

1941
SAVAGE RD.



FOR LEASE

500 - 6,058 SF OFFICE/FLEX SPACE AVAILABLE

**IDEAL FOR
MULTIPLE TYPES
OF USERS**

**GREAT
LOCATION
OFF I-526**

**DIRECT ACCESS
TO SUITE FROM
PARKING LOT**

**RARELY
AVAILABLE FLEX
OFFICE SPACE**

PETE HARPER, CCIM
Principal
(843) 329-0108
PHarper@Lee-Associates.com

REID DAVIS, CCIM, SIOR
Managing Principal
(843) 277-4326
RDavis@Lee-Associates.com

CAMERON YOST, CCIM, SIOR
Principal
(843) 8147236
CYost@Lee-Associates.com

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

Located 1/2 mile from I-526 on Hwy 61, West Charleston Business Center has excellent visibility in a high growth area of West Ashley. I-26, Downtown Charleston, St. Francis Hospital, banking, shopping, and restaurants are all within a few minutes drive of the property. Negotiable rates and improvement allowances for a 5-year lease with credit tenant. All leases are modified gross.

Space could be used as business park, government, medical, flex, office, or research & development.

ADDRESS

1941 Savage Road
Charleston, SC 29407



AVAILABLE SPACE

500 - 6,058 SF

LEASE RATE

Suite 100-E: \$22.00/SF, MG
Suite 100-F: \$22.00/SF, MG
Suite 200-B: \$18.00/SF, MG
Suite 400-E: \$17.00/SF, MG
Suite 500-B: \$24.00/SF, MG
Suite 500-D: \$19.00/SF, MG



