

4425

BELLE OAKS DRIVE
CHARLESTON, SC 29406



OFFICE AVAILABLE FOR LEASE OR SALE

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AVAILABLE FOR LEASE OR SALE

Bridge Commercial is pleased to exclusively offer the opportunity to lease or purchase 4425 Belle Oaks Drive. This single-story office building is approximately 6,793 SF on 1.8 acres. The property is adjacent to The Executive Park at Faber Place, one of the largest corporate office parks in the Charleston region. The building is unoccupied.

4425 Belle Oaks is easily accessible to I-526, near a variety of amenities, and onsite parking is available. A portion of the property is fenced. Additionally, the building overlooks the Ashley River.



ADDRESS:	4425 Belle Oaks Drive Charleston, SC 29405
BUILDING SIZE:	6,793 SF
ACRES:	1.8 Acres
AVAILABLE SF:	6,793 SF
LEASE RATE:	\$26.00 NNN
FOR SALE:	\$2,990,000

FEATURES

- Single-story office with 6,793 SF available.
- Ample, on-site parking.
- Abundant amenities nearby.
- Direct access to I-526.





CENTRALLY LOCATED, EASILY ACCESSIBLE & MINUTES TO AMENITIES

DINING

Azul
Bonefish Grill
Buffalo Wild Wings
Charleston Sports Pub
Chick-fil-a
Chili's
Chipotle
Daniel Island Grill
Frothy Beard Brewing
Jackrabbit Filly

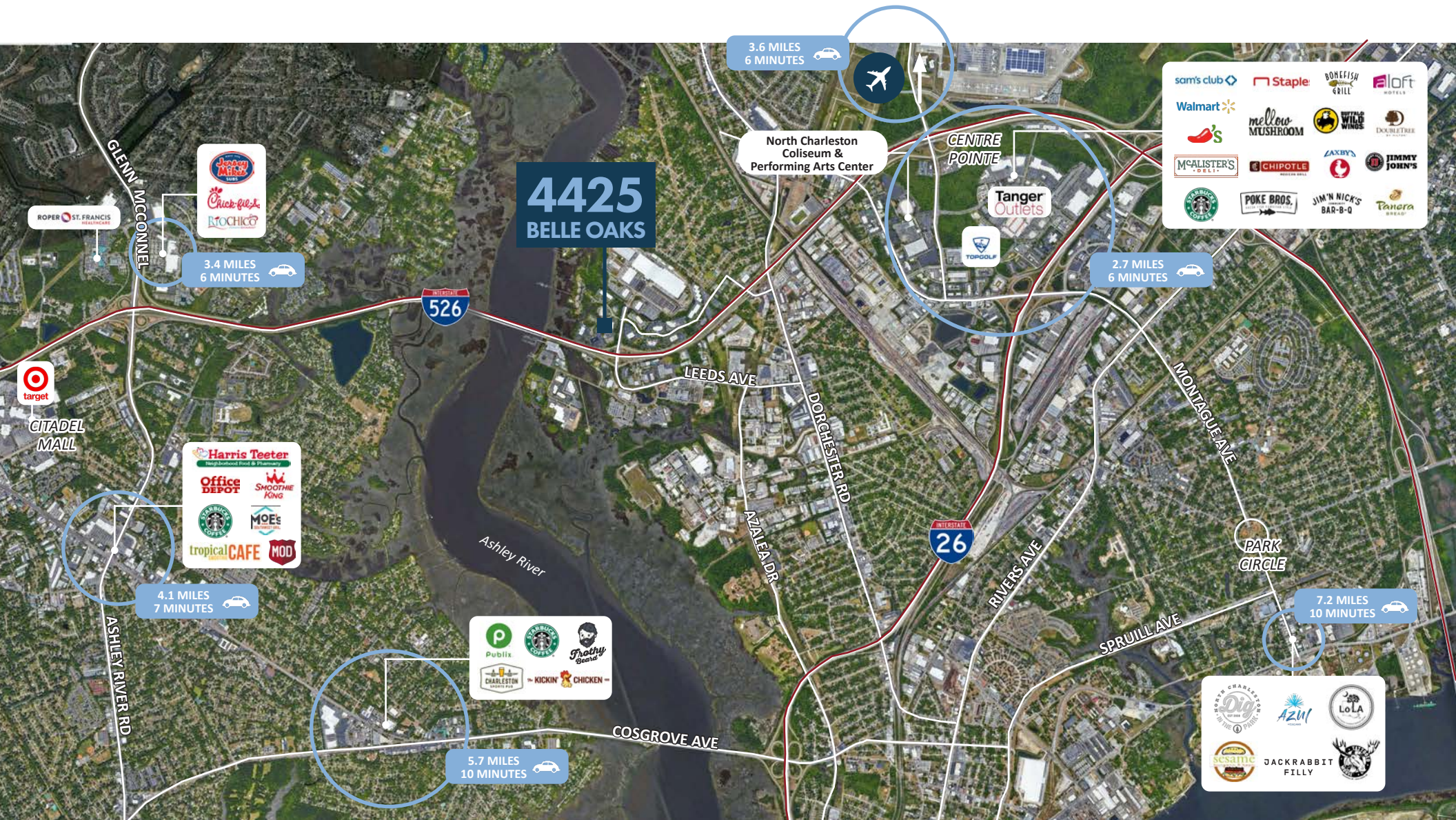
Jersey Mike's
Jim N Nick's BBQ
Jimmy Johns
Kickin Chicken
LoLA
McAlister's Deli
Mellow Mushroom
Mod Pizza
Moe's
Panera Bread

