

38,510 SF OFFICE SPACE FOR LEASE

CBRE



1460

**Tobias Gadson Blvd**

CHARLESTON, SC 29407



**Chip Shealy, SIOR**

First Vice President

+1 843 577 1164

[chip.shealy@cbre.com](mailto:chip.shealy@cbre.com)



MULTI-TENANT OFFICE  
PROPERTY IN WEST ASHLEY.

# PROPERTY OVERVIEW

## 1460 Tobias Gadson Blvd

- Ideal West Ashley location in close proximity to I-526, Charleston International Airport, Citadell Mall, Tanger Outlet, MUSC, Boeing and historic Downtown Charleston
- Total building area: 50,257 SF
- Free parking: 3.6/1,000 SF
- Ideal for engineering, architectural, legal, medical, financial, back office and corporate uses
- Prominent signage available
- Restrooms available within each suite. Card access system to building and individual suites. Building equipped with white noise system. High quality construction and interior buildout including dual/redundant fiber. Cummins 500kVA generator on-site and 250kVA UPS system.

**\$22.00 PSF**  
**TRIPLE NET  
LEASE**

**38,510 SF**  
**2 SUITES AVAILABLE**



# FLOOR PLAN

## Overall







MULTI-TENANT  
OFFICE  
PROPERTY.





# AREA MAP

## West Ashley





# AREA DEMOGRAPHICS

2024

3-Mile Radius

3,306  
BUSINESSES

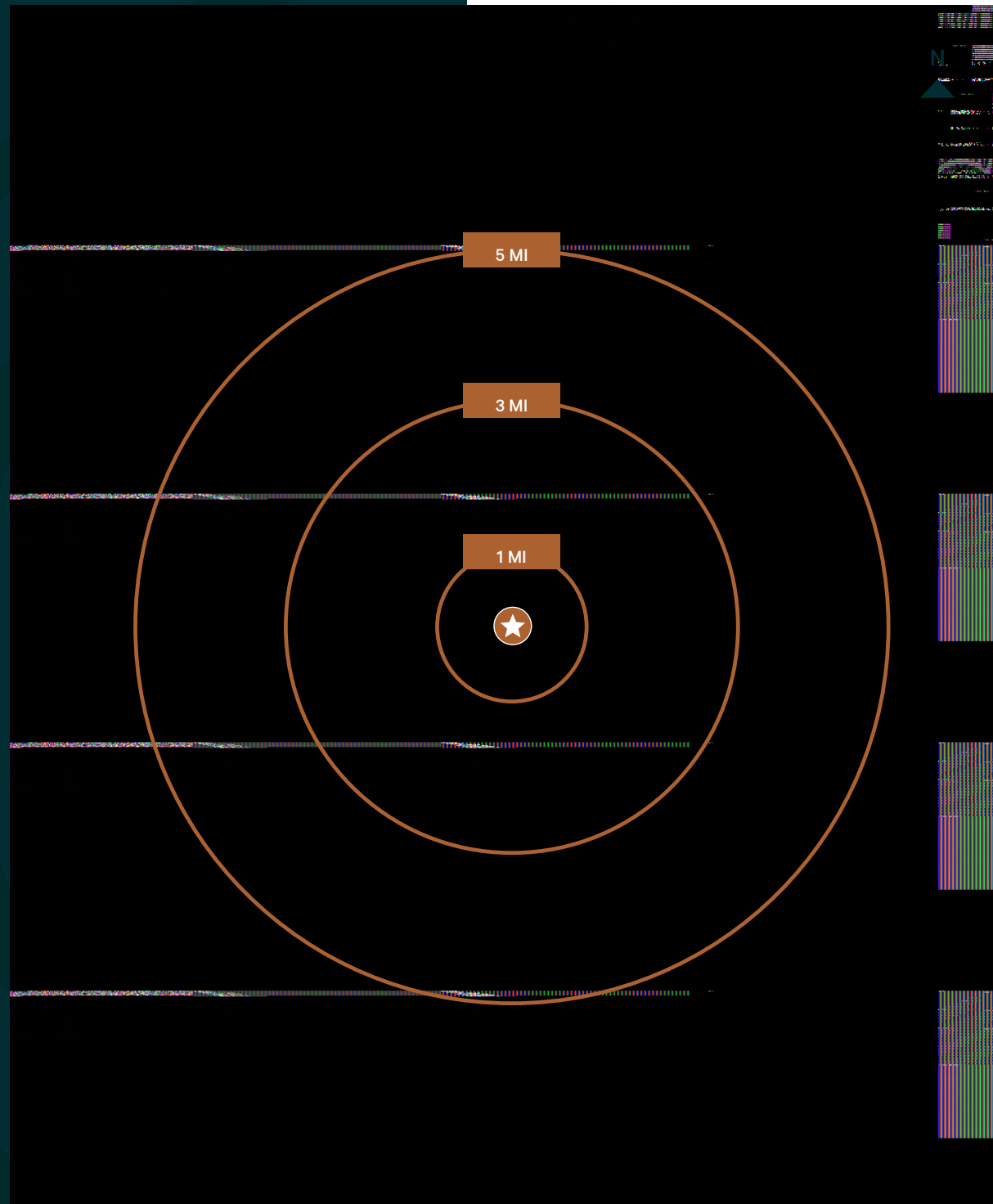
37,383  
EMPLOYEES

58,646  
POPULATION

63,555  
DAYTIME POPULATION

26,821  
HOUSEHOLDS

\$108,153  
AVERAGE  
HOUSEHOLD INCOME





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