



SEE A BRIGHTER WAY



For Lease

229 Huger Street
Charleston, SC 29403

- Two full floors available, $\pm 3,767$ s.f. each
- Brand new construction
- Convenient access to I-26, Highway 17 & downtown Charleston

BRIAN CONNOLLY
Managing Director
brian.connolly@am.jll.com
+1 843 805 5114

The property

Location



Address 229 Huger St, Charleston, SC 29403

Typical floor plate 3,767 s.f.

Total s.f. 11,301

Year built 2018

Available s.f. Two full floors, 3,767 s.f. each

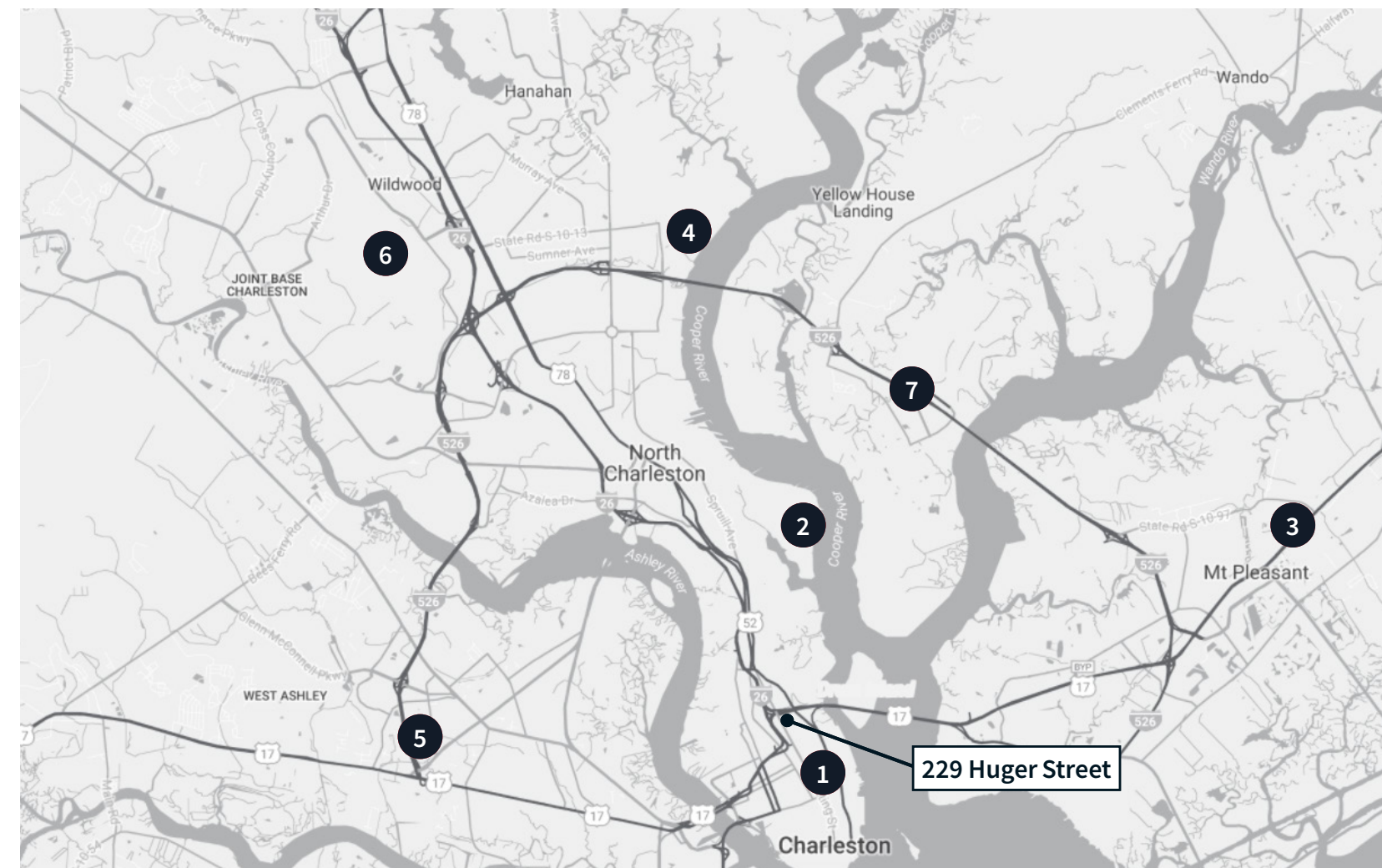
Parking ratio

Number of floors 3

Location overview

