

JAMES ISLAND OFFICE SPACE MOVE-IN READY!

125-C WAPPOO CREEK DRIVE
CHARLESTON, SC 29412

for lease

±660-2,200 RSF
Office Suites

Rate:
\$20-23/SF, NNN
(\$5.45)



NAICharleston

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About the Property

NAI Charleston is pleased to present **125C Wappoo Creek Drive, for lease.** This ±660-2,200 SF office space is located on the second floor above Charleston Oral & Facial Surgery in the coveted Wappoo Creek area of James Island. This location provides outstanding convenience to population centers of James Island, Johns Island, West Ashley, and downtown Charleston. The versatile floor plan is well-suited for a variety of professional office uses.

- **Location, Location, Location**
Outstanding convenience to James Island, Johns Island, West Ashley, and downtown Charleston
- **Versatile Layout**
Functional floor plan with private offices, open work areas, a full kitchen, and a restroom with shower can accommodate a variety of professional uses.
- **Move-In Ready**
Clean and ready for immediate occupancy!



Offering Summary

Suite Sizes: Full Floor: ±2,200 Rentable SF
Suite A: ±1,540 Rentable SF
Suite B: ±660 Rentable SF

Availability: Move-in ready

Lease Rate: \$20/SF, NNN (\$5.45) - Full Floor
\$23/SF, NNN (\$5.45) - Suite A or Suite B
- Suite A - \$3,651/Month*
- Suite B - \$1,565/Month*

Tenant pays electric & water expense
Tenant responsible for own janitorial

Configuration: - Private offices including large executive office
- Flexible open floorplan
- Common area full kitchen & restroom with shower**

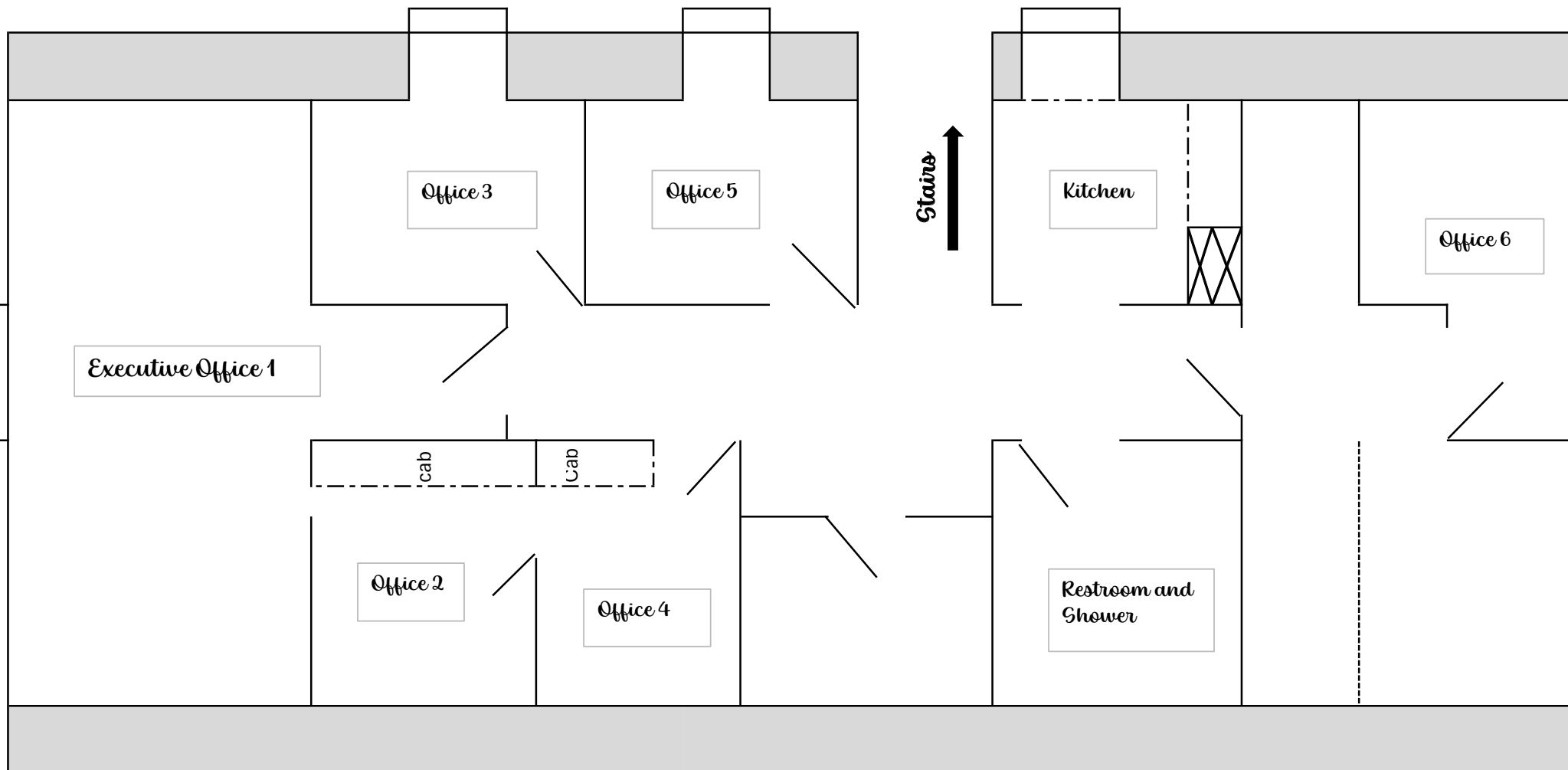
Parking: Convenient on-site shared parking