Poke Bros.
Rio Chico
Sesame Burger
Smoothie King
Starbucks
The Tattooed Moose
Tropical Smoothie Cafe
Zaxby's

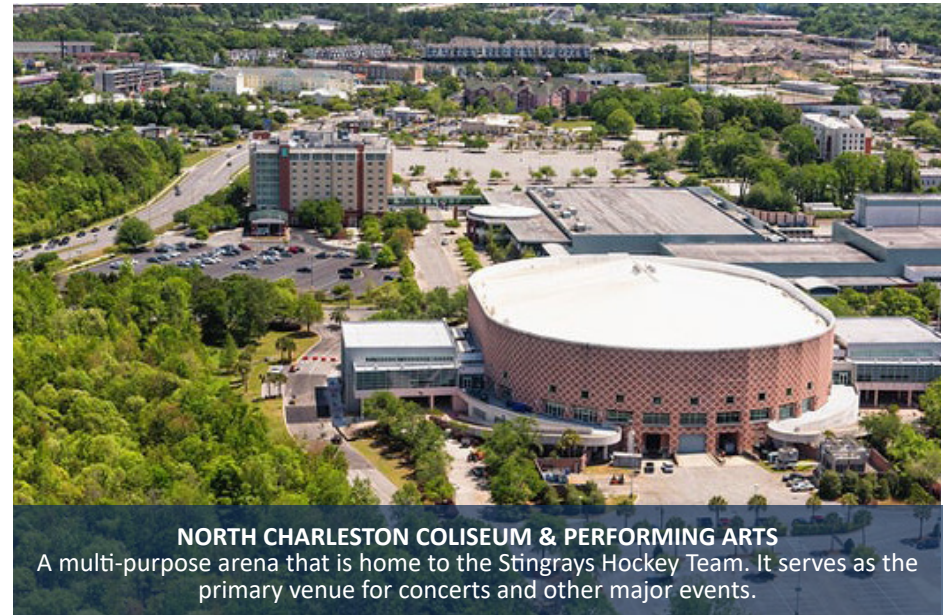
HOTELS, RETAIL & SERVICES

Aloft
Bank of America
Charleston Int. Airport
DoubleTree
Embassy Suites
Hampton Inn
Harris Teeter
Holiday Inn Express
Hyatt Place
Office Depot

Publix
Sam's Club
Spinx
Staples
Tanger Outlets
Target
Top Golf
Walmart



NEARBY CENTRE POINTE AMENITIES 2.7 MILES OR A 6-MINUTE DRIVE



CHARLESTON'S LARGEST CORPORATE OFFICE PARK



SELECT TENANTS

93 Jamz
Aerotek
Agape Care SC
Alcami Pharma
Allied Reliability
Amerihealth
DSV Logistics
Finkel Law
Interim Healthcare
Lifestance Therapists
Lithco Contracting
Mahle Behr
Morgan & Morgan Law
Mungo Homes
Nolan Transportation Group
Primerica Insurance
Progressive Insurance
Pulte Homes
Robert Half
Refuel HQ
Sonepar USA
Southeastern College
Steinberg Law Firm
Weston & Sampson Engineers
Windstream
Urban Electric Company

