

# FOR LEASE

3,290 SF MEDICAL  
OFFICE SPACE  
AVAILABLE



3030 ASHLEY TOWN CENTER DRIVE  
BLDG A, UNIT 102, Charleston, SC 29414

**Harbor**  
COMMERCIAL PARTNERS





AVAILABLE SF:	3,290 SF
LEASE RATE:	\$19.50/sf (Annual)
LEASE TYPE:	NNN (\$7.22/PSF)
CLASS OF SPACE:	Class A
TAX ID/APN:	310-08-00-028

## PROPERTY DESCRIPTION

This office condo is located within the Town Center Office Park and could serve a variety of medical or general office uses. It is approximately 3,290 square feet consisting of 6 exam rooms, 4 private offices, reception area, two restrooms, a conference room and a large procedure/conference room. Other existing users located within this business park include a law practice, land development firm, a counseling center and a professional office. The property is located just off of Savannah Highway, and is less than a half a mile from Interstate 526. Current NNN's are estimated to be \$7.22/psf.

## AREA / LOCATION DESCRIPTION

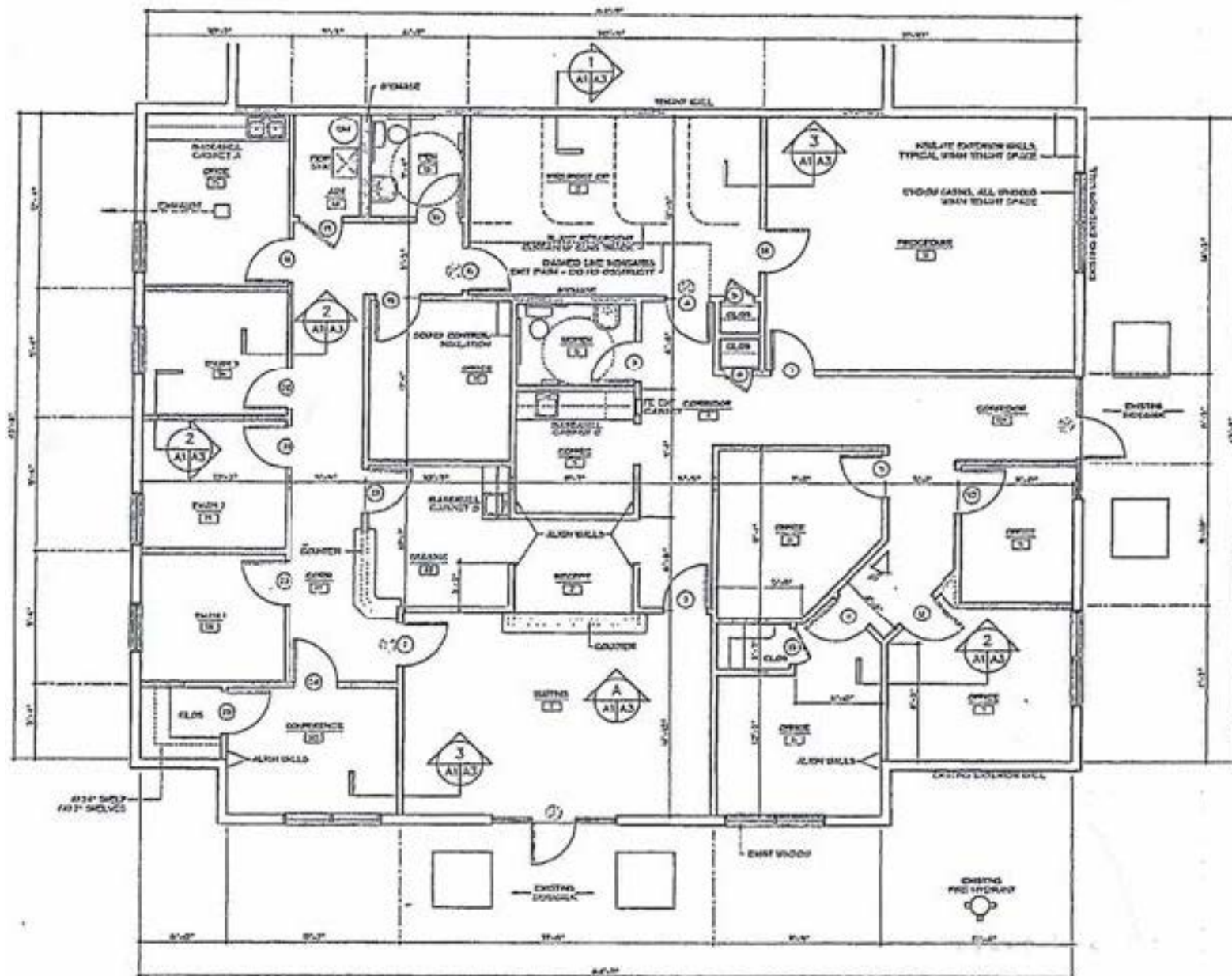
The Town Center Office Park is a modern, suburban development designed to accommodate a mix of professional services and medical office users. It consists of two low-rise buildings, each featuring contemporary architecture with clean lines, ample windows for natural light, and inviting entryways. The buildings feature well-maintained landscaping, including manicured lawns and decorative trees, creating a professional yet welcoming atmosphere.