229 Huger Street is located in Downtown Charleston just 0.2 miles from I-26. The property is in close proximity to major population bases; downtown, North Charleston, Daniel Island, Mount Pleasant and West Ashley. Accessible via either I-26 or I-17, this property is connected to the area's major arterial roadways serving a logistical advantage for both businesses and their employees.

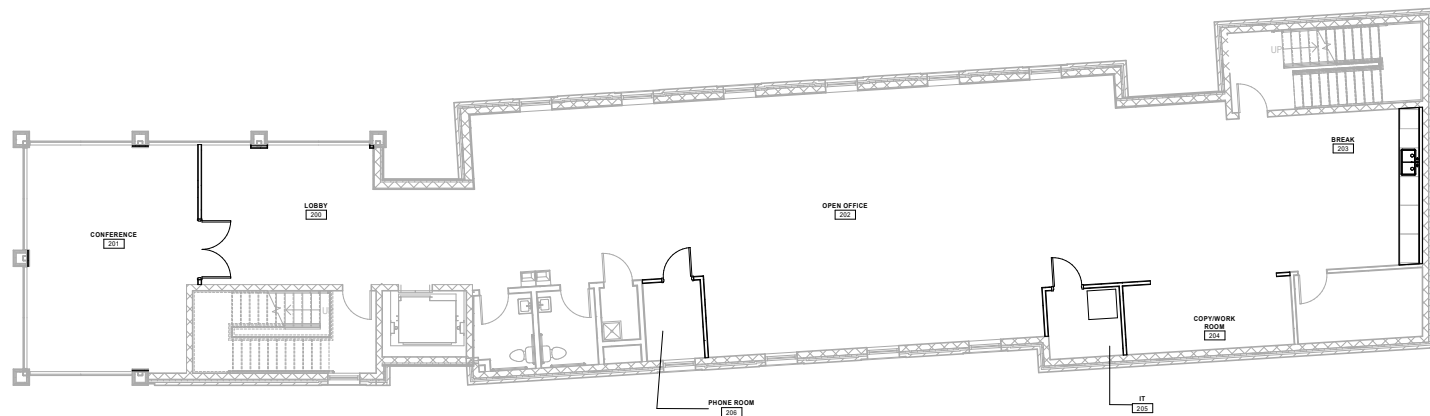
- 1 1.0** mile to downtown Charleston
- 2 5.0** miles to the new Hugh Leatherman Terminal
- 3 8.0** miles to downtown Mount Pleasant
- 4 8.4** miles to North Charleston Port Terminal
- 5 9.3** miles to downtown West Ashley
- 6 11.1** miles to the Charleston International Airport
- 7 12.7** miles to Daniel Island



