

# 4425

BELLE OAKS DRIVE  
CHARLESTON, SC 29406



OFFICE AVAILABLE FOR LEASE OR SALE



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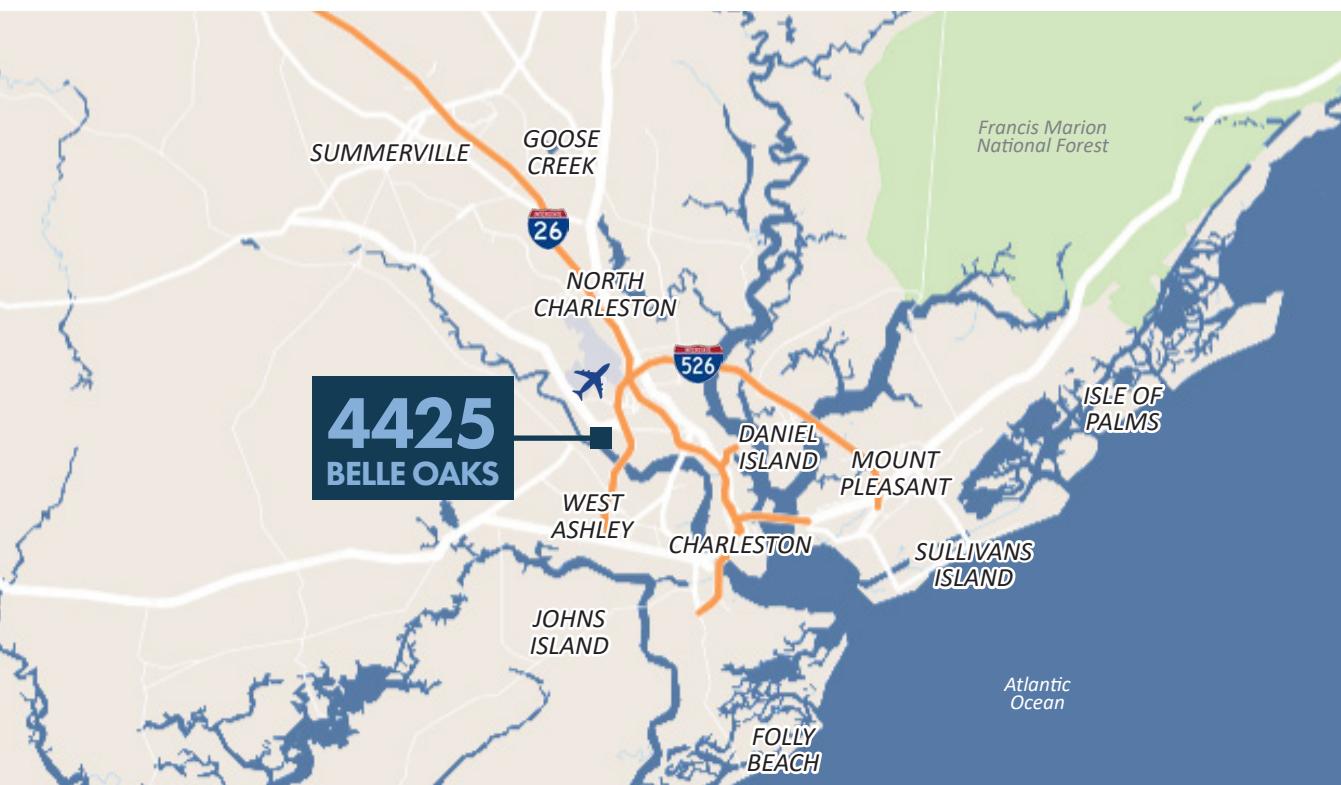
**BRIDGE**  
COMMERCIAL



## 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.



<b>ADDRESS:</b>	4425 Belle Oaks Drive Charleston, SC 29405
<b>BUILDING SIZE:</b>	6,793 SF
<b>ACRES:</b>	1.8 Acres
<b>AVAILABLE SF:</b>	6,793 SF
<b>LEASE RATE:</b>	\$26.00 NNN
<b>FOR SALE:</b>	\$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