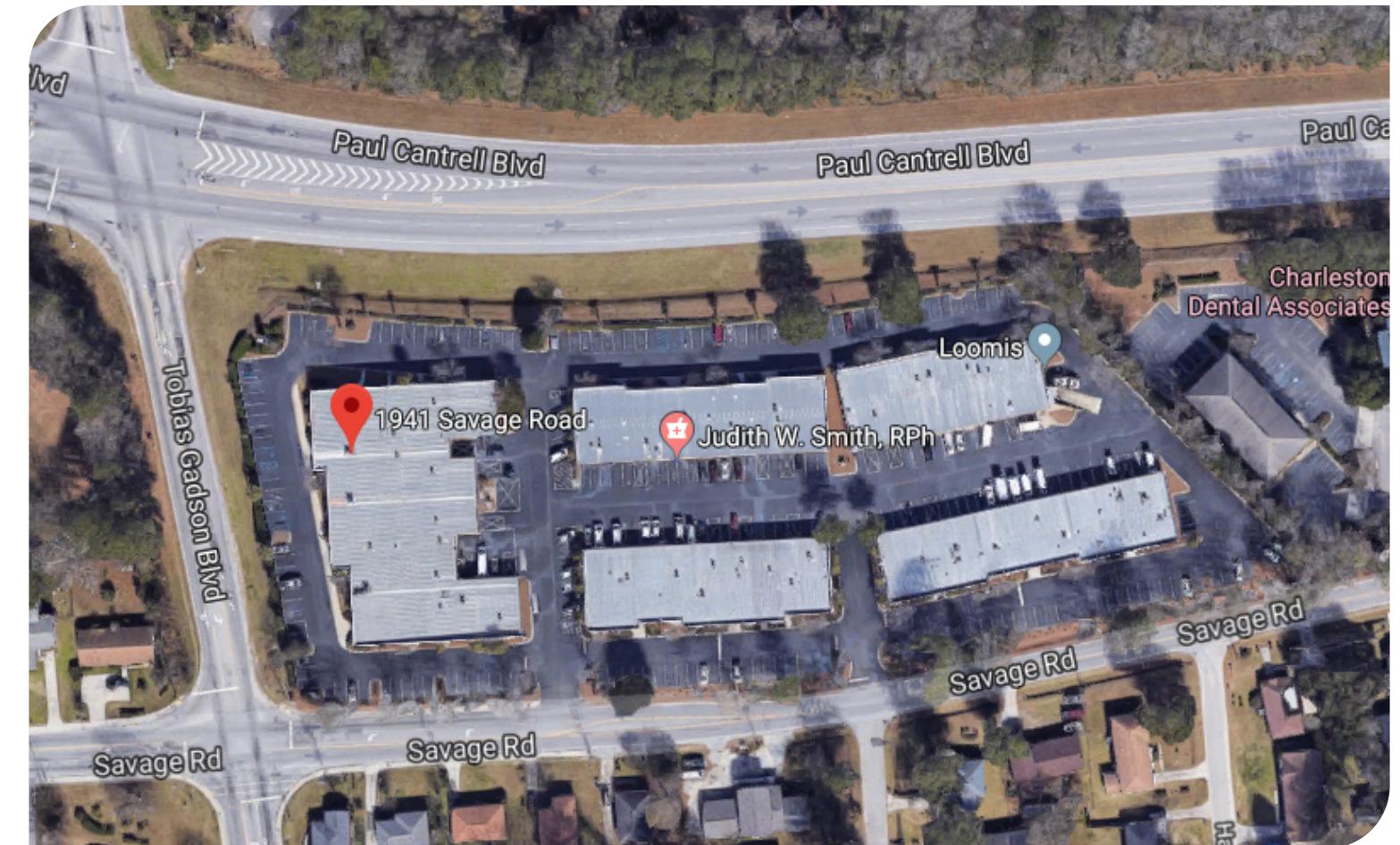
PARKING

Direct access to suite from parking lot



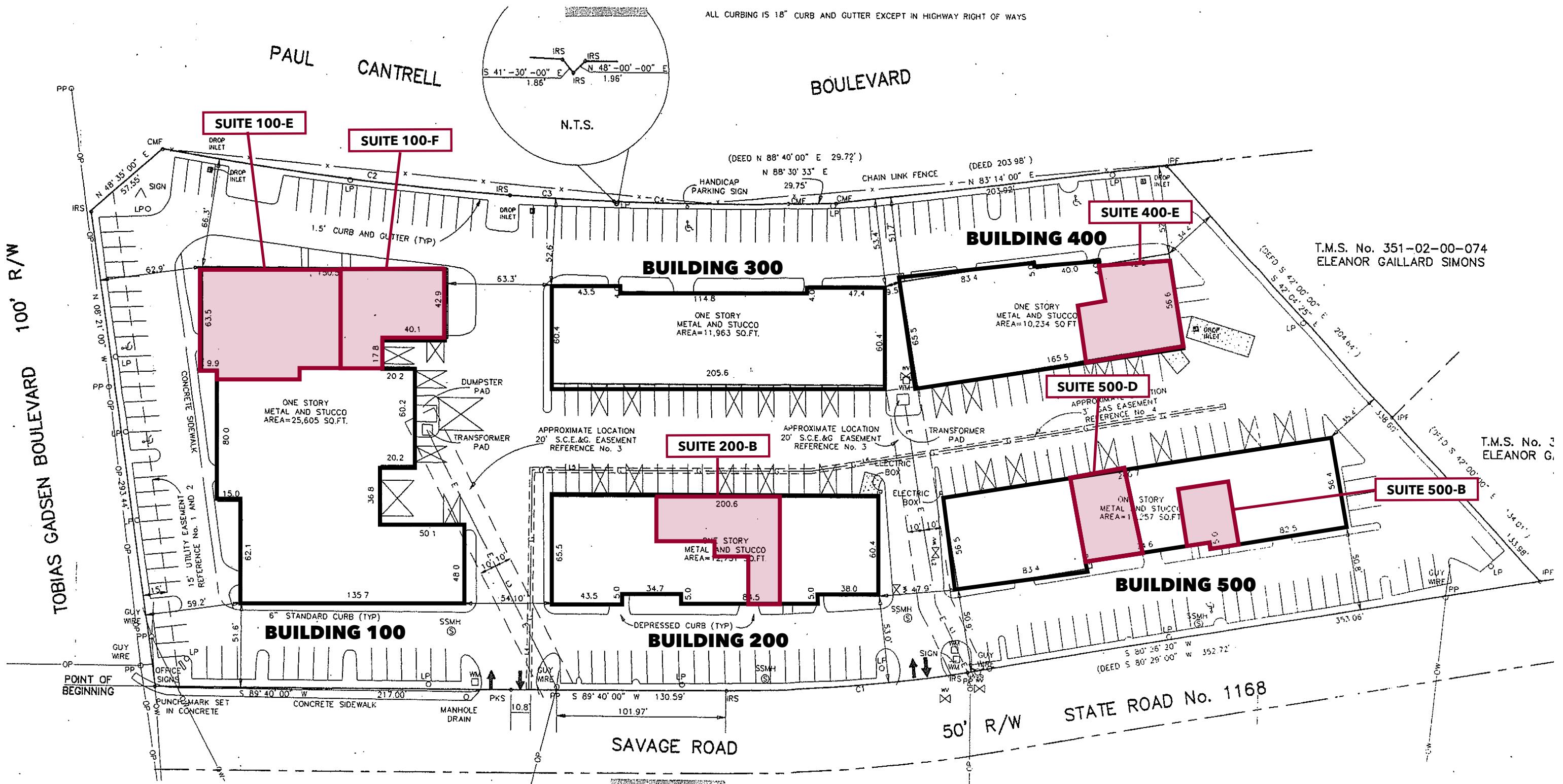
