



Avison Young - South Carolina, Inc. | 1315 Ashley River Road | Charleston, SC 29407 | 843 725 7200

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FOR LEASE

Charleston Gateway Campus

480 East Bay Street, Charleston, SC 29403

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Property Description

Unique opportunity to lease very attractive office space with E. Bay Street facing building signage available. Suite F&G has abundant natural light and the first floor has a large open area, 3 private offices and a restroom. The second floor has 4 private offices, open areas for 3 workstations, conference room, break room/kitchen, restroom and storage.

Charleston Gateway Campus offers a unique walkable complex of buildings occupied by office and service-related businesses.

The preeminent site provides the opportunity to establish a presence in one of the city's most visible properties conveniently located at the intersection of Calhoun and East Bay streets within close proximity to the base of the Ravenel Bridges and I-26. Numerous daytime and evening amenities are a short walking distance from the campus. Parking is conveniently located in the adjacent Aquarium garage.

Offering Summary

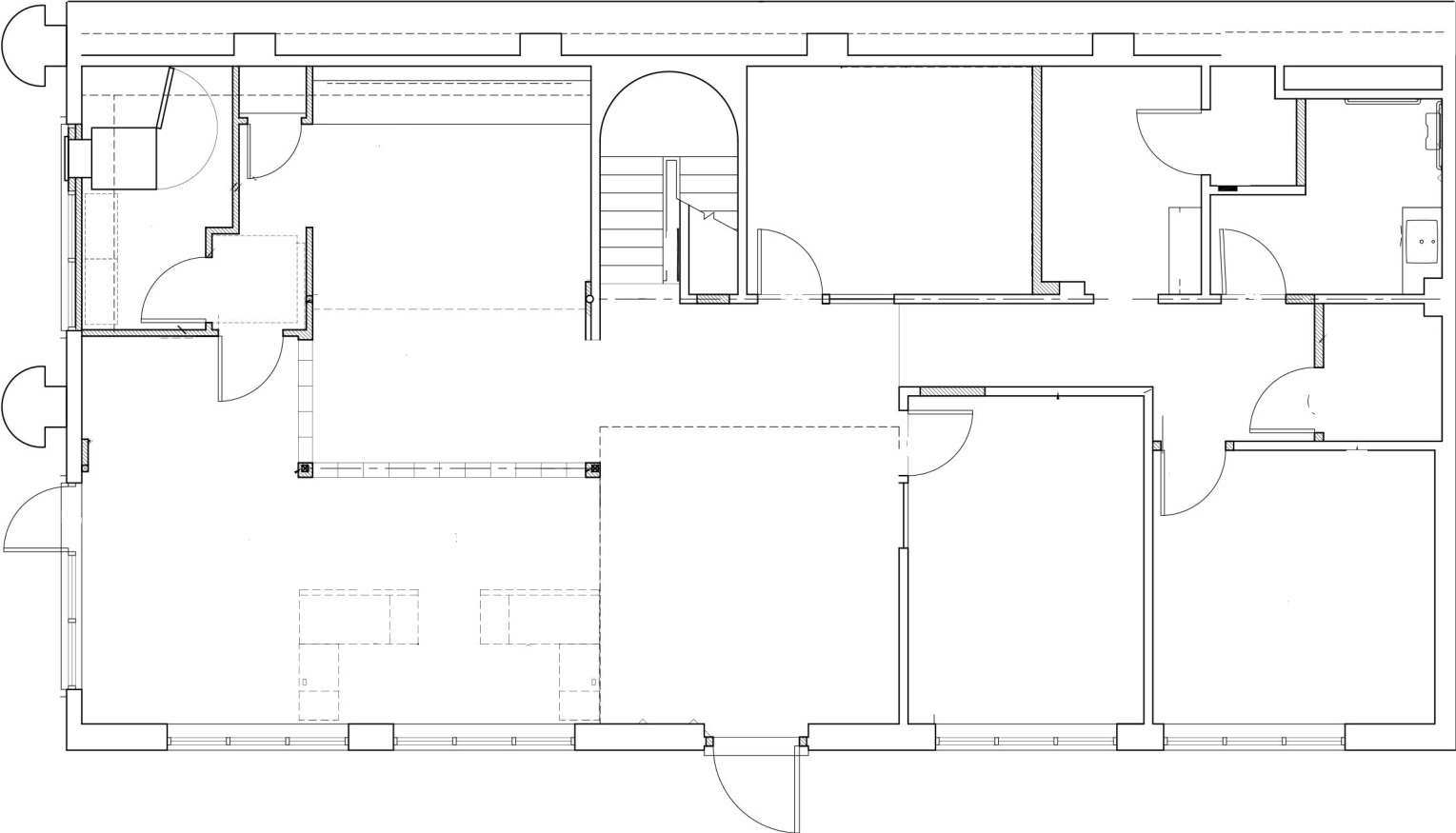
Lease Rate:	\$28.00 SF/yr (Net; NNN)
Suite:	F & G
Available SF:	3,930 SF
Date available:	01/01/2023