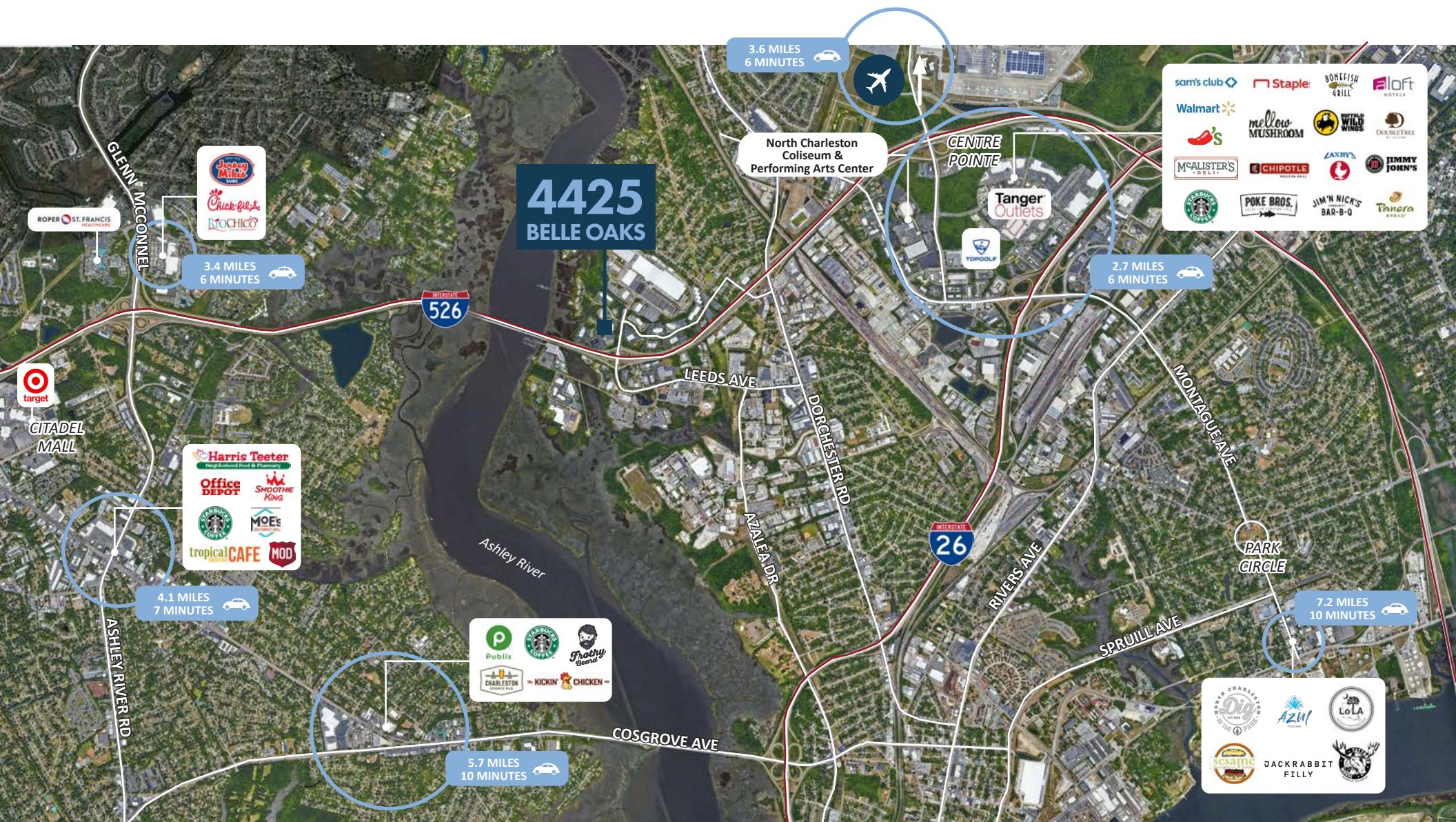
Jersey Mike's  
Jim N Nick's BBQ  
Jimmy Johns  
Kickin Chicken  
LoLA  
McAlister's Deli  
Mellow Mushroom  
Mod Pizza  
Moe's  
Panera Bread

