

**9,139 SF MEDICAL/OFFICE SPACE FOR LEASE**

**CBRE**



**1460**

**Tobias Gadson Blvd**

CHARLESTON, SC 29407



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# MULTI-TENANT MEDICAL/OFFICE PROPERTY IN WEST ASHLEY

## PROPERTY OVERVIEW

### **1460 Tobias Gadson Blvd**

- Ideal West Ashley location in close proximity to I-526, Charleston International Airport, Citadel Mall, Tanger Outlets, MUSC, Boeing and historic Downtown Charleston
- Total building area: 50,257 SF
- Free parking: 3.6/1,000 SF
- Ideal for engineering, architectural, legal, medical, financial, back office and corporate uses
- Prominent signage available
- Restrooms available within each suite. Card access system to building and individual suites. Building equipped with white noise system. High quality construction and interior buildout including dual/redundant fiber. Cummins 500kVA generator on-site and 250kVA UPS system.

**\$25.00 PSF    9,139 SF**  
**TRIPLE NET LEASE**  
**1 SUITE AVAILABLE**



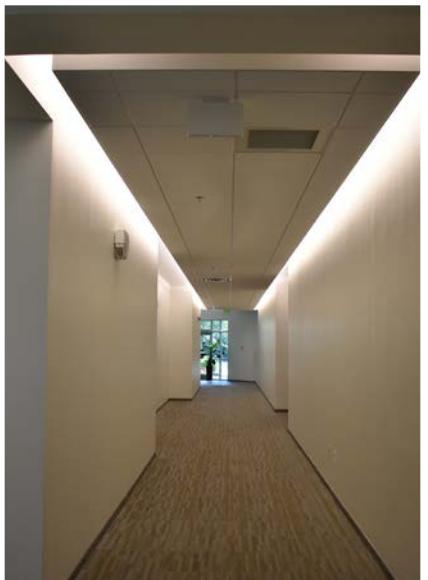
# FLOOR PLAN

## Overall





MULTI-TENANT  
MEDICAL/OFFICE  
PROPERTY



# AREA MAP

## West Ashley





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