

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



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

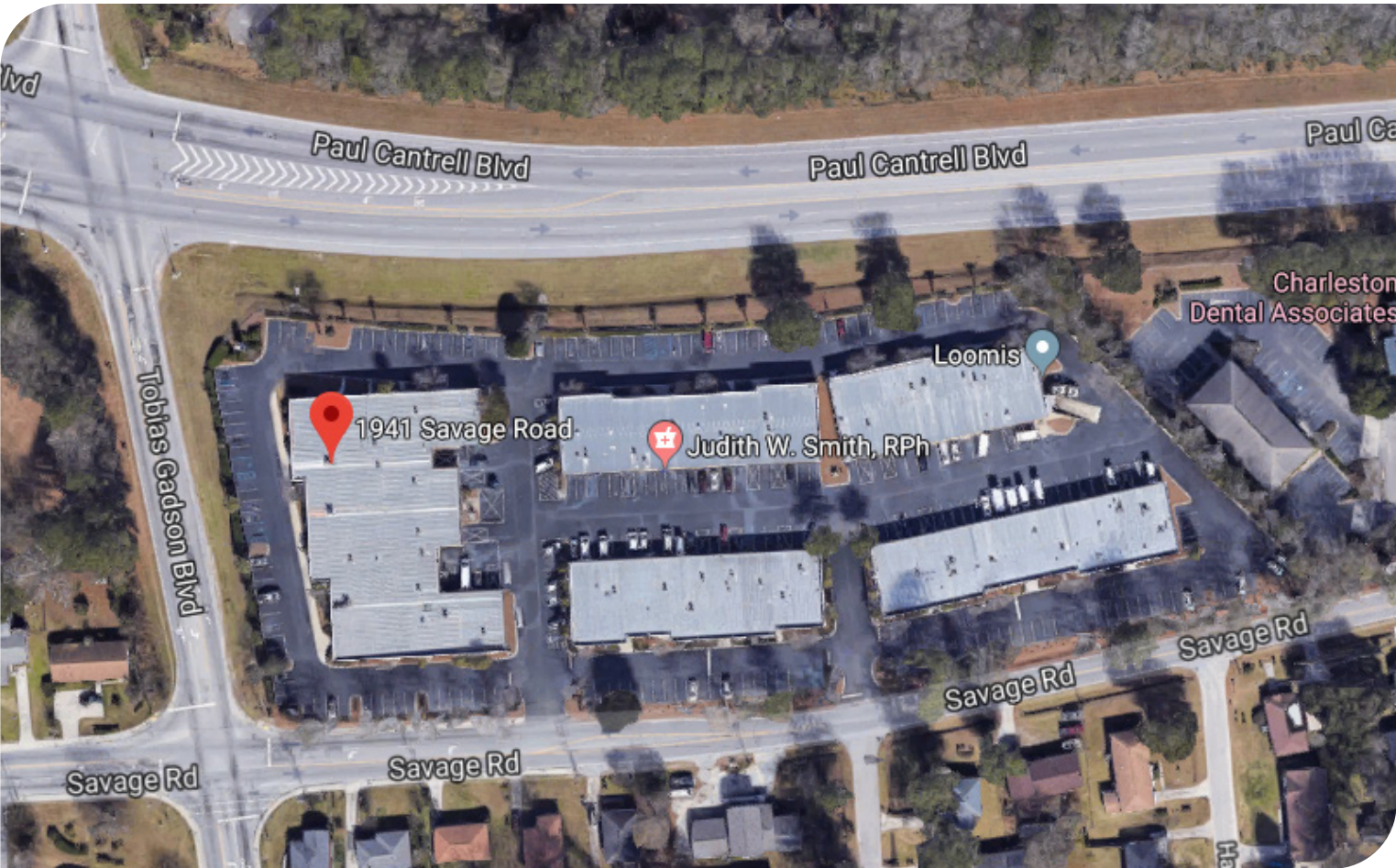
- Suite 100-E: \$22.00/SF, MG
- Suite 100-F: \$22.00/SF, MG
- Suite 200-B: \$18.00/SF, MG
- Suite 400-E: \$17.00/SF, MG
- Suite 500-B: \$24.00/SF, MG
- Suite 500-D: \$19.00/SF, MG