Availabilities

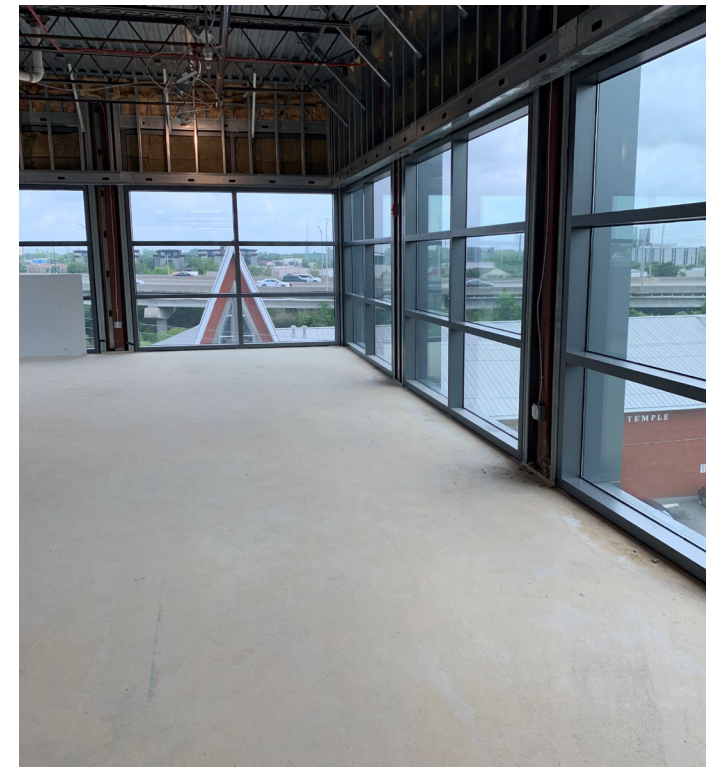
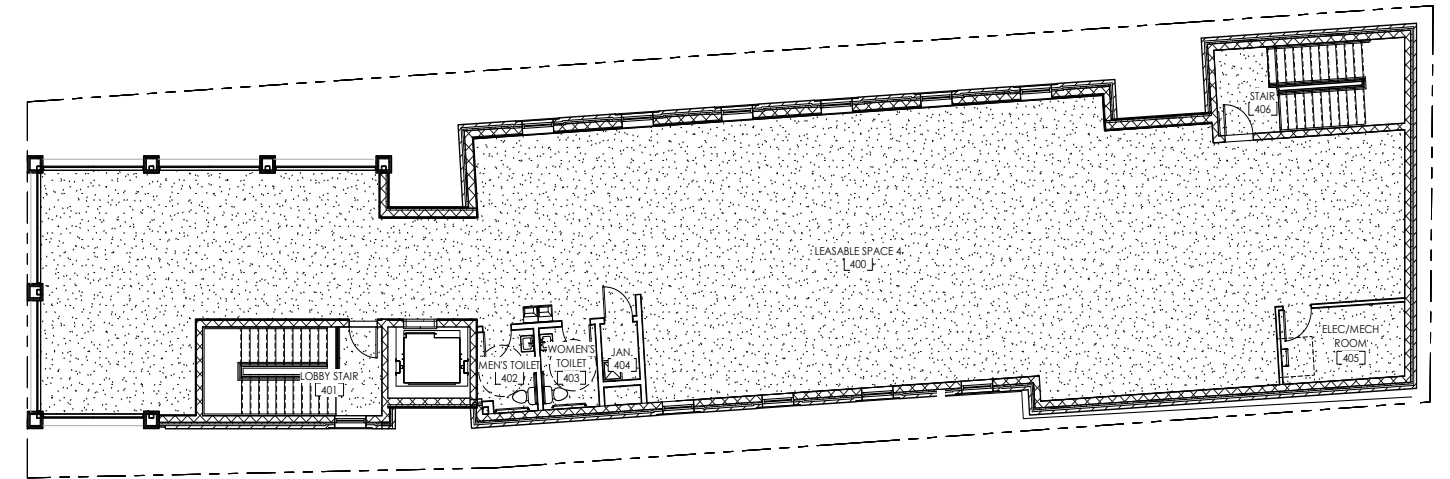
2nd Floor

