

**162 ASHLEY AVENUE,
CHARLESTON, SC 29425**



FOR LEASE

8,872 SF OFFICE BUILDING AVAILABLE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

PROPERTY DESCRIPTION:

Ideally located in Downtown Charleston, an 8,872 SF office building on the campus of the Medical University of South Carolina and adjacent to the MUSC Rutledge Tower is available for lease immediately. The two-floor, 8,872 sf space offers ample on-site parking, with 17 parking spaces provided. The building has been used as administrative space and is perfect for a professional office or clinical space. Available for short term or long term for the right tenant. Additionally, the space can possibly be subdivided down to +/- 3,000 square feet. Great access to all the major highways (US-17, I-26) and within walking distance to a multitude of amenities including Caviar and Bananas, Fuel, Brown Dog Deli, Walgreens, not to mention the proximity to MUSC and Roper Hospitals.

ADDRESS

162 Ashley Avenue,
Charleston, SC 29425

TMS # / COUNTY

460-15-04-061 / Charleston

LEASE RATE

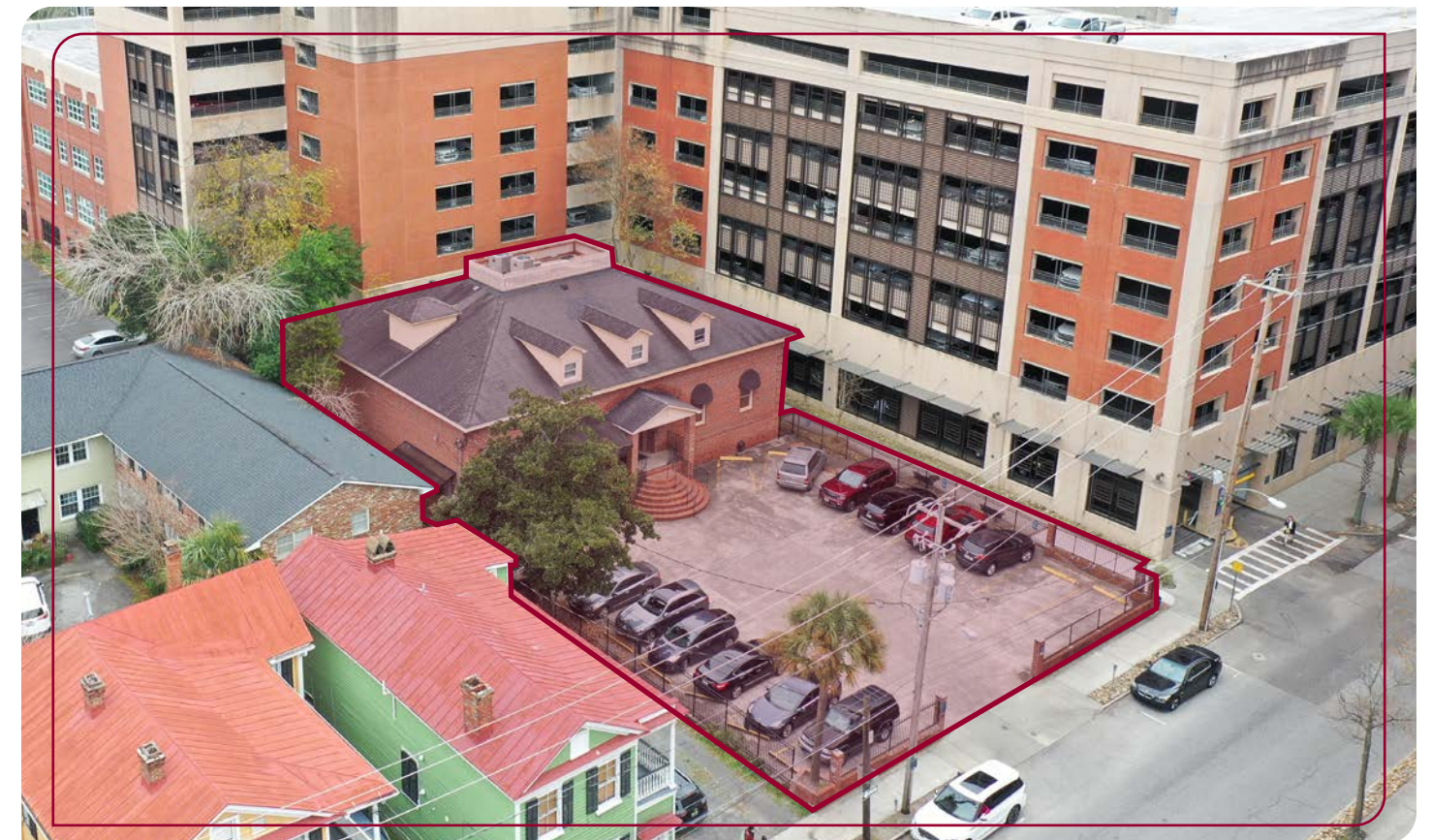
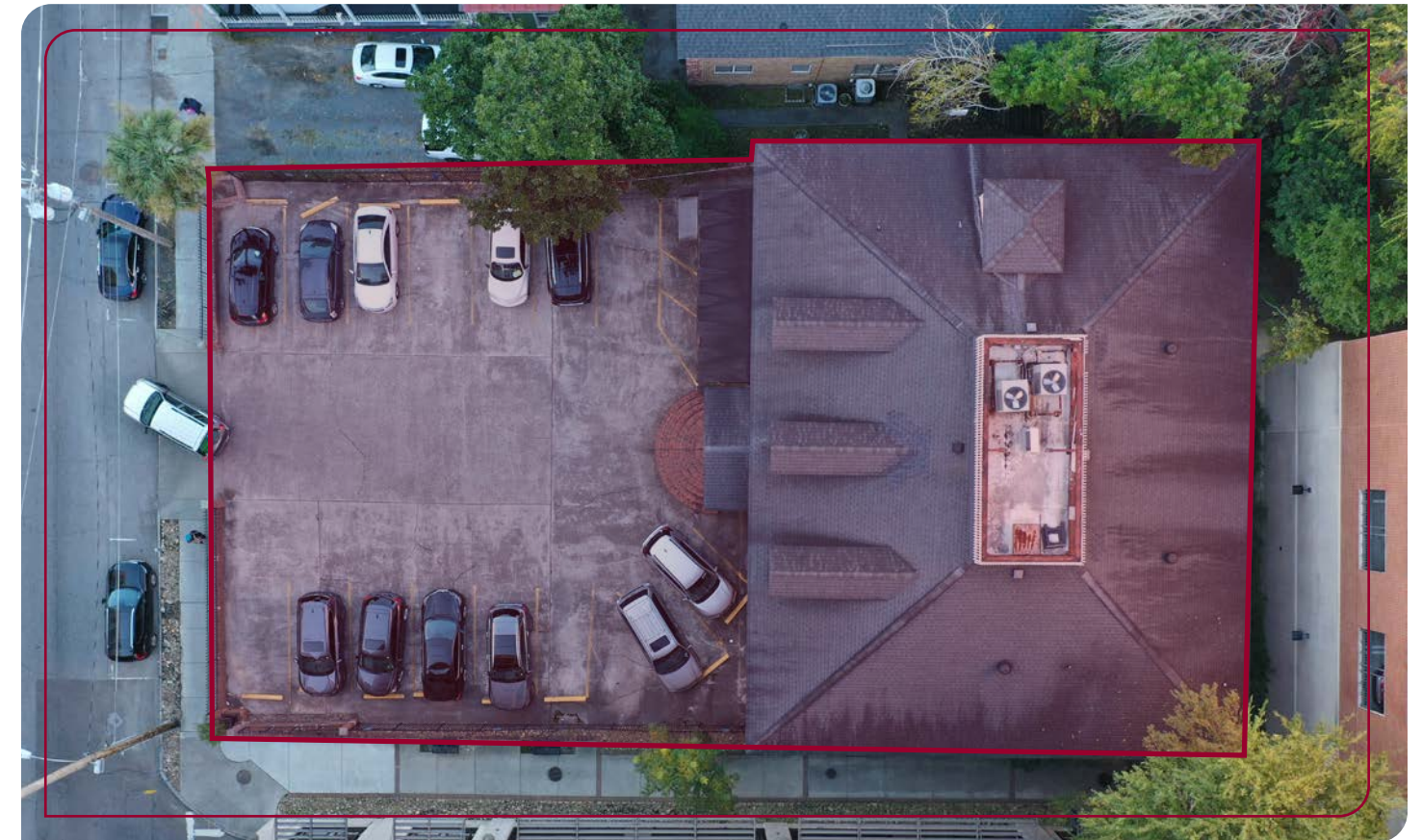
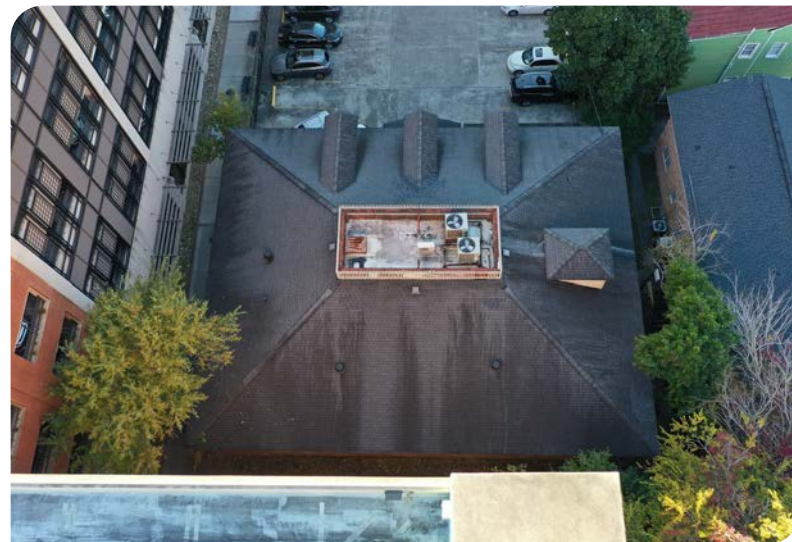
\$15.00 psf, NNN

