

FOR LEASE

3,290 SF MEDICAL
OFFICE SPACE
AVAILABLE



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





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.

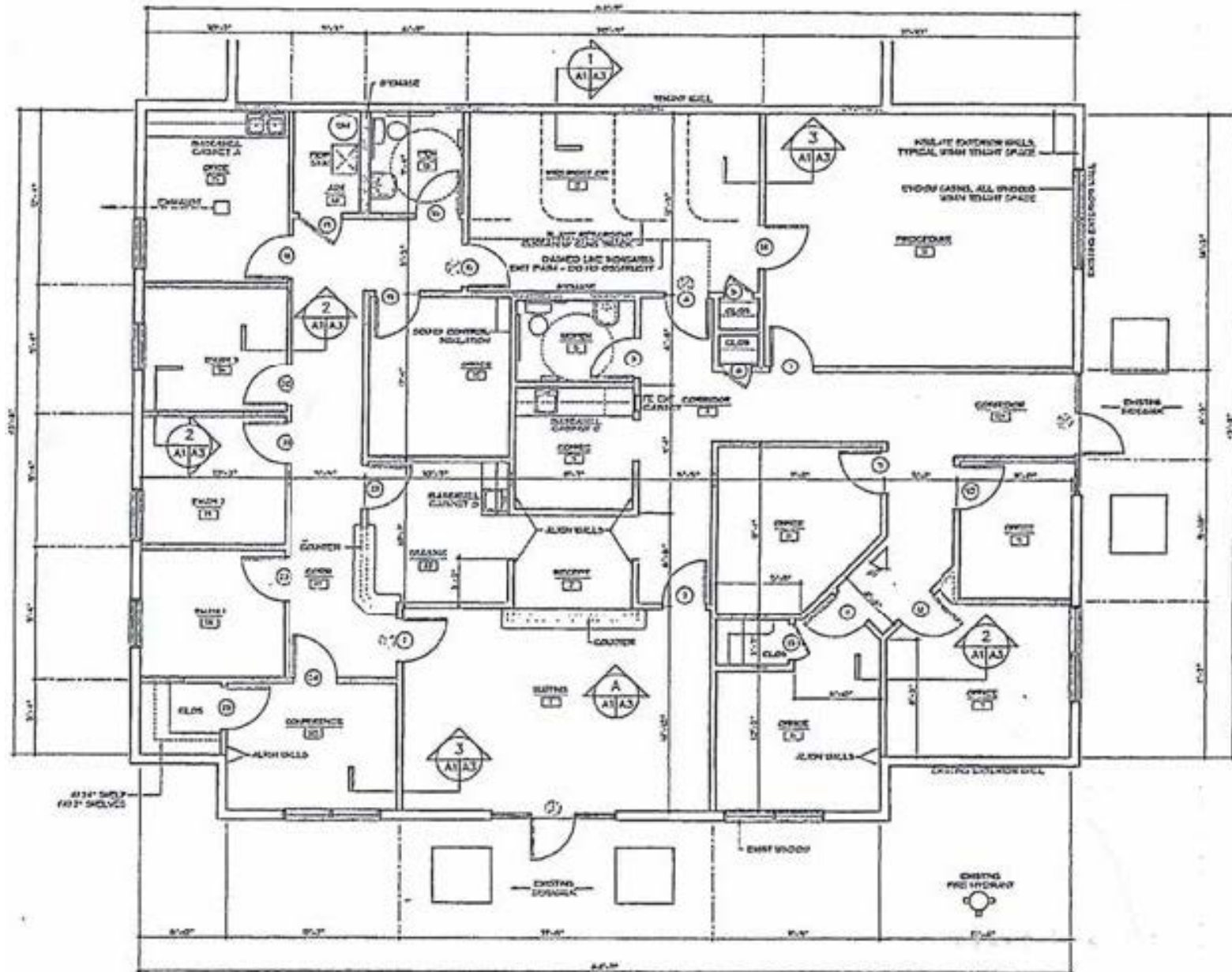
Parking is convenient and abundant.