PARKING

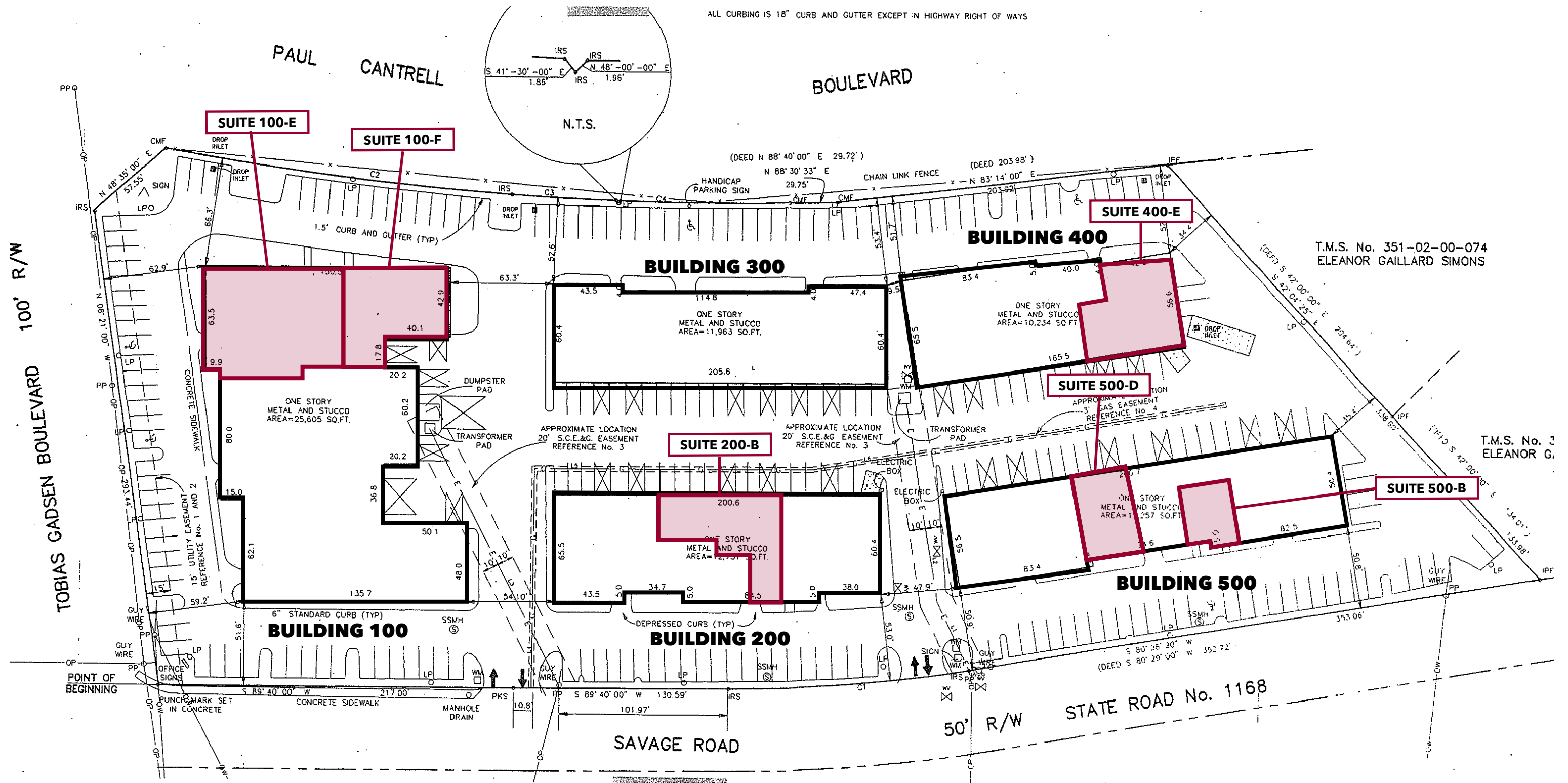
Direct access to suite
from parking lot

YEAR BUILT