YEAR BUILT

1989

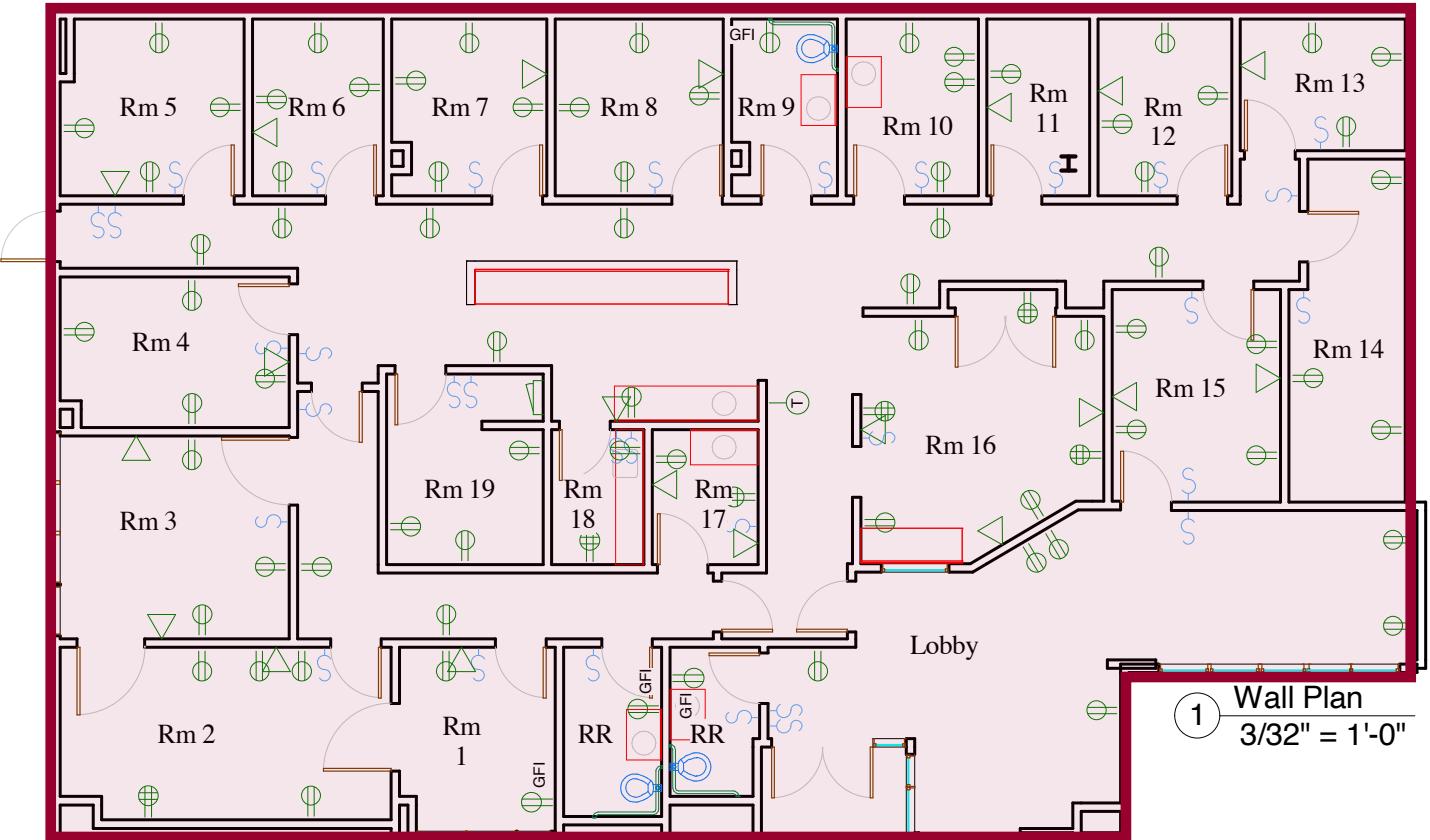


SITE MAP

ALL CURBING IS 18" CURB AND GUTTER EXCEPT IN