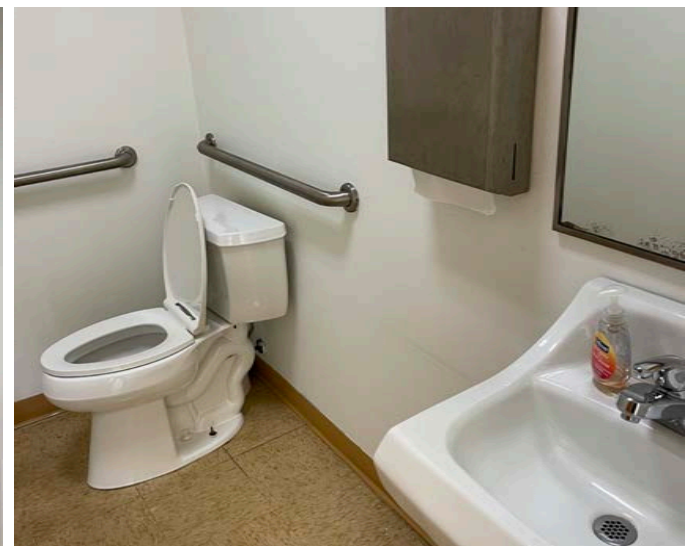
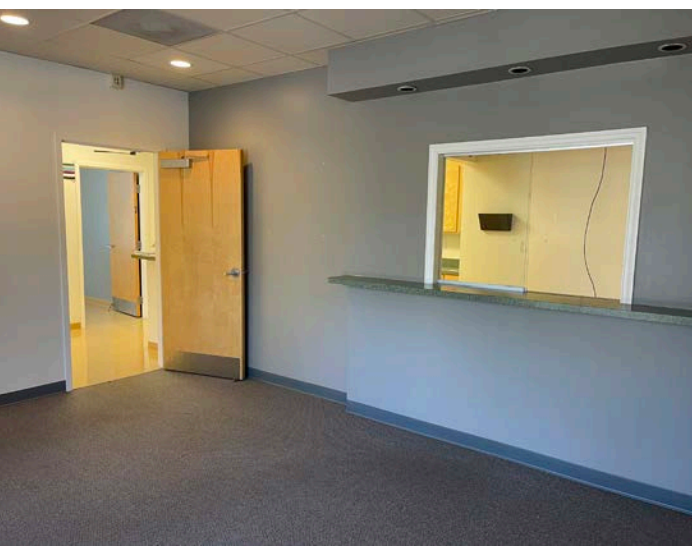
The office park is strategically located near key suburban amenities, including: Restaurants and Cafes, Casual dining spots, Retail Centers, coffee shops, Health and Fitness Facilities all within a short driving distance.

AVAILABLE SF:	3,290 SF
LEASE RATE:	\$18.25/sf (Annual)
LEASE TYPE:	NNN (\$7.22/PSF)
CLASS OF SPACE:	Class A
TAX ID/APN:	310-08-00-028