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,094	22,636	47,330
Total Population	12,906	57,262	115,628
Average HH Income	\$48,177	\$73,063	\$76,702



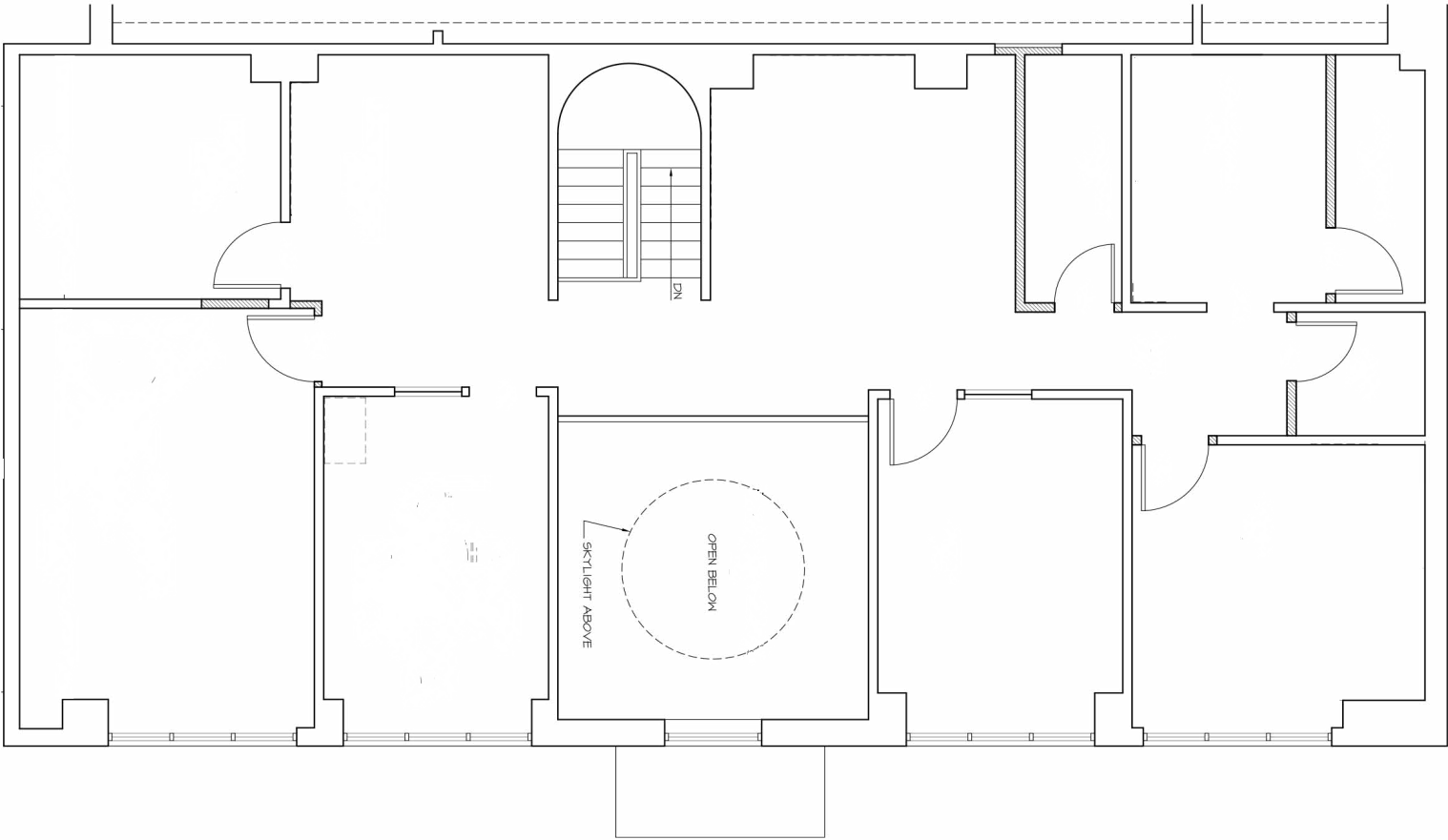
Leslie Fellabom
Senior Vice President, Office Services
C 843 442 7492
leslie.fellabom@avisonyoung.com

Ashley Jackrel, CCIM
Vice President, Office Services
C 843 327 0124
ashley.jackrel@avisonyoung.com



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Office space for lease

480 East Bay Street



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Let's talk.

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