Ashley River

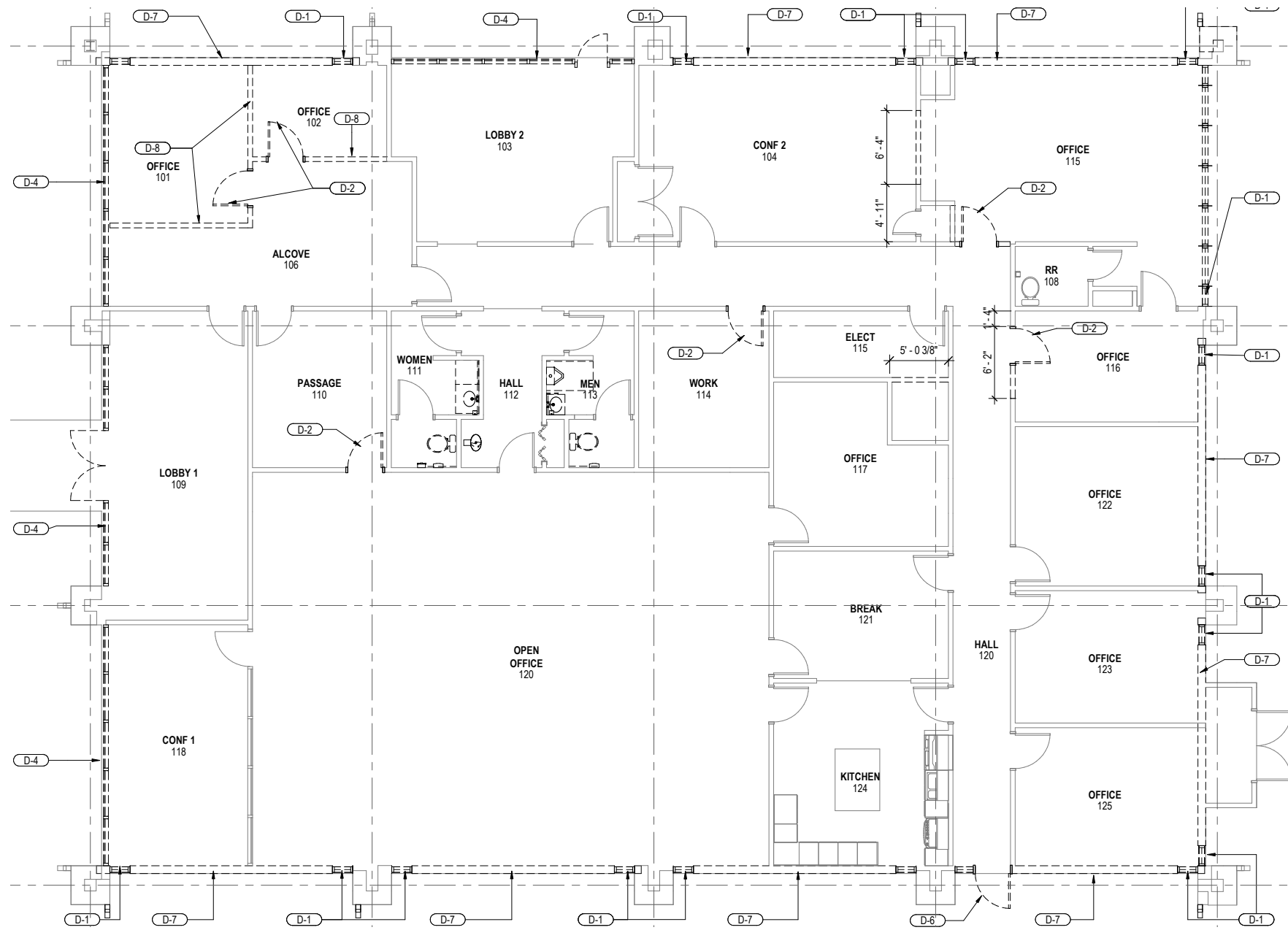
INTERIOR PHOTOGRAPHS

4425
BELLE OAKS



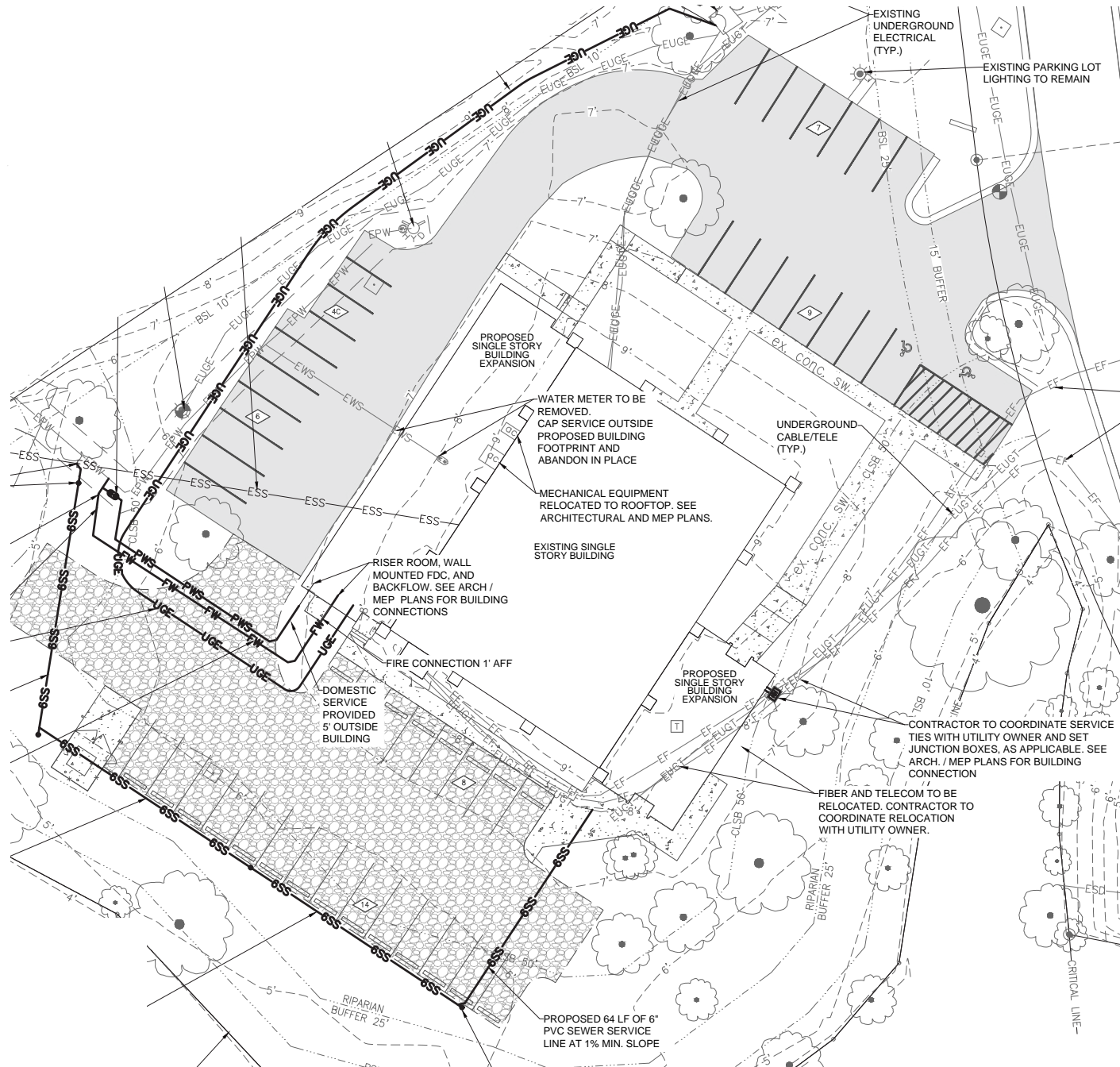
FLOOR PLAN
6,000 SF

4425
BELLE OAKS



SITE PLAN

4425
BELLE OAKS



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CHARLESTON'S CONTINUES TO ATTRACT MORE PEOPLE & BUSINESS TO THE REGION

#1

CITY IN AMERICA

12 YEARS IN A ROW

TRAVEL + LEISURE

#2

BEST PLACE TO LIVE
ON THE EAST COAST

U.S. NEWS | 2024

#1

SMALL CITY IN
THE U.S.