HIGHWAY RIGHT OF WAY



FLOOR PLANS



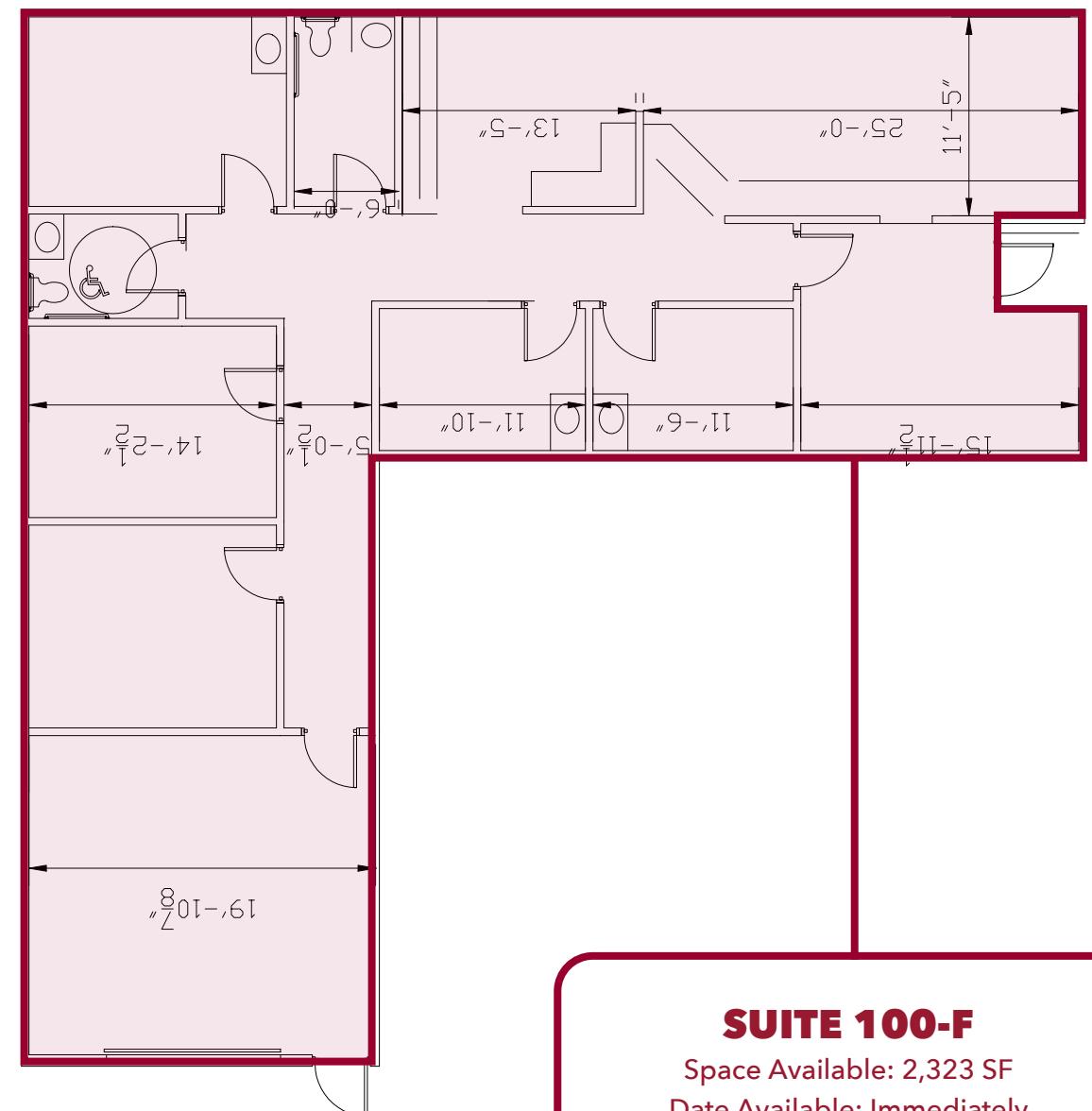
SUITE 100-E

Space Available: 3,735 SF