Parking is convenient and abundant.

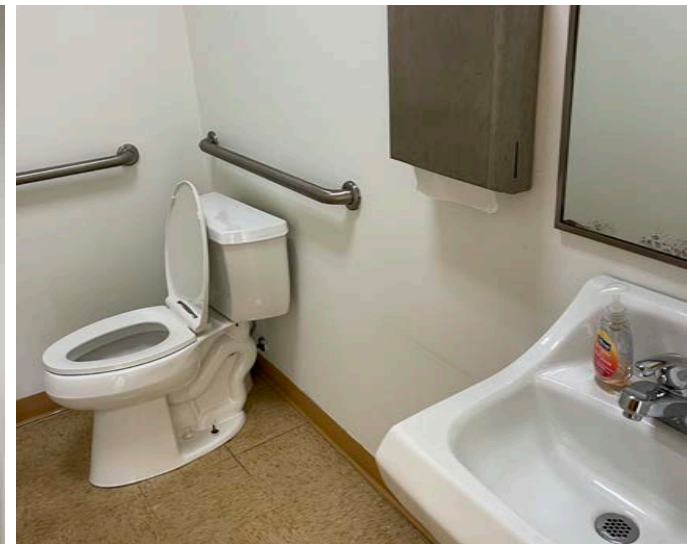
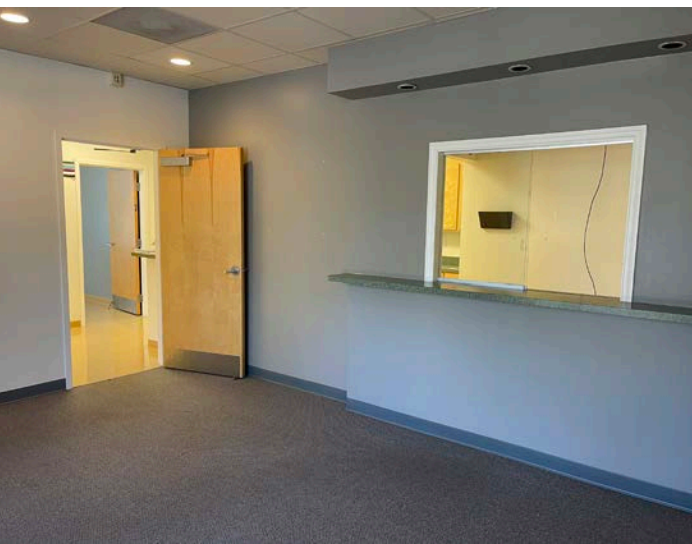
The office park is strategically located near key suburban amenities, including: Restaurants and Cafes, Casual dining spots, Retail Centers, coffee shops, Health and Fitness Facilities all within a short driving distance.