±3,767 s.f. | spec suite available immediately

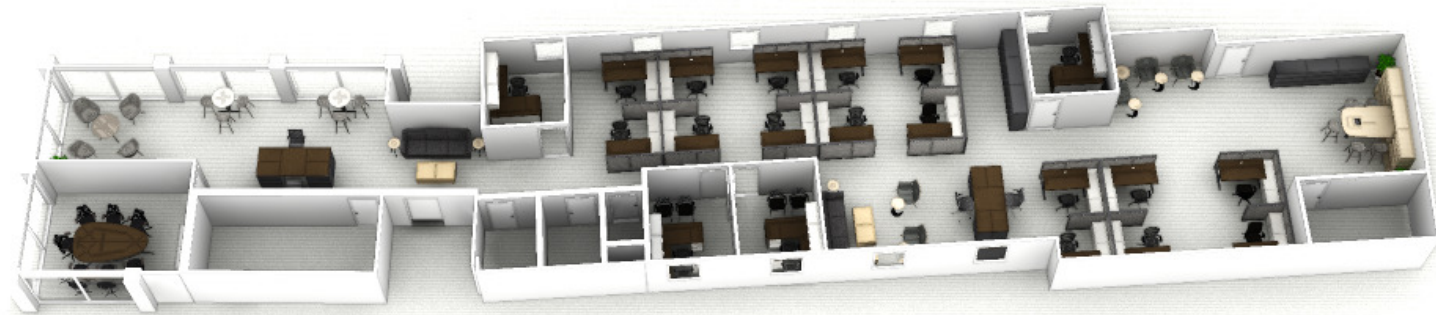
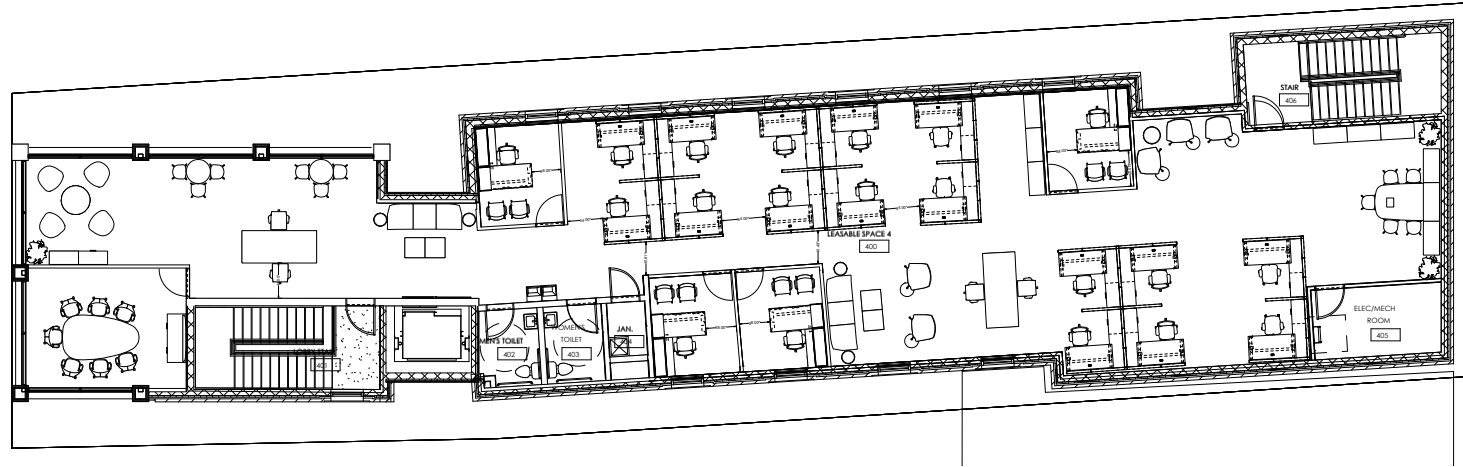


