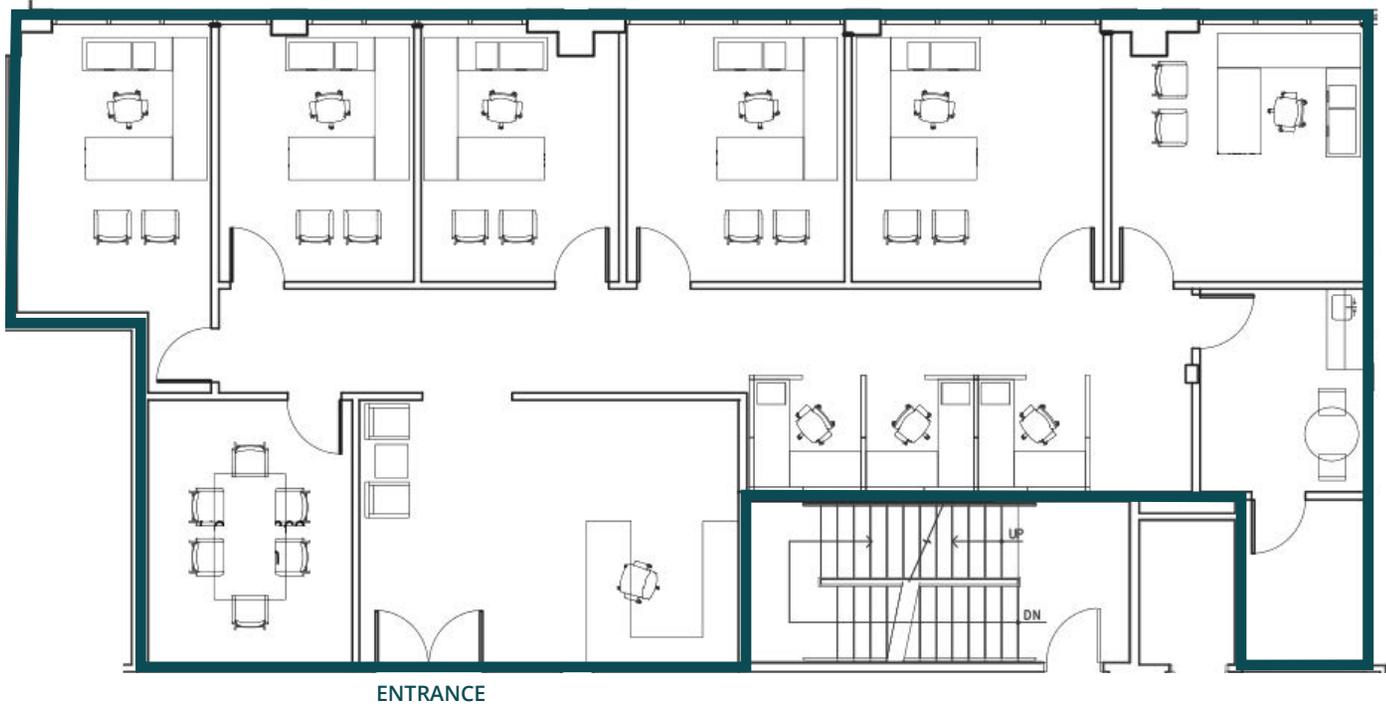
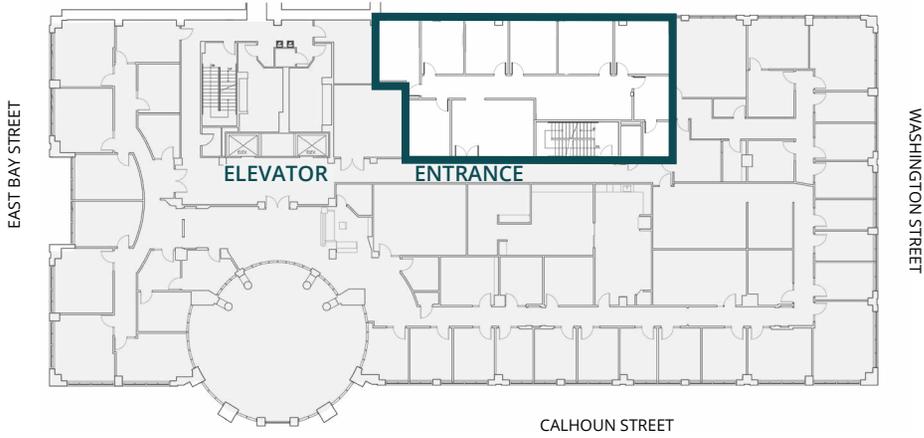
2,481 rsf