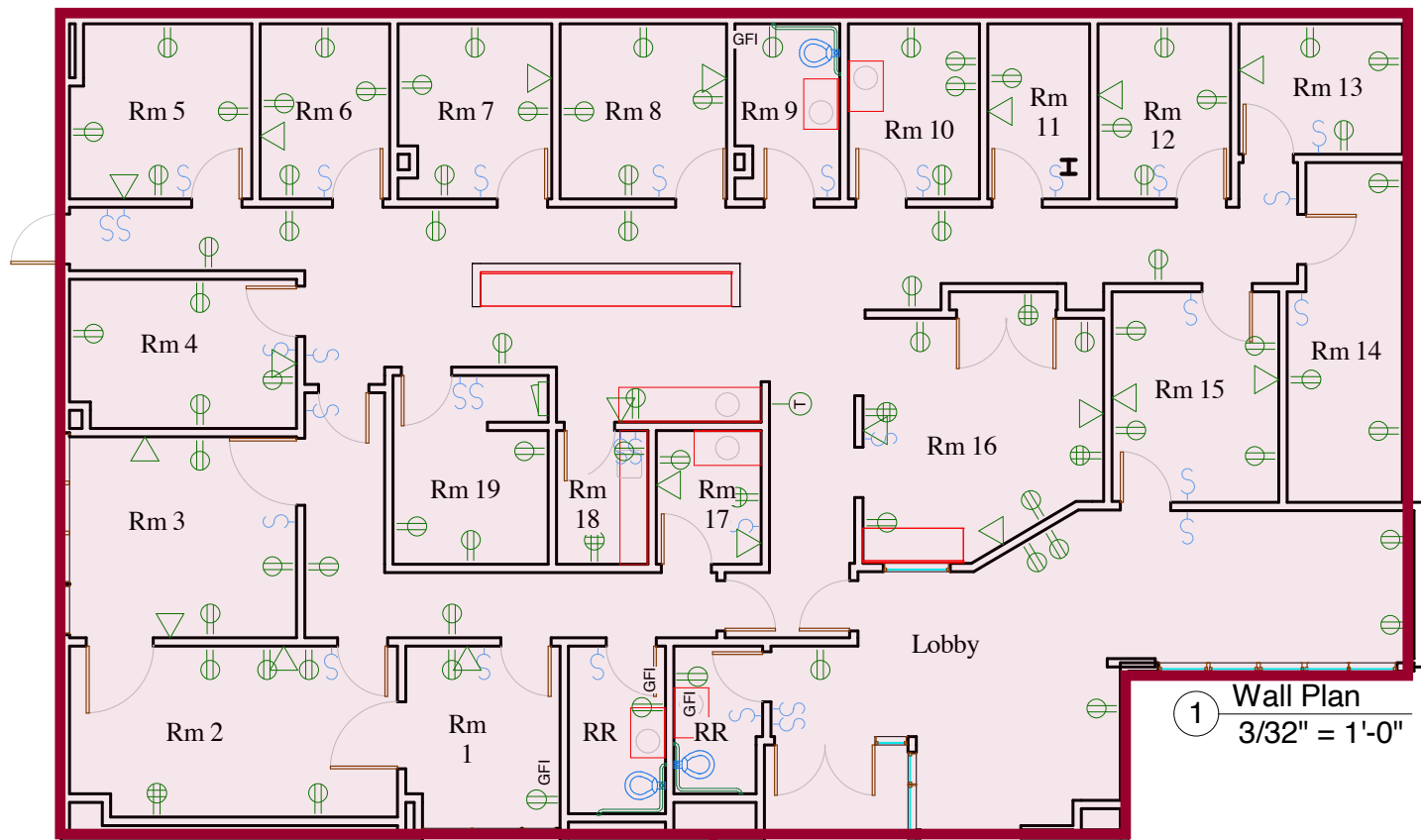
1989



TOBIAS GADSEN BOULEVARD
100' R/W



FLOOR PLANS