YEAR BUILT

1985

BUILDING SIZE

8,872 SF

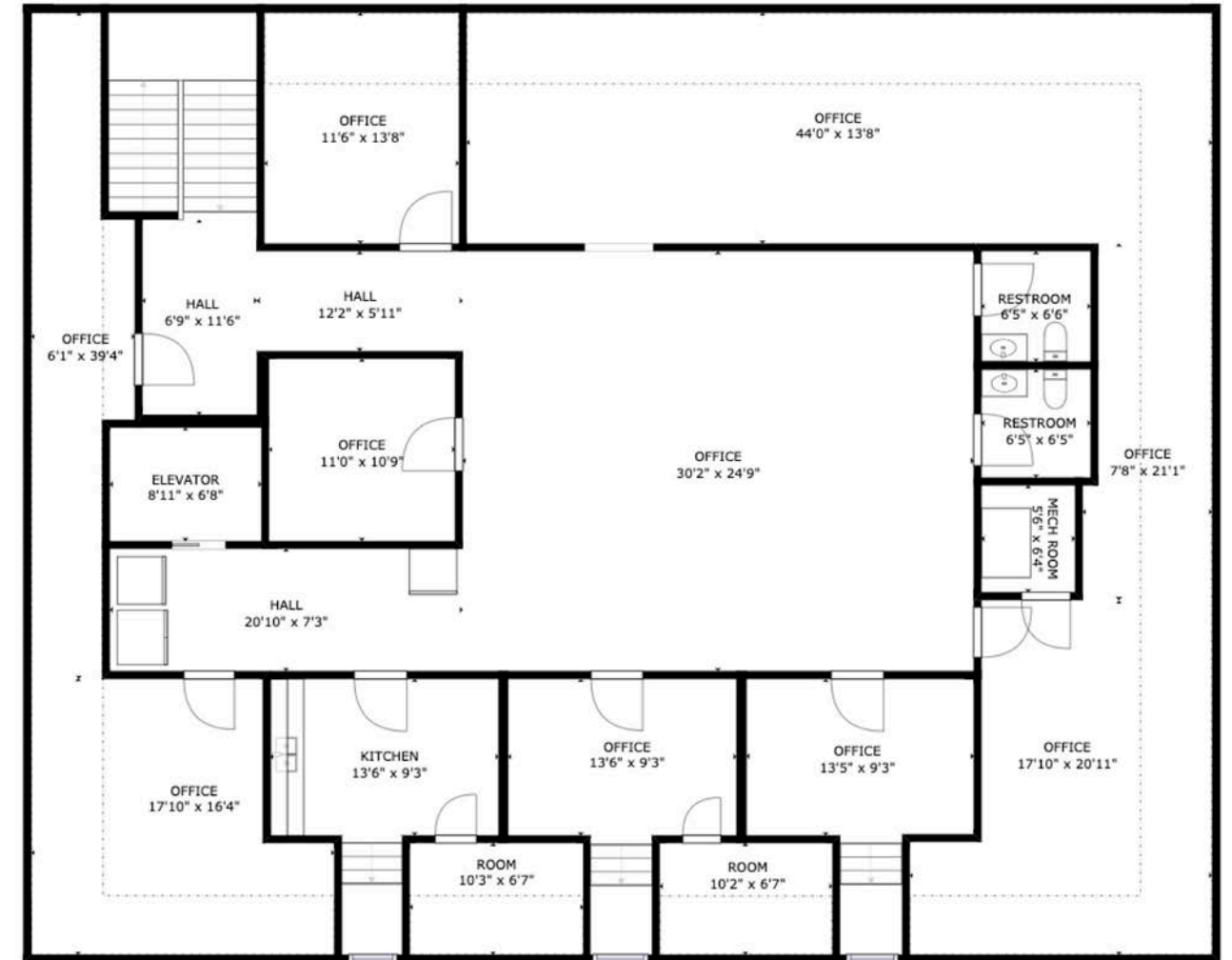


FLOOR PLANS

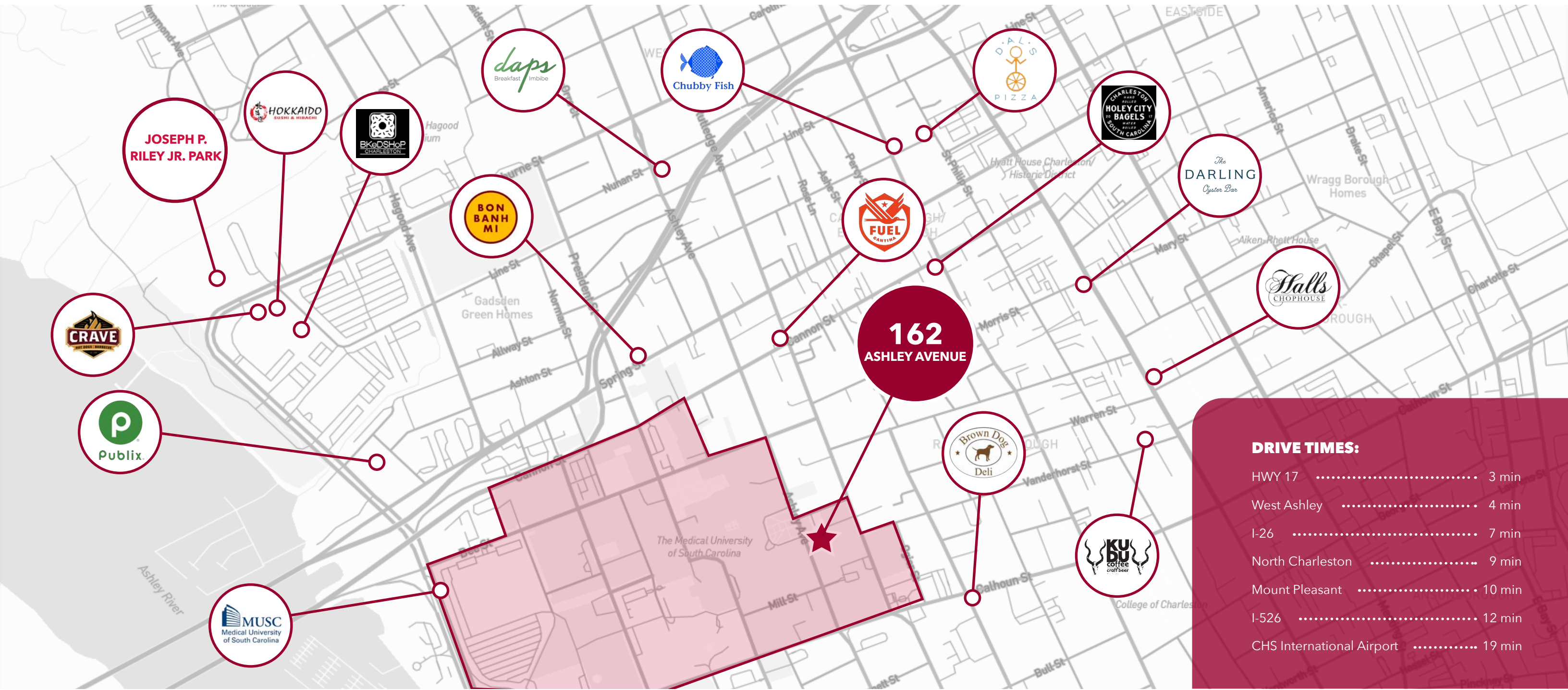
FIRST FLOOR



SECOND FLOOR



MARKET OVERVIEW



DRIVE TIMES:

HWY 17	3 min
West Ashley	4 min
I-26	7 min
North Charleston	9 min
Mount Pleasant	10 min
I-526	12 min
CHS International Airport	19 min

131,004 POPULATION WITHIN A 5-MILE RADIUS
 58,721 HOUSEHOLDS WITHIN A 5-MILE RADIUS
 38.2 MEDIAN AGE WITHIN A 5-MILE RADIUS
 \$116,019 AVERAGE HH INCOME WITHIN A 5-MILE RADIUS
 8,576 TOTAL BUSINESSES WITHIN A 5-MILE RADIUS
 190,533 TOTAL DAYTIME POP WITHIN A 5-MILE RADIUS



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