* Hypothetical test fit, furniture shown for reference only-not to scale

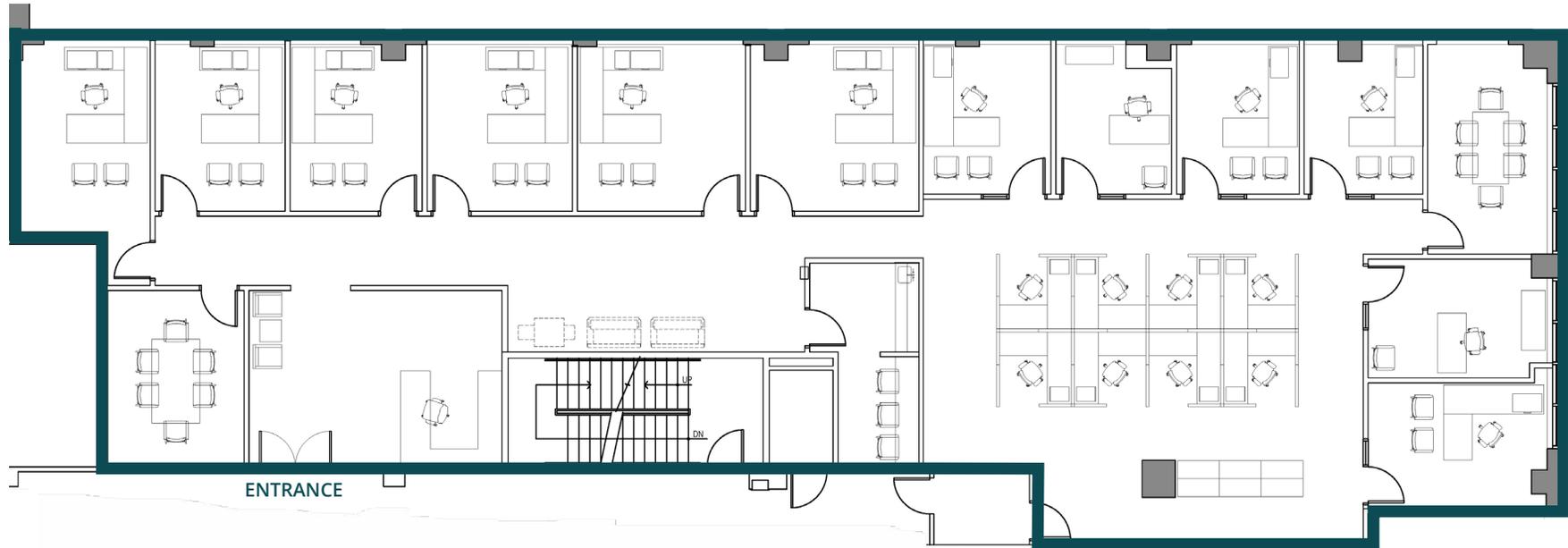
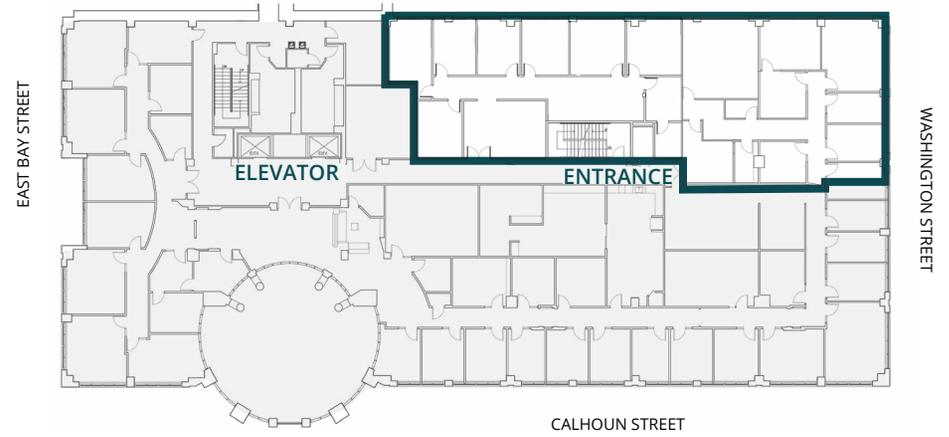
Suite 210 - SOUTH