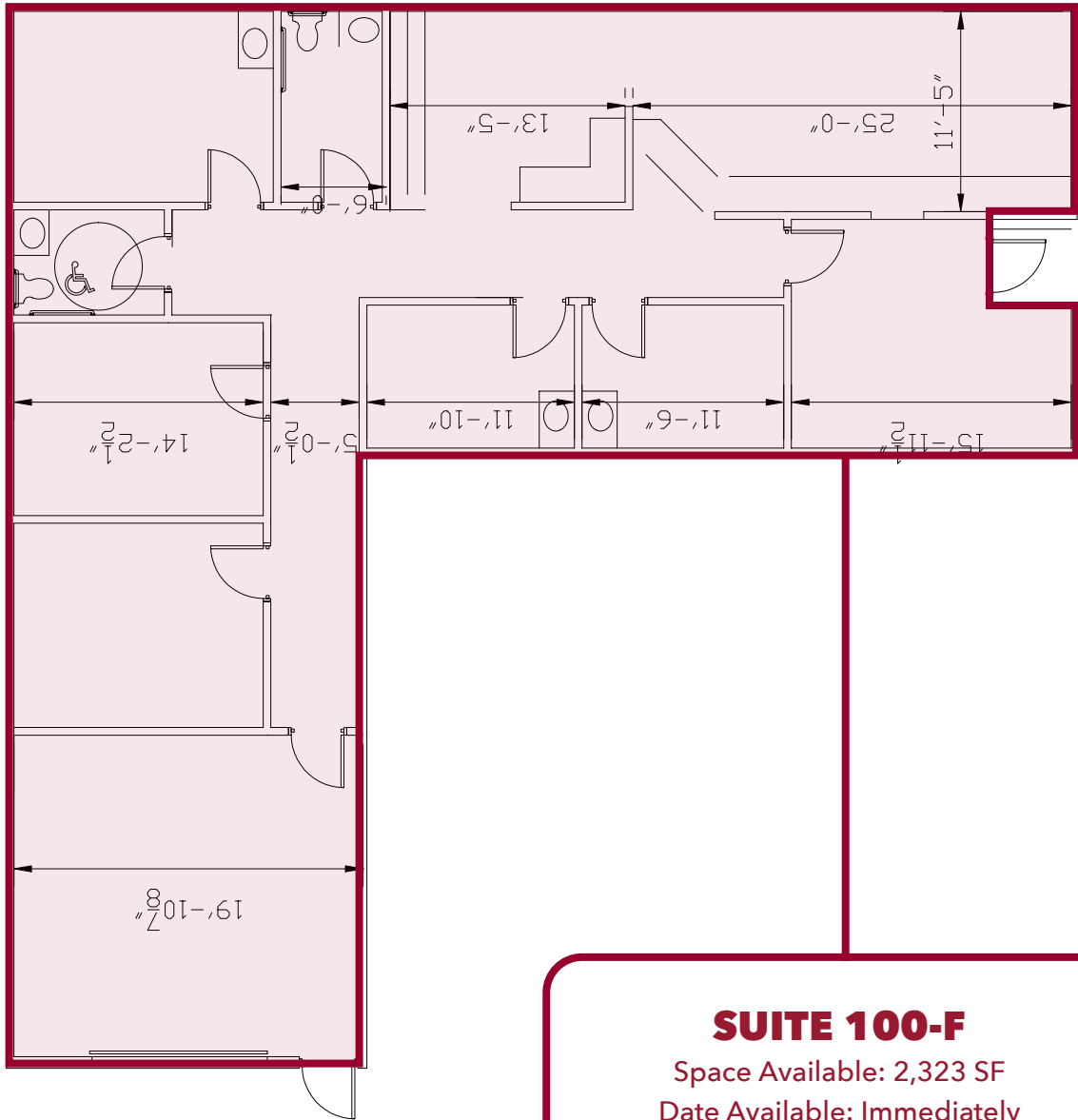
SUITE 100-E

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