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



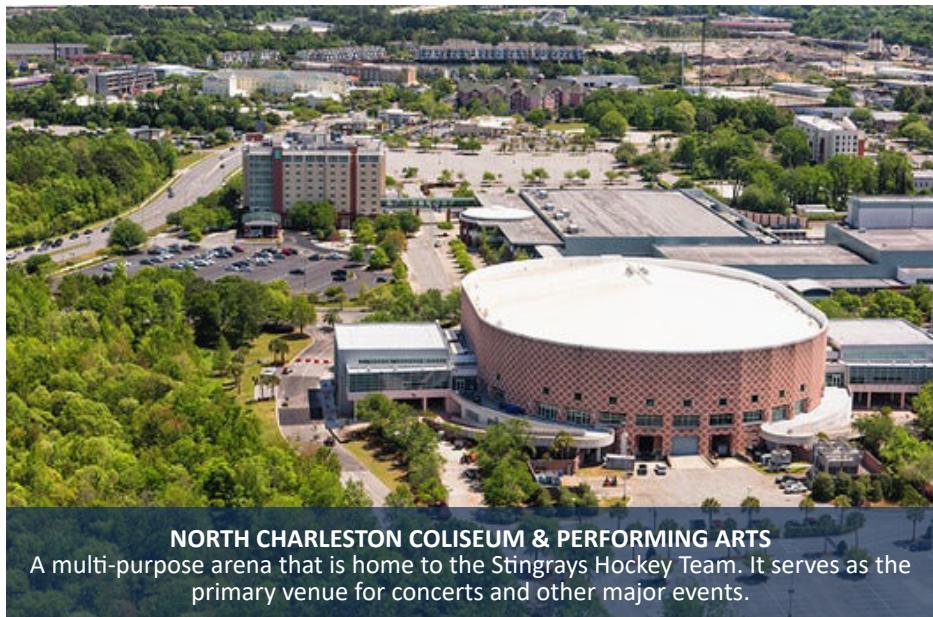
# NEARBY CENTRE POINTE AMENITIES

## 2.7 MILES OR A 6-MINUTE DRIVE



### TOP GOLF

Under construction and anticipated delivery late 2022. This kicks off Centre Pointe's entertainment zone with more retail and multifamily to follow.



### NORTH CHARLESTON COLISEUM & PERFORMING ARTS

A multi-purpose arena that is home to the Stingrays Hockey Team. It serves as the primary venue for concerts and other major events.



### TANGER OUTLETS

Featuring 84 regional and national brands including Brooks Brothers, Cole Haan, H&M, Tory Burch, Palmetto Moon, Michael Kors, and The North Face.



**ABUNDANT RETAIL & SERVICES**  
A wide variety of retail, services, hotels, restaurants, businesses and apartments are located in Centre Pointe.

# 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



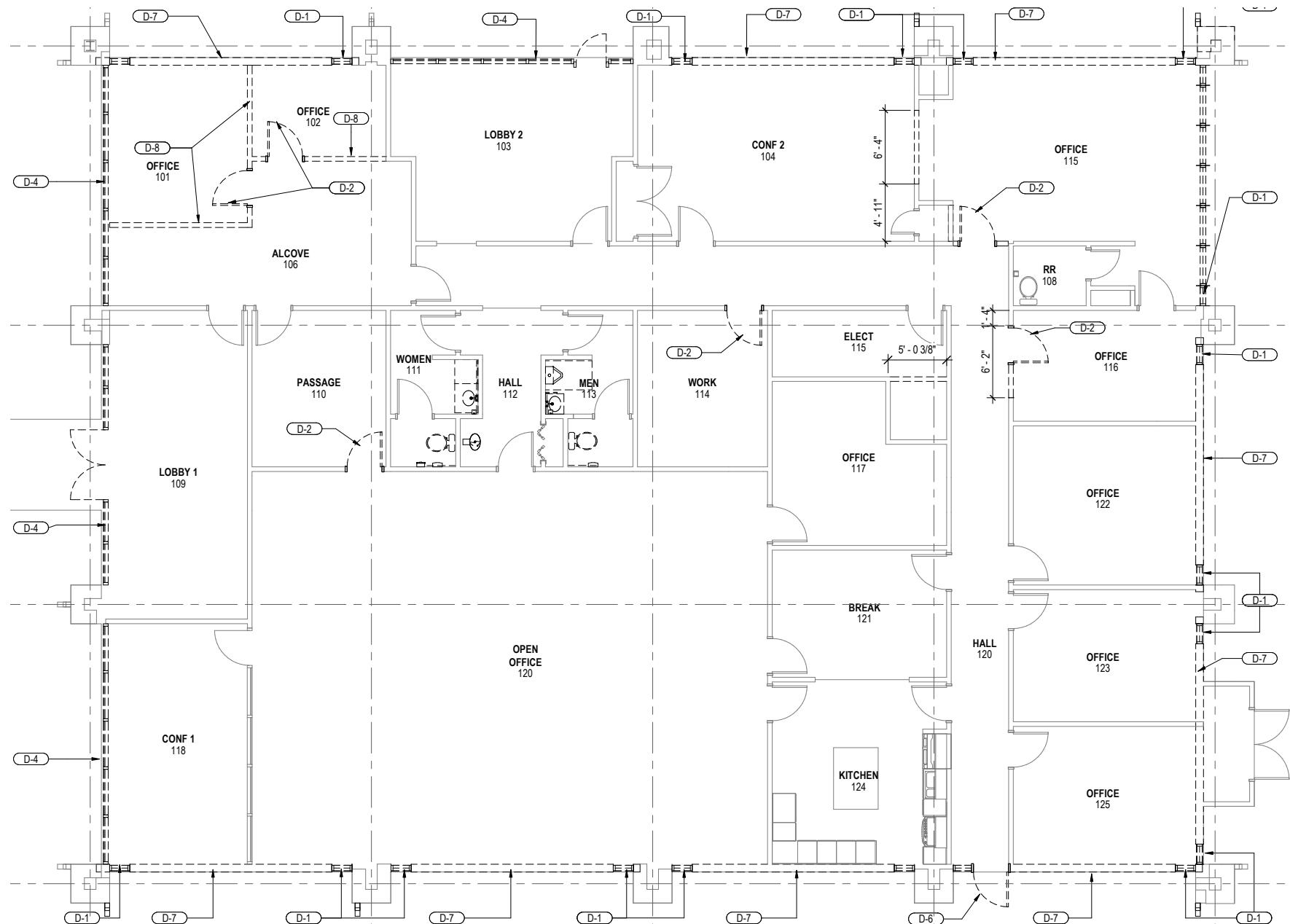
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# FLOOR PLAN