2,672 rsf



* Hypothetical test fit, furniture shown for reference only-not to scale

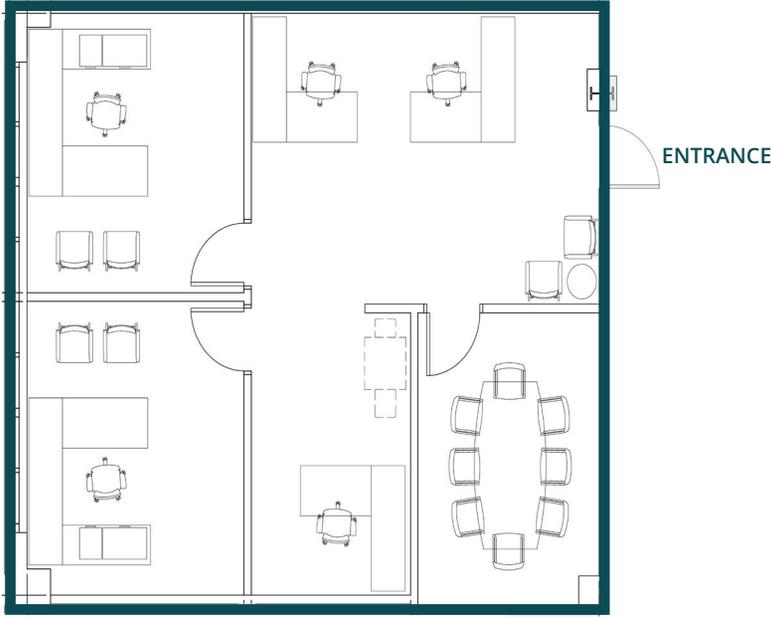
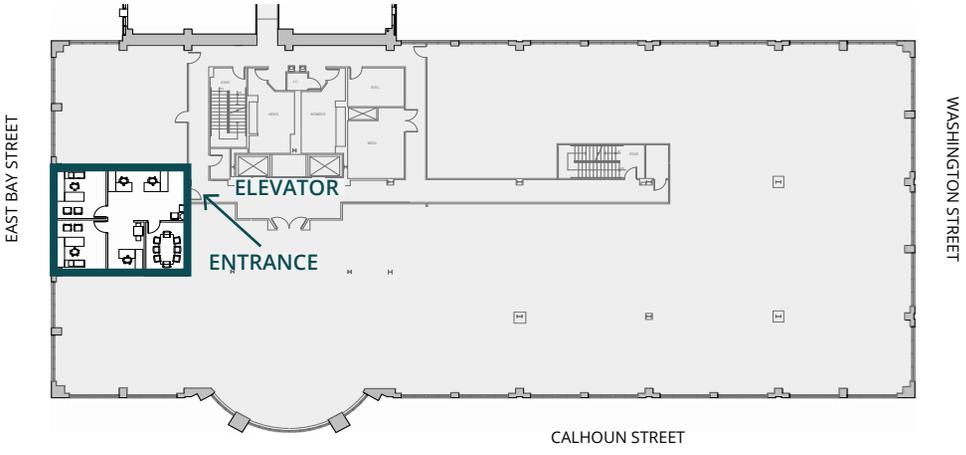
Suite 205 + Suite 210 | 5,153 rsf