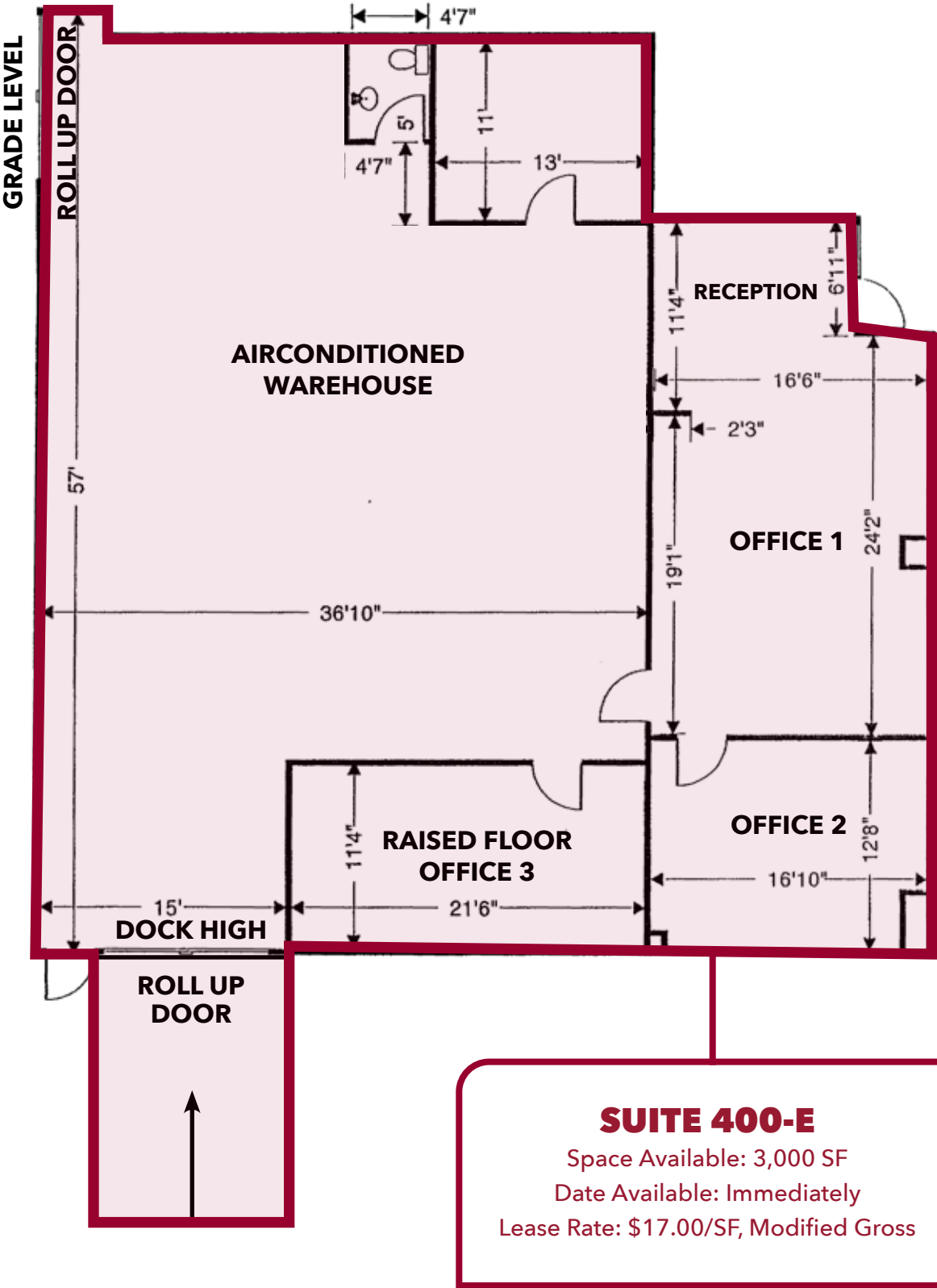
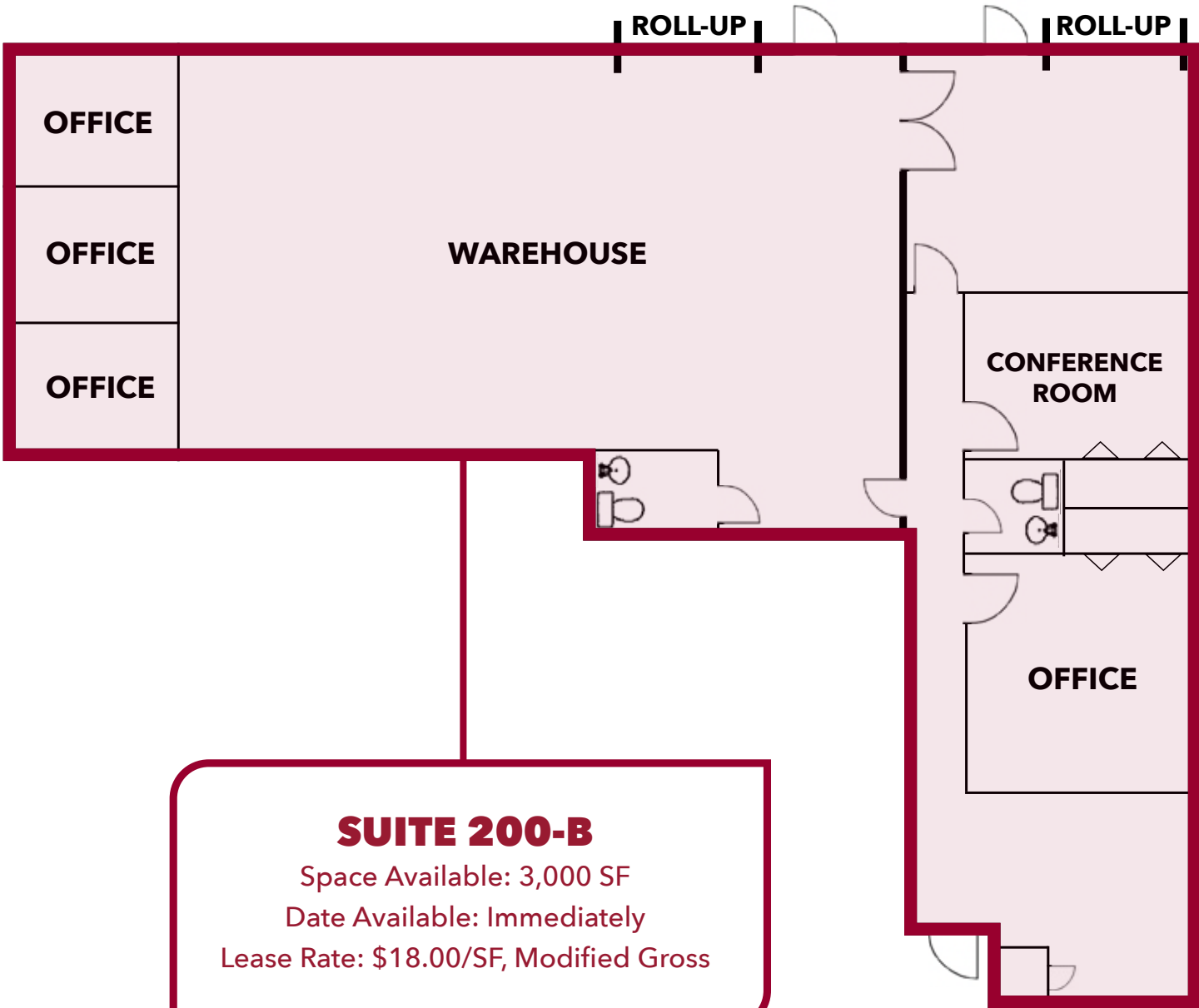
Space Available: 2,323 SF