Date Available: Immediately

Lease Rate: \$22.00/SF, Modified Gross

*Can be combined with Suite 100-F for a total of 6,058 SF



SUITE 100-F

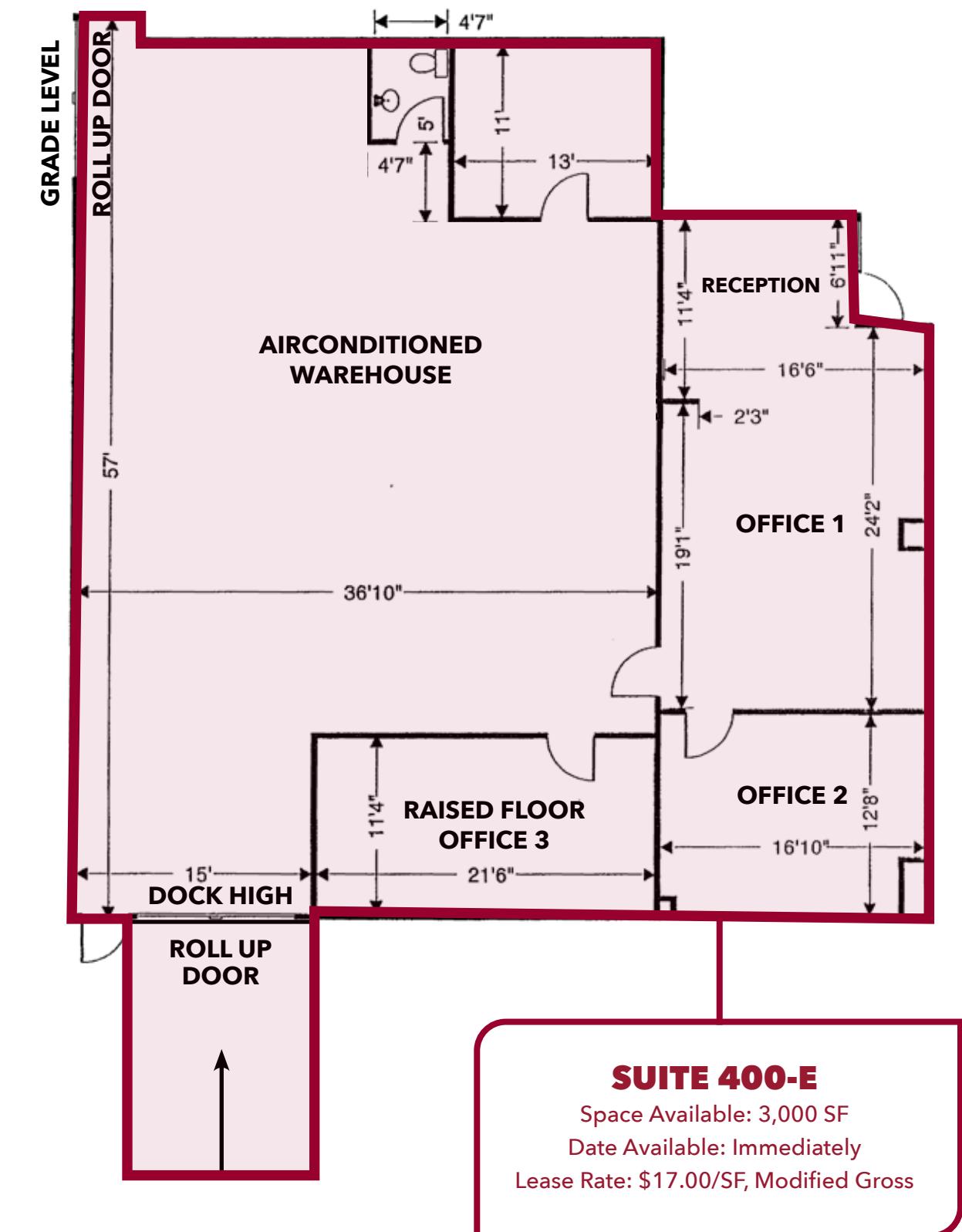
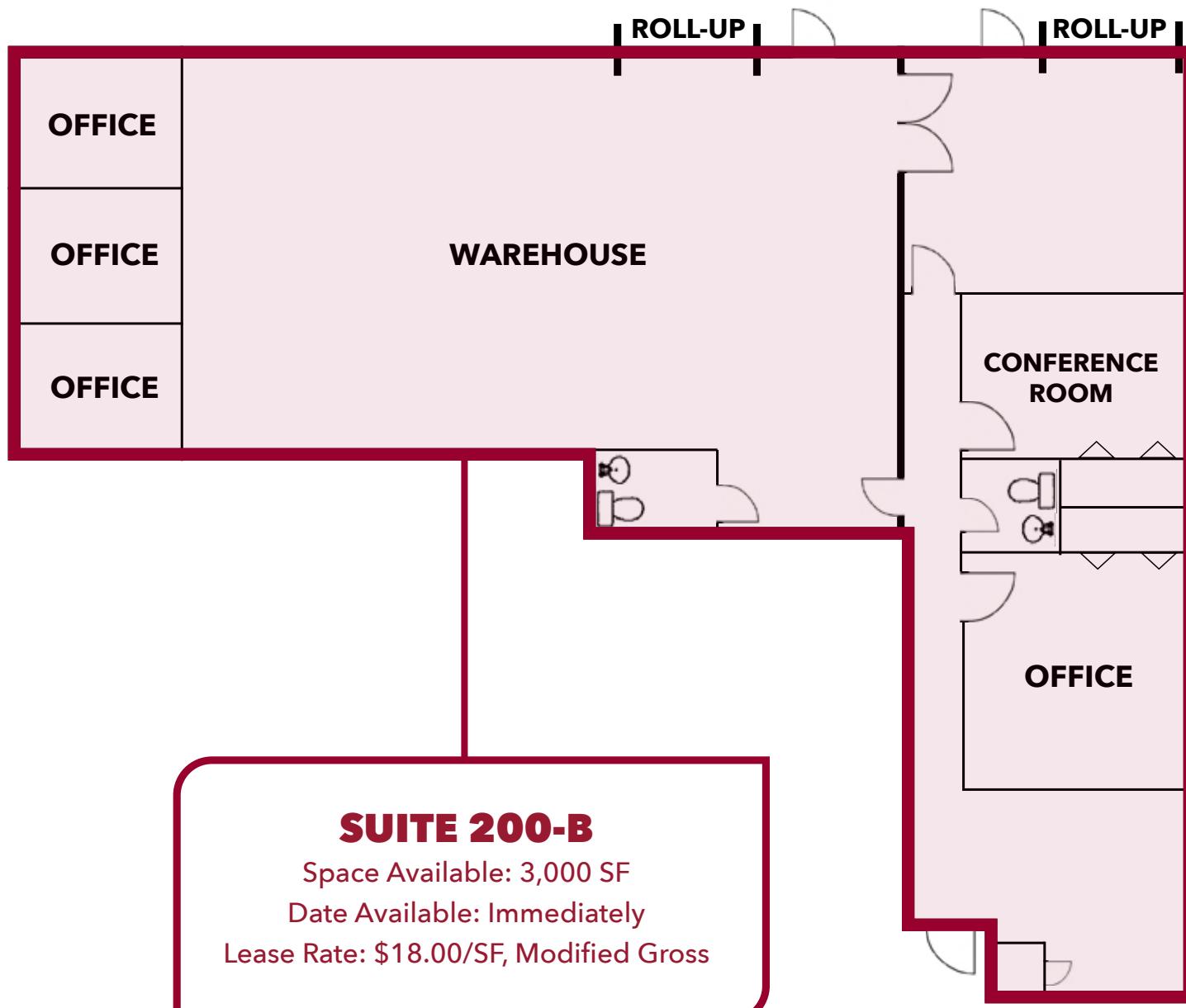
Space Available: 2,323 SF