Zoned: LB (Limited Business); City of Charleston

**Estimated Rent/Month*

***Common area only if demised*

Full Floor Plan

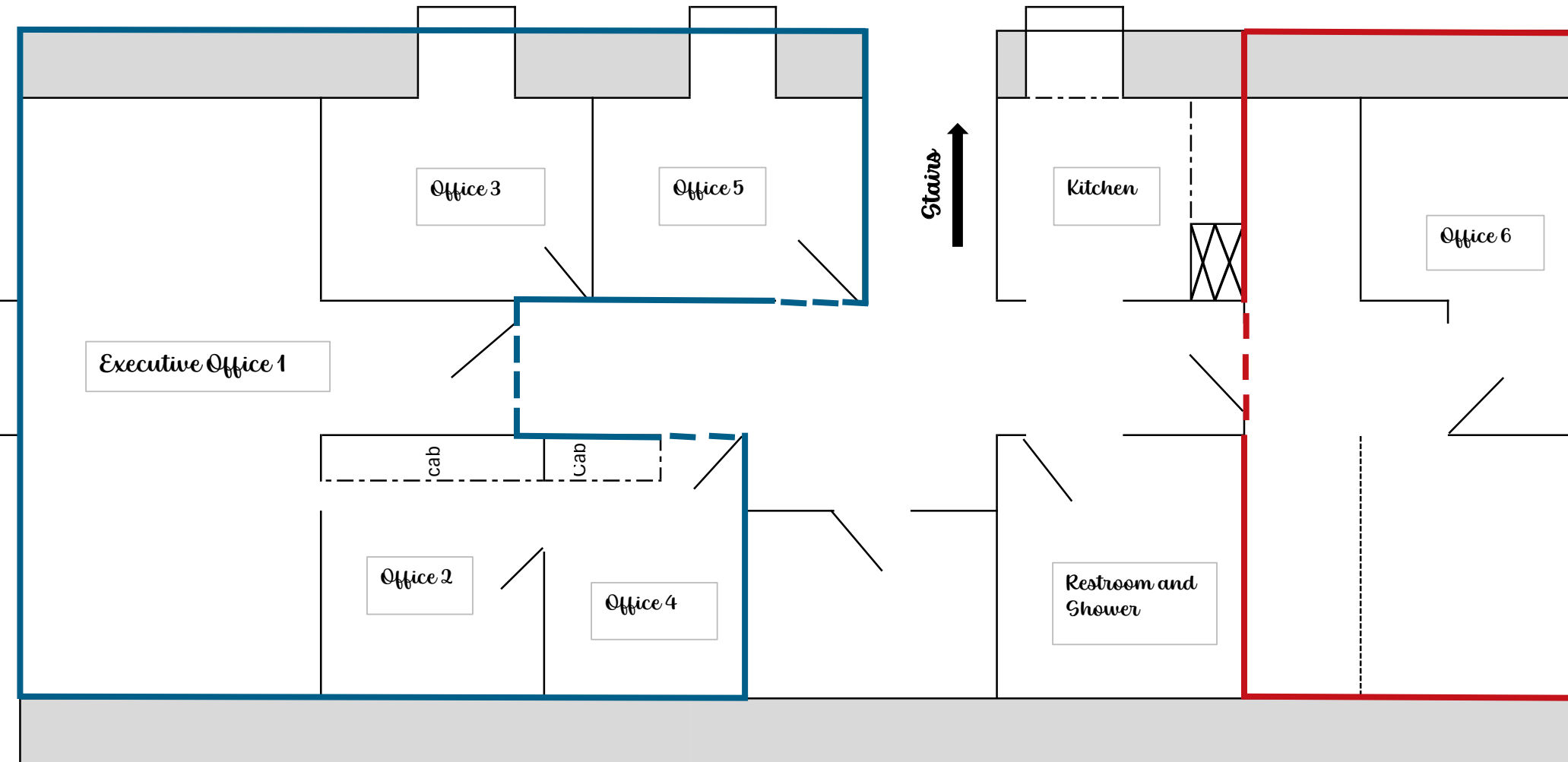


*Not drawn to scale

Option: Suites A & B

Suite A: ±1,540 RSF

Suite B: ±660 RSF



*Not drawn to scale

Interior Photos



Area Maps