Date Available: Immediately

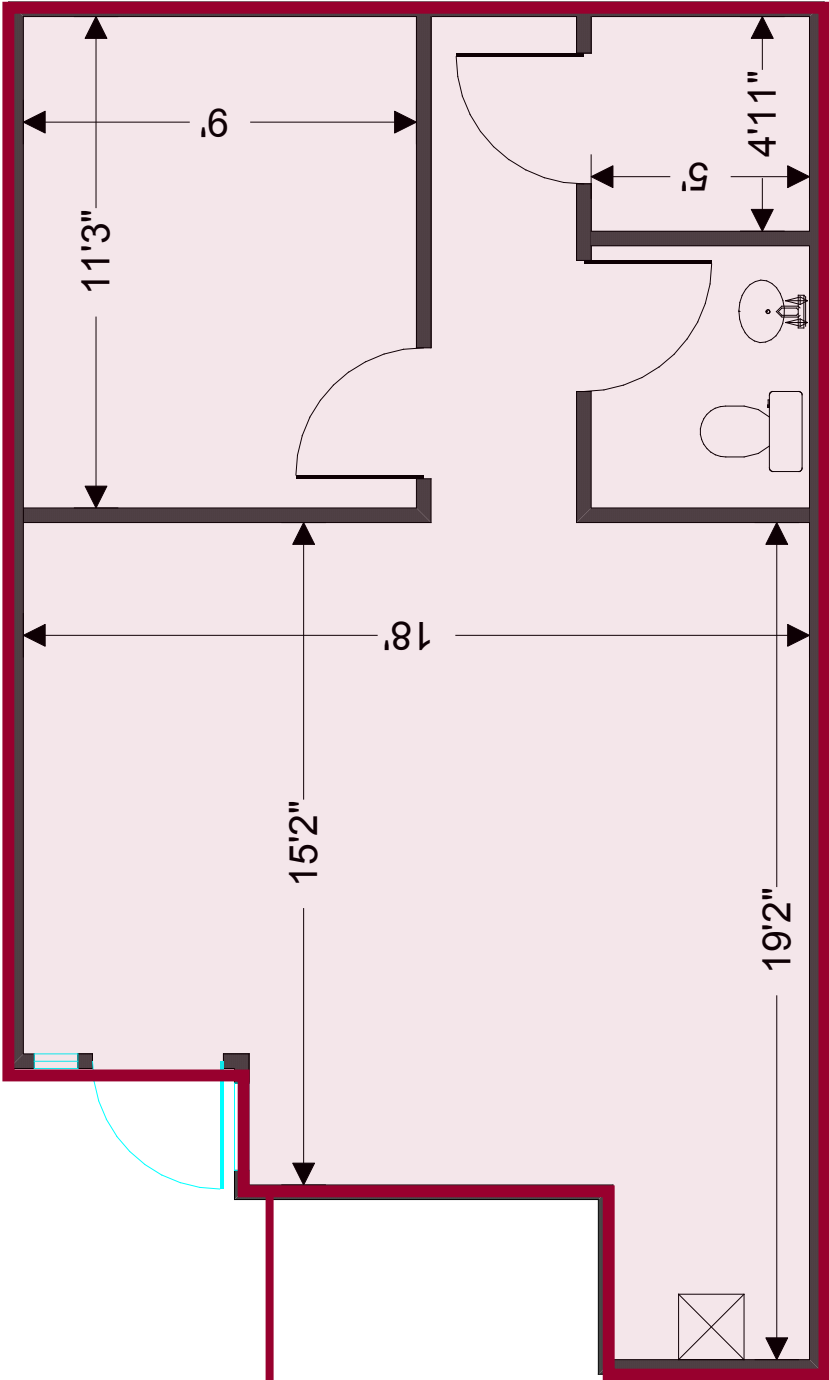
Lease Rate: \$22.00/SF, Modified Gross

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

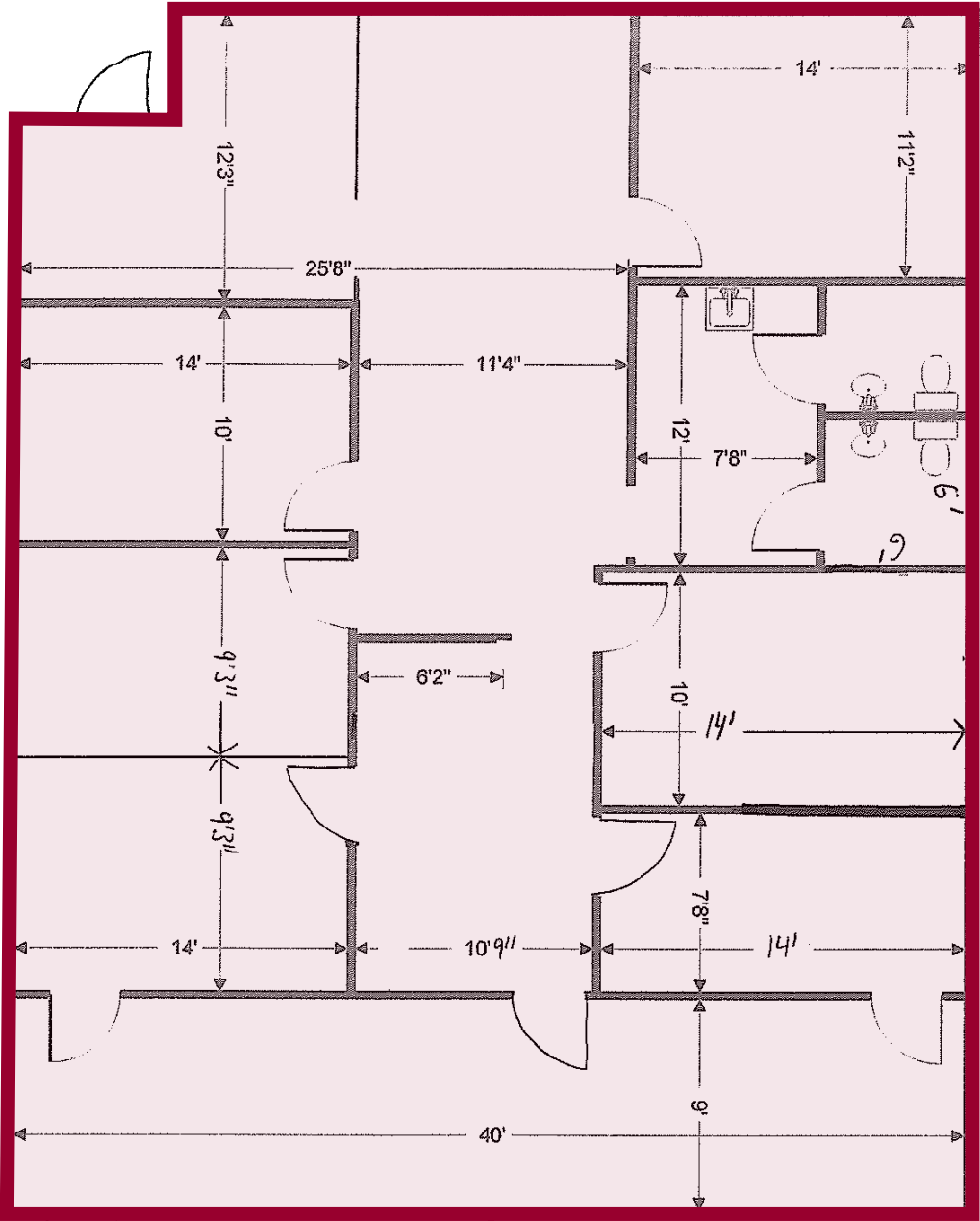