Date Available: Immediately

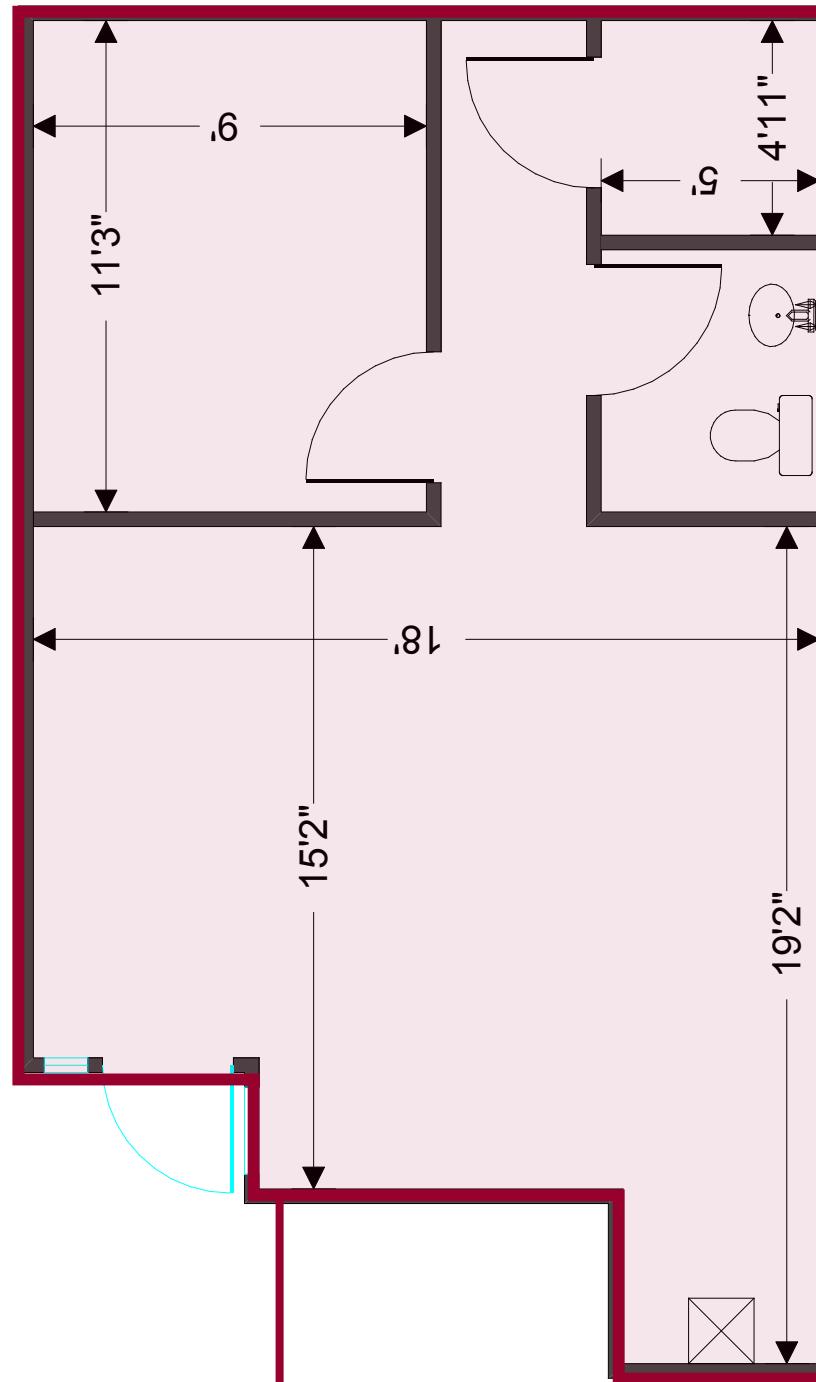
Lease Rate: \$22.00/SF, Modified Gross

*Can be combined with Suite 100-E for a total of 6,058 SF

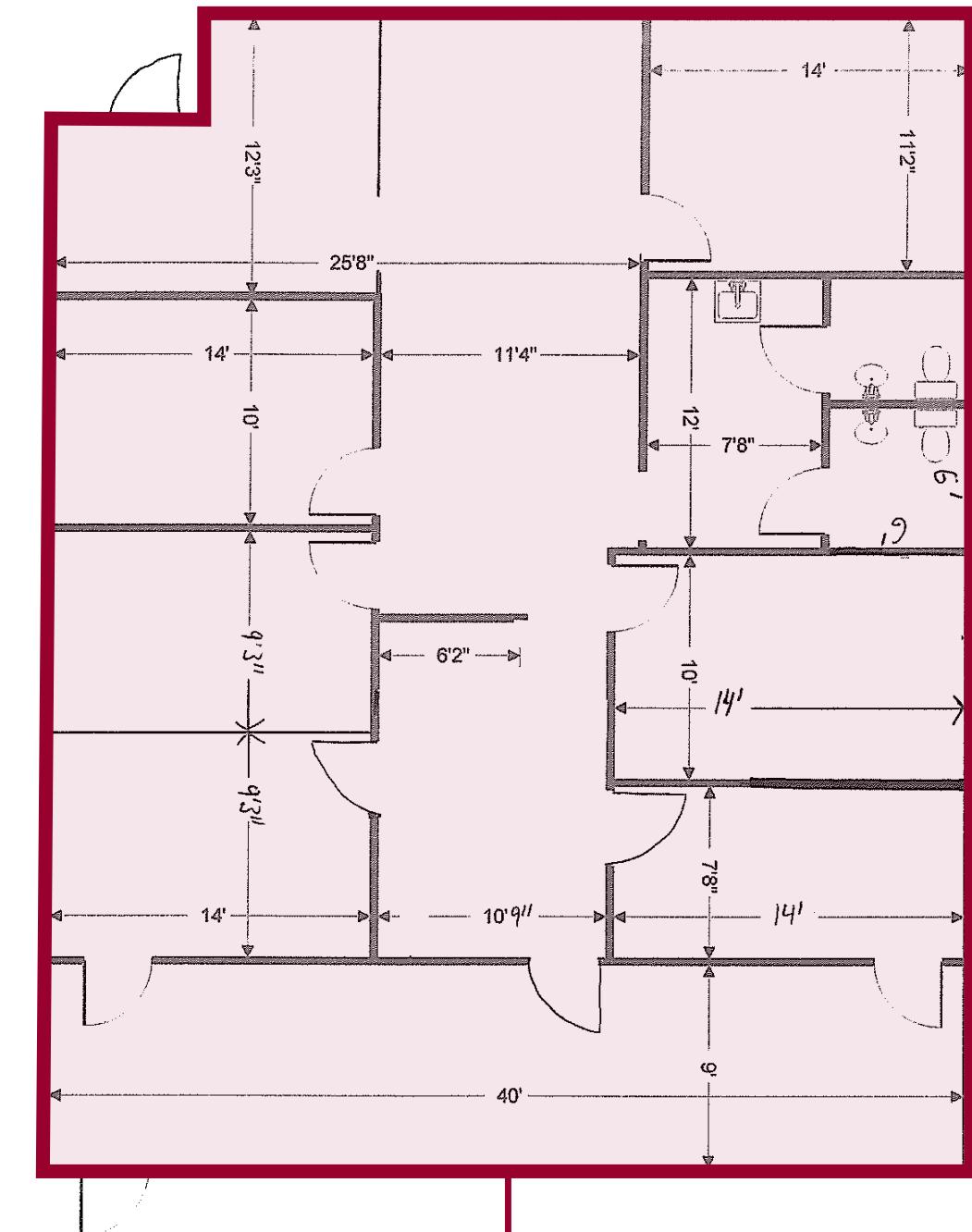
FLOOR PLANS



FLOOR PLANS

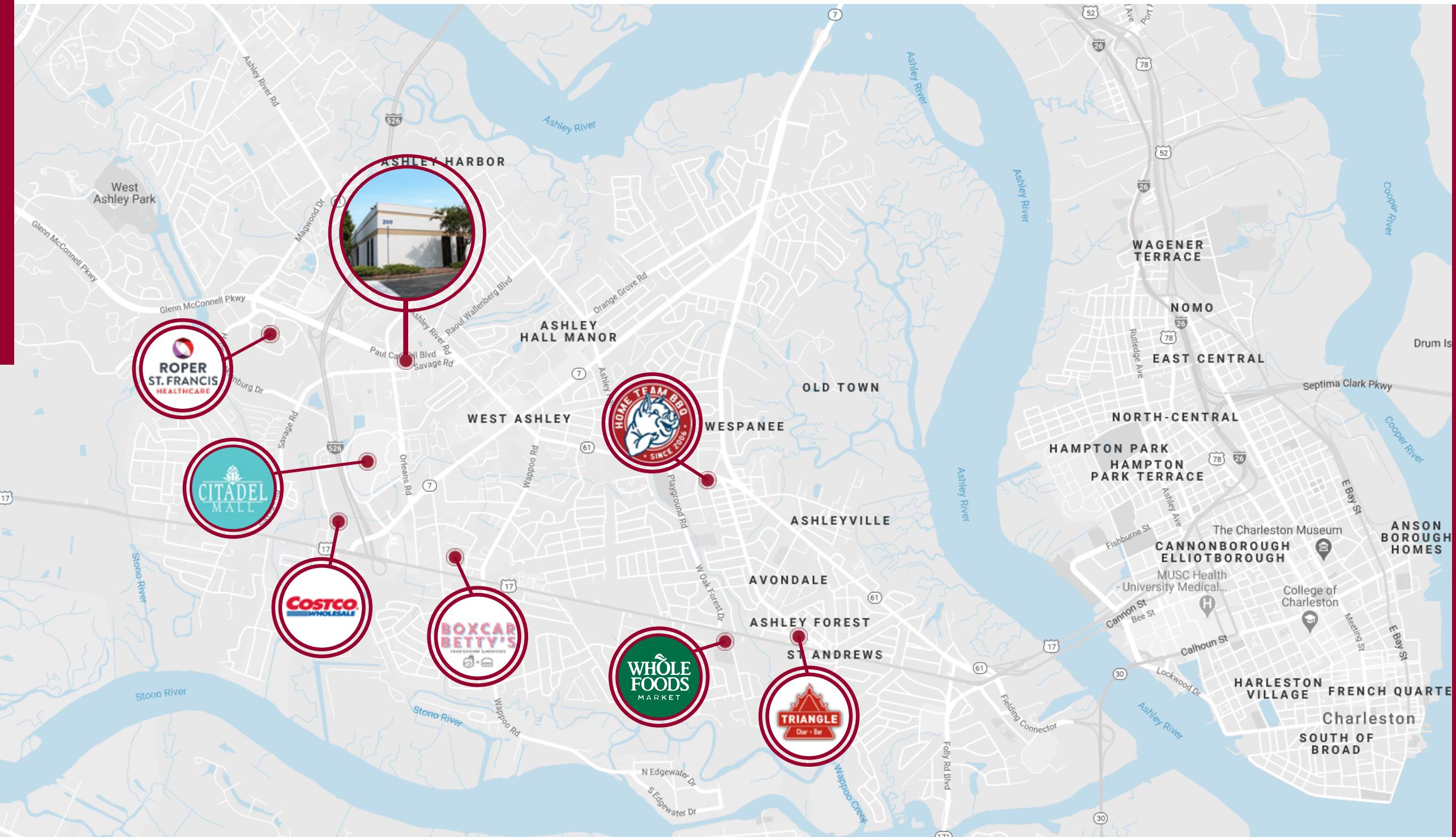


SUITE 500-B
Space Available: 500 SF
Date Available: Immediately
Lease Rate: \$24.00/SF, Modified Gross



SUITE 500-D
Space Available: 2,080 SF
Date Available: Immediately
Lease Rate: \$19.00/SF, Modified Gross

MARKET OVERVIEW



DRIVE TIMES:

DOWNTOWN CHARLESTON

10 min

CHARLESTON INT'L AIRPORT

8 min

MOUNT PLEASANT

16 min

JAMES ISLAND

14 miles

I-526

2 min

I-26

7 min

CITADEL MALL

5 min



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