## 6,000 SF

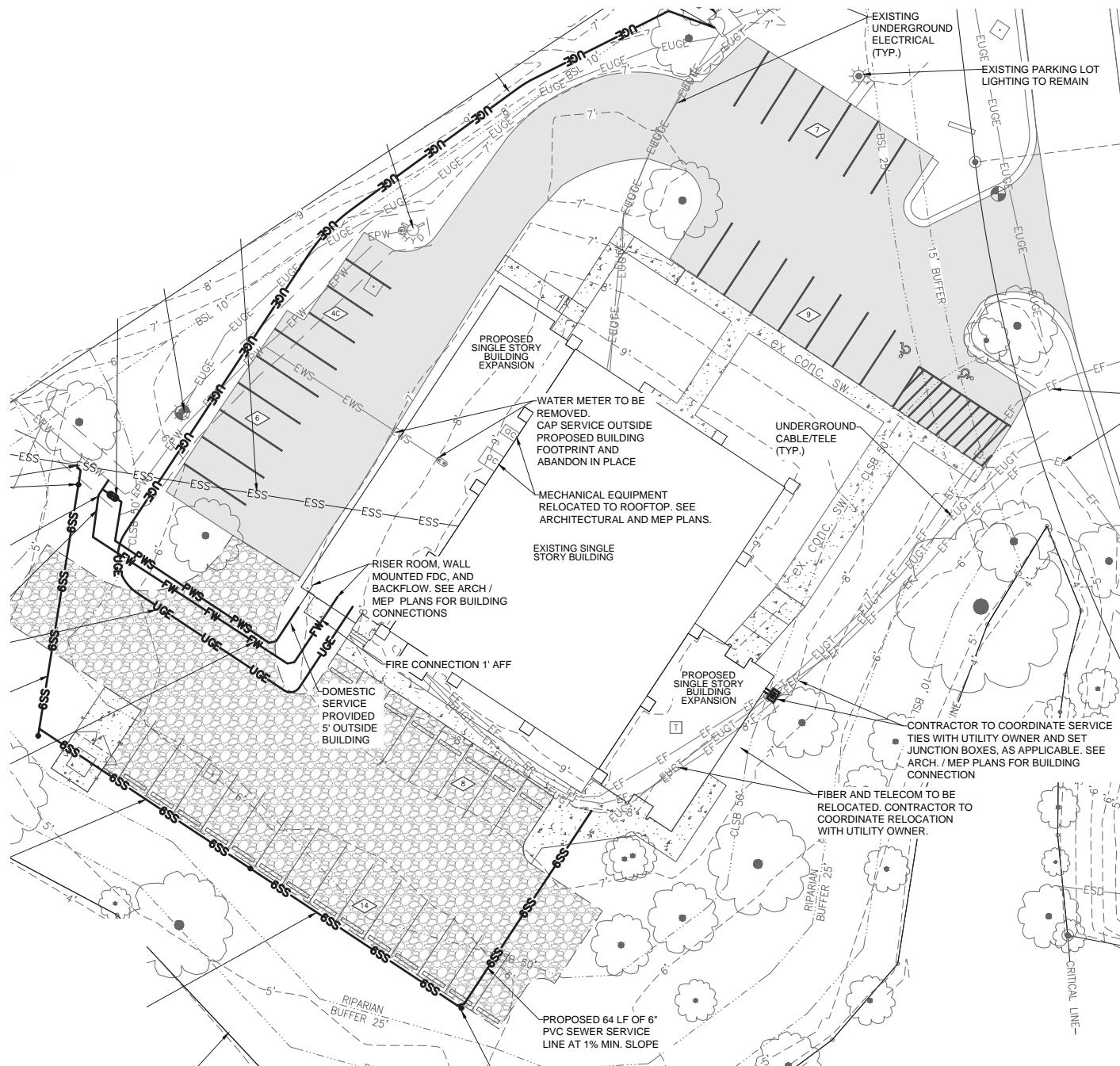
**4425**  
BELLE OAKS



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# SITE PLAN

4425  
BELLE OAKS





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

# 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

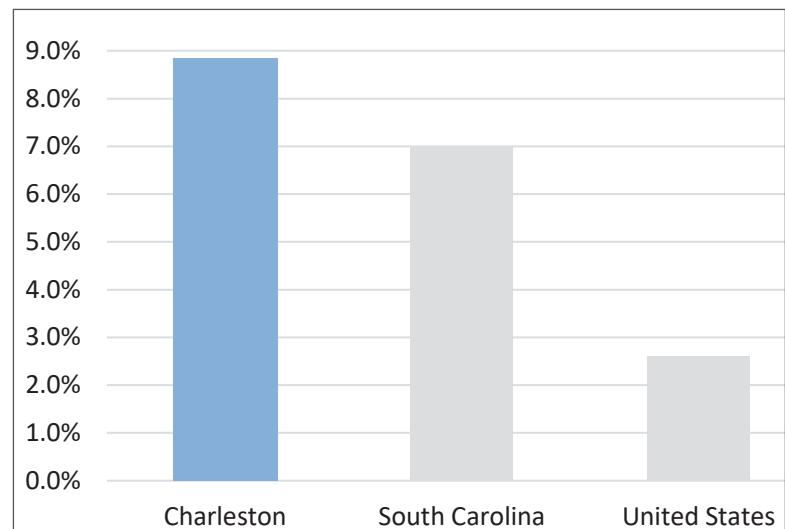
4X

WORKFORCE GROWTH THAN UNITED STATES AVERAGE

3X  
UNITED STATES AVERAGE GROWTH

40+  