FLOOR PLANS



FLOOR PLANS

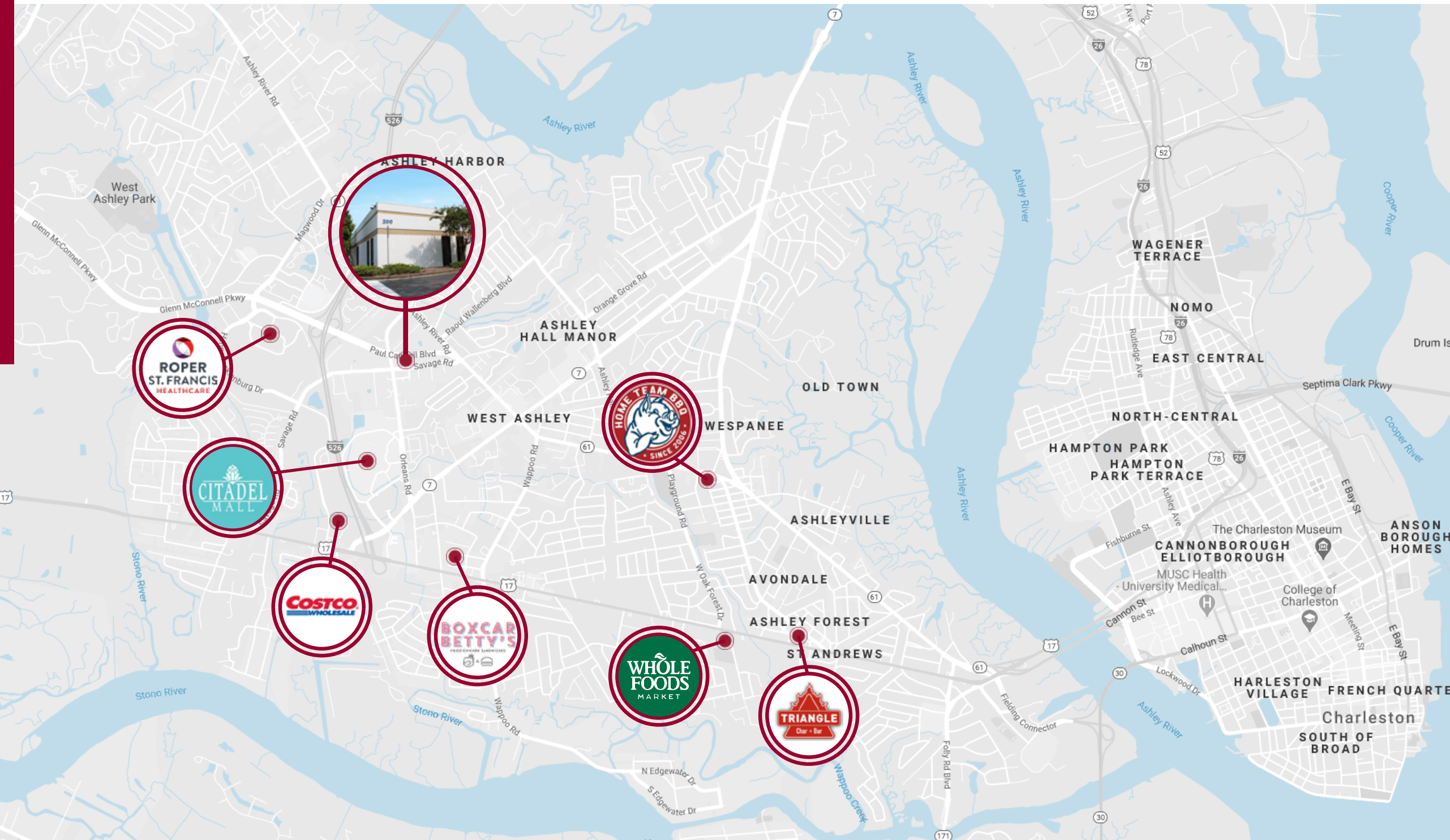


SUITE 500-B
Space Available: 500 SF
Date Available: Immediately
Lease Rate: \$24.00/SF, Modified Gross



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



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) 203-1105

CYost@Lee-Associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.