# FLOOR PLAN

3030 ASHLEY TOWN CENTER DR. BUILDING A, UNIT 102, Charleston, SC 29414



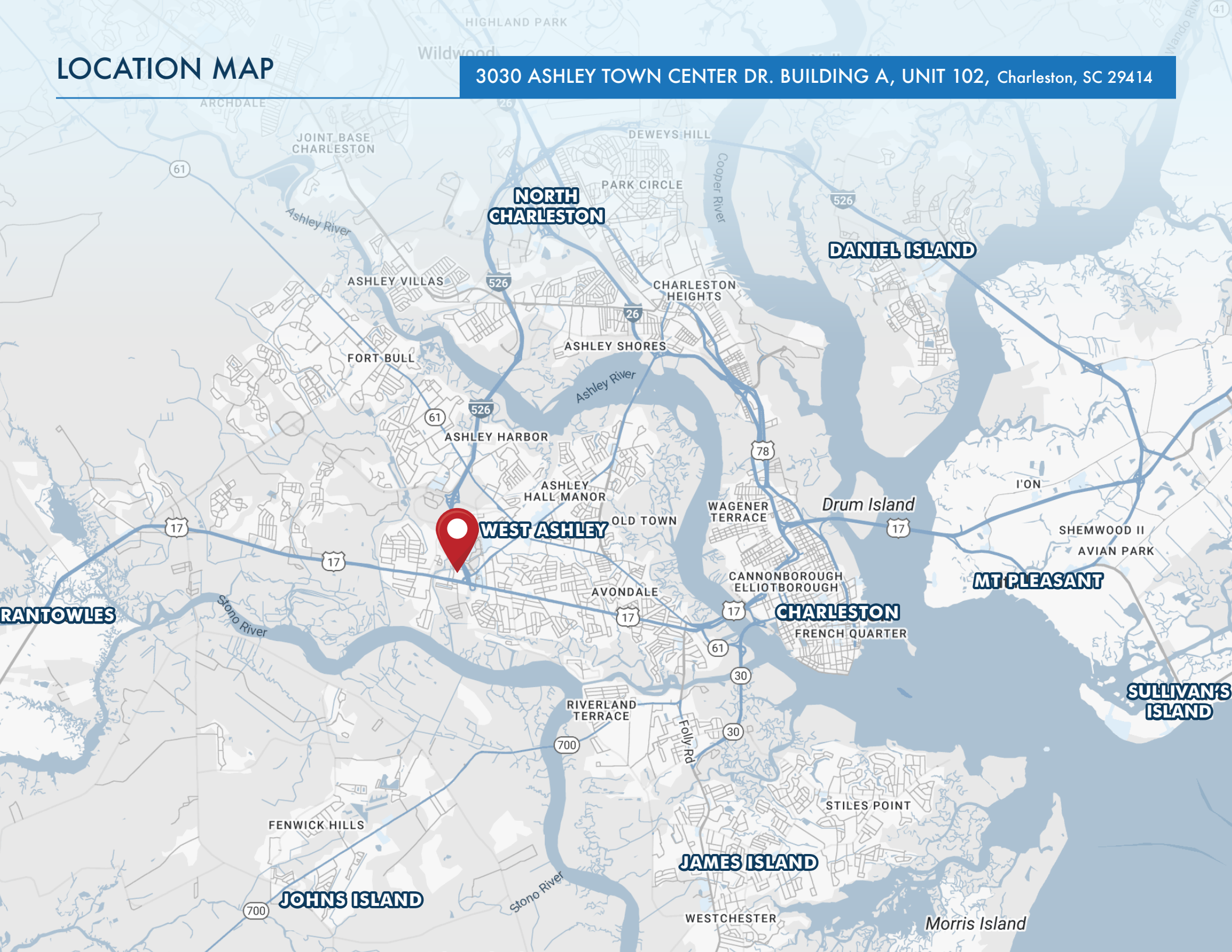






# LOCATION MAP

3030 ASHLEY TOWN CENTER DR. BUILDING A, UNIT 102, Charleston, SC 29414











## LEASING CONTACTS:

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