

FOR LEASE · OFFICE + WAREHOUSE

1950 Belgrade Avenue

Charleston, SC 29407 · West Ashley Corridor

LEASE RATE

\$22.00/SF

01 / PROPERTY



963 SF OFFICE + OPTIONAL 489 SF WAREHOUSE BAY

THE OPPORTUNITY

A rare small-format leasing opportunity in the heart of West Ashley — professional office space with an optional warehouse component in one of Charleston's most convenient business corridors. Minutes to Downtown Charleston and major roadways, the property is an ideal fit for contractors, professional services, and operators who need polished client-facing office plus functional operational space.

PROPERTY FEATURES

- 963 SF office suite
- Three private offices
- Conference / reception area
- Kitchenette + full bathroom
- Optional 489 SF warehouse bay
- Loading / operational access
- Ample on-site parking
- Gated backyard storage potential

IDEAL USERS

Contractors & specialty trades · Service businesses · Property & maintenance operations · Office users needing light storage

PROPERTY HIGHLIGHTS

LEASE RATE

\$22.00/SF

OFFICE SPACE

963 SF

WAREHOUSE BAY

489 SF Optional

USE

Office / Warehouse

SCHEDULE A PRIVATE TOUR

(407) 267-7878 · kyle@kingshipcollective.com



COMMERCIAL | RESIDENTIAL | DEVELOPMENT

Kyle Ferguson

MANAGING MEMBER

(407) 267-7878

kyle@kingshipcollective.com

Lorne Ottinger

MANAGING MEMBER

(843) 737-3532

lorne@kingshipcollective.com

Area Overview & Demographics

Charleston, SC 29407 · West Ashley Corridor

02 / MARKET



GATED REAR YARD + STORAGE BAYS

WHY THIS LOCATION

- Central West Ashley position in Charleston's desirable 29407 corridor
- Convenient access to West Ashley, Downtown Charleston & major roadways
- Rare small-office opportunity with optional warehouse component
- Established residential base with neighborhood-serving commercial activity

AREA SNAPSHOT

ZIP 29407 offers an established West Ashley customer and labor base with strong household incomes, a well-educated population, and steady demand from local service, trade, and office users.

DEMOGRAPHIC SNAPSHOT | ZIP 29407

36,706

POPULATION

16,920

HOUSEHOLDS

\$85,367

MEDIAN HH INCOME

\$60,114

PER CAPITA INCOME

38

MEDIAN AGE

49.7%

BACHELOR'S DEGREE+

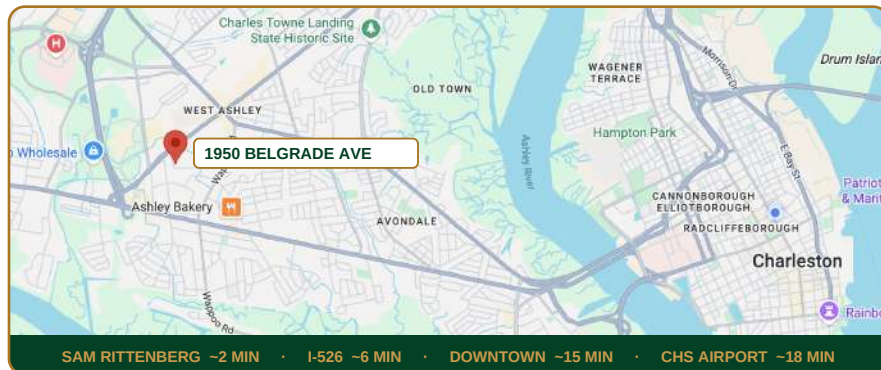
24.5 min

MEAN COMMUTE

\$451,800

MEDIAN HOME VALUE

LOCATION & ACCESS



PROPERTY SUMMARY

LEASE RATE

\$22.00/SF

OFFICE AVAILABLE

963 SF

WAREHOUSE BAY

489 SF Optional

USE

Office / Warehouse



COMMERCIAL | RESIDENTIAL | DEVELOPMENT

Kyle Ferguson

MANAGING MEMBER

(407) 267-7878

kyle@kingshipcollective.com

Lorne Ottinger

MANAGING MEMBER

(843) 737-3532

lorne@kingshipcollective.com