FLOOR PLAN

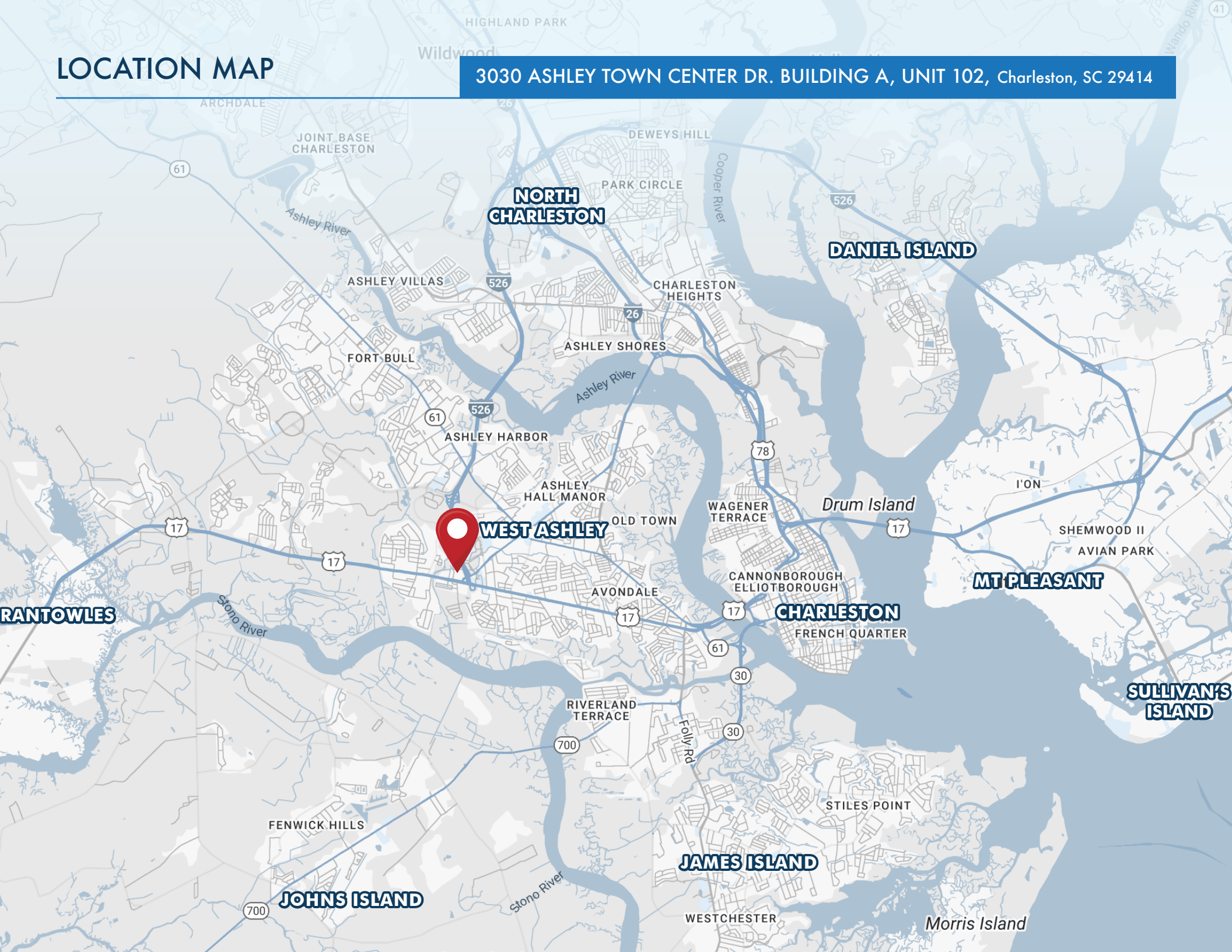
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LOCATION MAP

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THE HOME DEPOT
Chick-fil&
Marshalls
McDonald's

SMOOTHIE KING
Wendy's
SUBWAY
Total Wine & MORE
Daiya's

LOWE'S
O'Charley's
RESTAURANT + BAR

PET SMART
GameStop
CVS pharmacy
belk
planet fitness
TARGET
Starbucks
DICK'S SPORTING GOODS
Panera BREAD

HACHIYA KYOTO
FOOD LION
COSTCO
Hampton Inn
CVS pharmacy
TOYOTA

SAM RITTENBERG BOULEVARD

WELLS FARGO
Michaels
BEST BUY

Pep Boys
Chick-fil&

42

526

7

61

42

SAVANNAH HIGHWAY

ExtraSpace Storage
Audi
KIA

Hardee's
Waffle House
Advance Auto Parts

CUBESMART self storage
DUNKIN'
Holiday Inn
Ruby Tuesday

Ford
Cadillac
Honda
Mercedes-Benz
GMC
Krispy Kreme DOUGHNUTS



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