* Hypothetical test fit, furniture shown for reference only-not to scale

Suite 411 - SOUTH

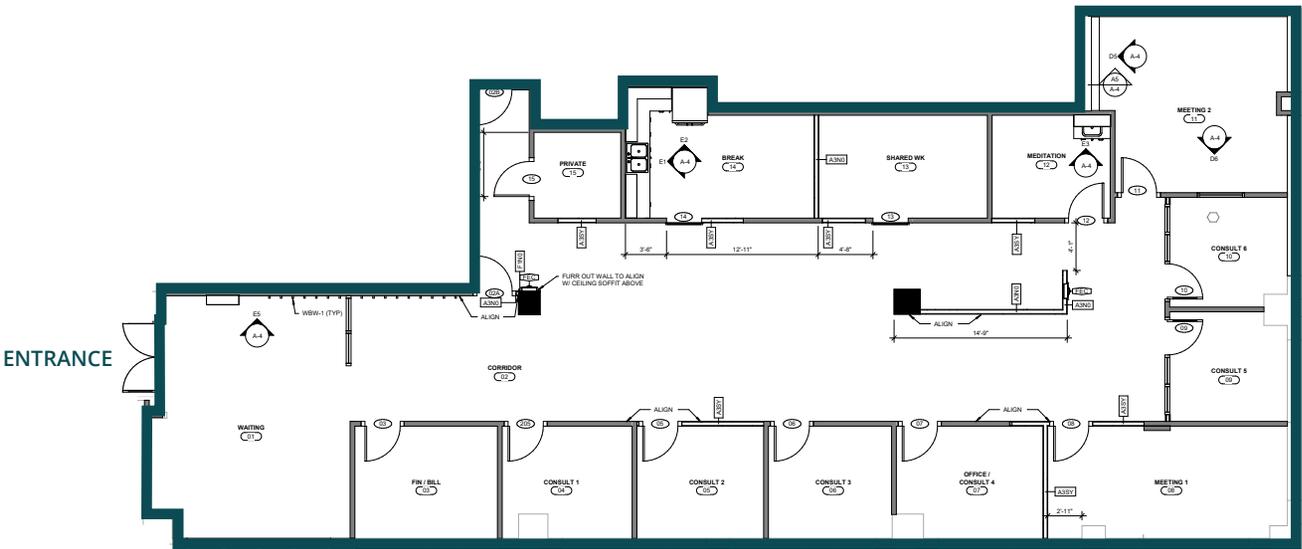
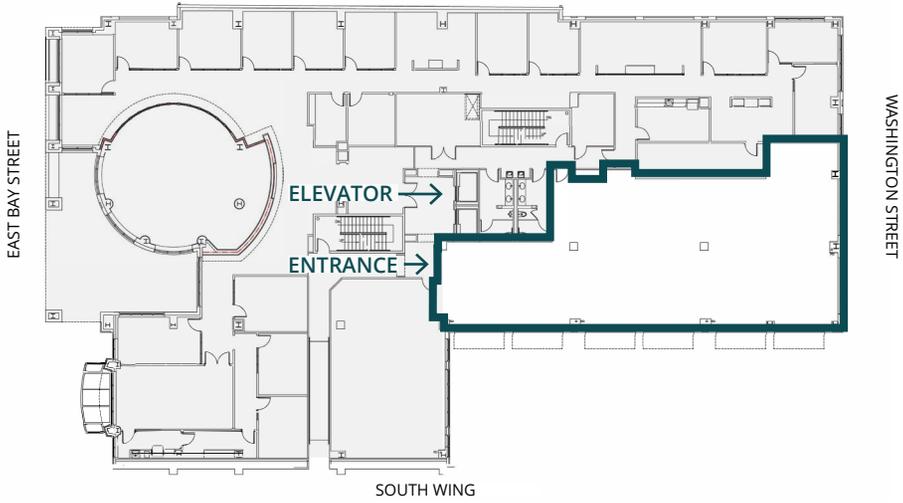
1,073 rsf



* Hypothetical test fit, furniture shown for reference only-not to scale

Suite 240 - NORTH

3,912 rsf



Suite 240 - NORTH

3,912 rsf



The Parking

CHARLESTON
GATEWAY
CAMPUS

AQUARIUM
PARKING
GARAGE

GALLIARD
PARKING GARAGE

Employee parking for Charleston Gateway Campus is located in the Charleston Gaillard Center and the South Carolina Aquarium parking garages.



1 MIN
WALK
from Aquarium Garage

2 MIN
WALK
from Gaillard Garage

Location, Location, Location

Experience historic downtown Charleston



Live, work, play in the neighborhood



Steps away from all downtown has to offer





**AVISON
YOUNG**

Contact us about this one of a kind location.

Leslie Fellabom

Senior Vice President

C 843 442 7492

leslie.fellabom@avisonyoung.com

Chris Fraser, CCIM

Principal & Regional Managing Director

Southern US