PEOPLE MOVE TO THE REGION EACH DAY

## POPULATION GROWTH:

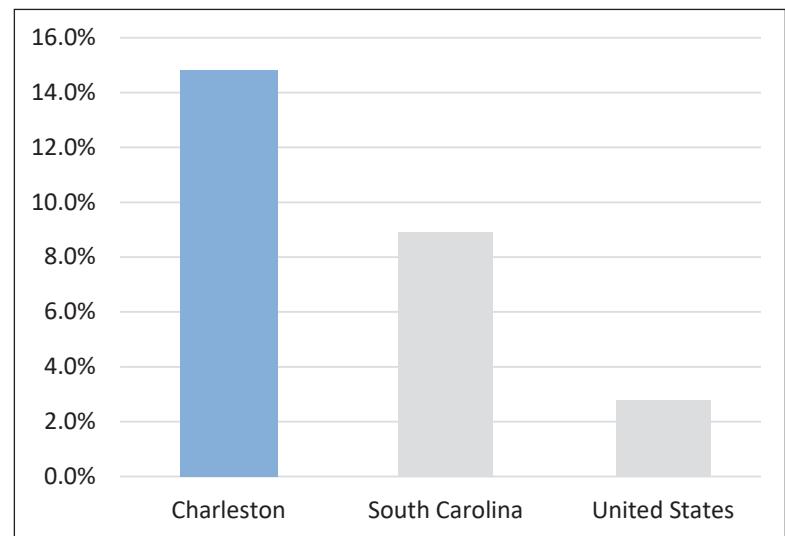


Sources: U.S. Bureau of Labor Statistics, CRDA.org

37.5%  
ADULTS WITH A BACHELOR'S DEGREE

84%  
AVERAGE ANNUAL PAY AS A PERCENTAGE OF U.S. AVERAGE

## WORKFORCE GROWTH:



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



## EXCLUSIVELY MARKETED BY

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