4th Floor

±3,767 s.f. | available for immediate build-out



The opportunity



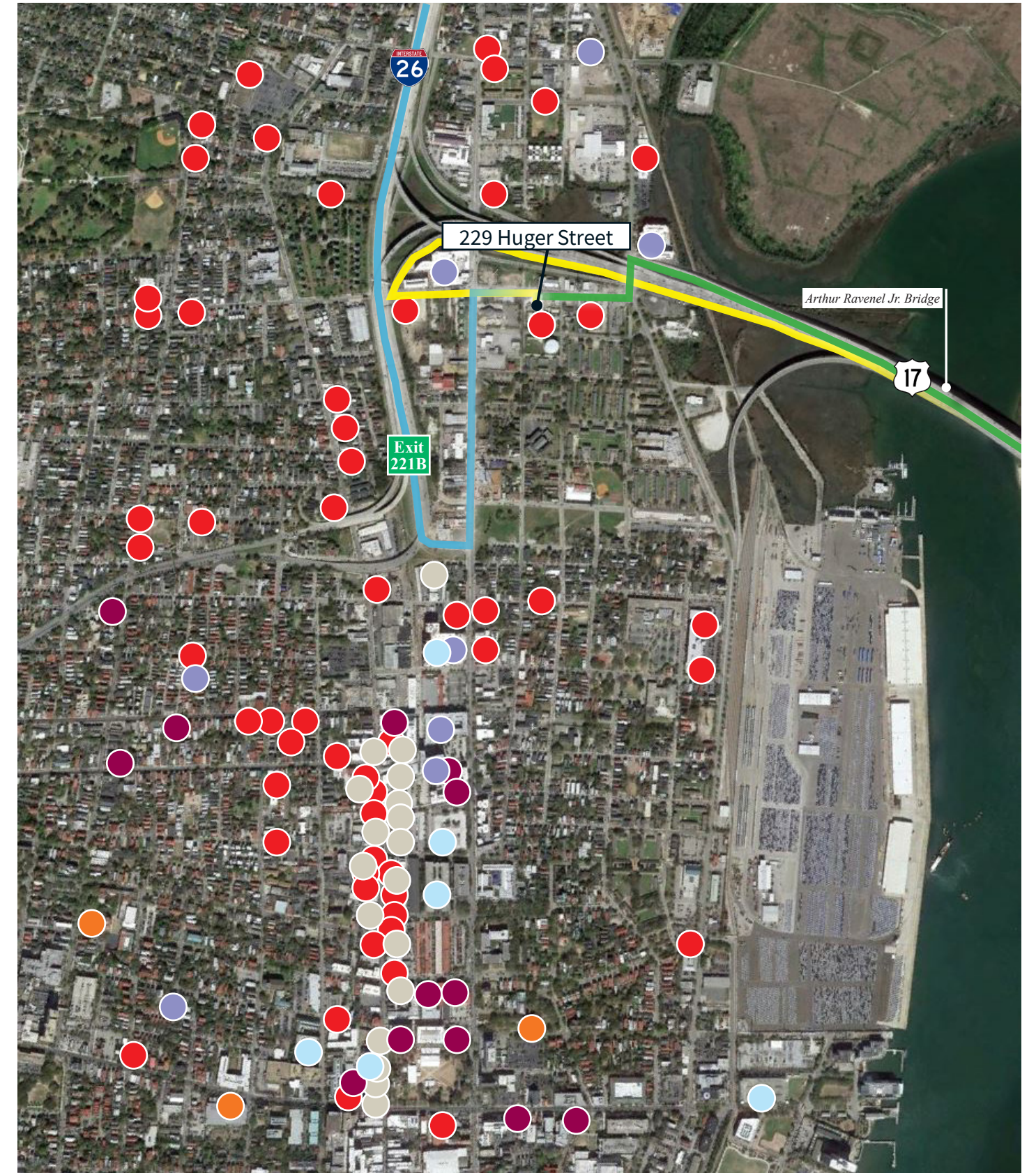
The opportunity

Currently leased built-out space | 2nd floor



Access & amenities

- food & beverage
- retail
- multifamily
- hotel & lodging
- education
- parking garage





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Thank you

BRIAN CONNOLLY

Managing Director

JLL Charleston

brian.connolly@am.jll.com

+1 843 805 5114

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