CONDE NAST TRAVELER | 2025

#10

STATE TO START
A BUSINESS

FORBES | 2024

#14

LEADING METRO LOCATIONS
FOR ECONOMIC GROWTH

AREA DEVELOPMENT | 2023

BRIDGE-COMMERCIAL.COM

CHARLESTON OUTPACES NATION IN POPULATION & WORKFORCE GROWTH

#1

STATE WITH NET-GAIN OF
ONE-WAY MOVERS

2025 | U-HAUL

#2

TOP STATES FOR
DOING BUSINESS

2024 | AREA DEVELOPMENT

4X

WORKFORCE GROWTH
THAN UNITED STATES
AVERAGE

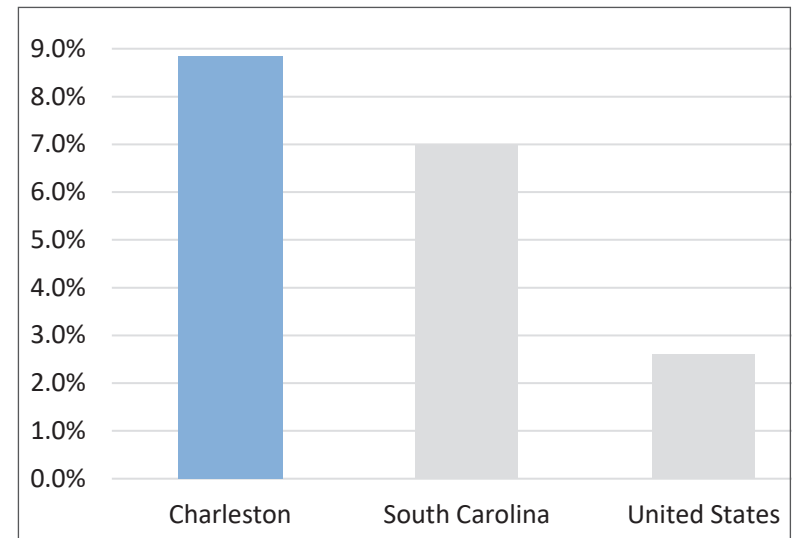
3X

UNITED STATES
AVERAGE GROWTH

40+

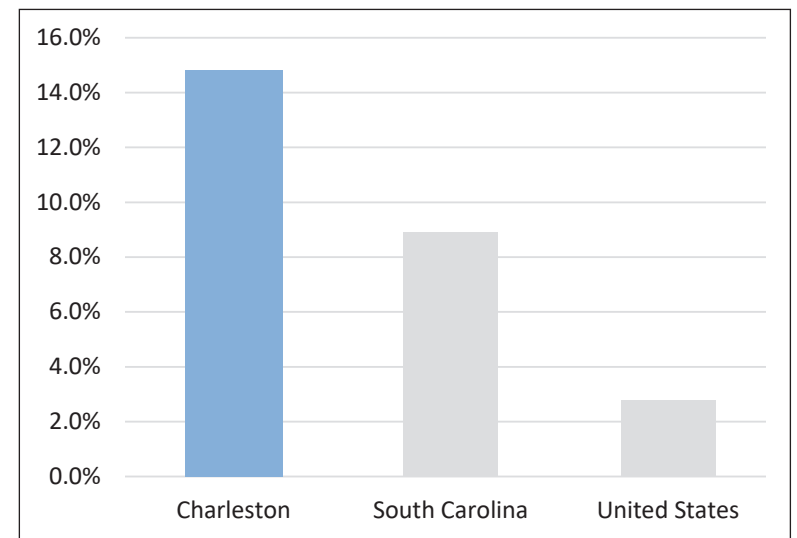
PEOPLE MOVE TO THE
REGION EACH DAY

POPULATION GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

WORKFORCE GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org



EXCLUSIVELY MARKETING BY

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