

FOR LEASE

136 Rutledge Avenue

Charleston, SC 29403



Gregg Legerton

Vice President, Office Services

C 843 830 7236

gregg.legerton@avisonyoung.com

**AVISON
YOUNG**



Property Description

Prime downtown location with onsite parking! 4,872 SF located near the corner of Rutledge Avenue and Calhoun Street. This office building has up to 12 offices and comes with 16 parking spaces. 4 additional parking spaces available for lease. Location is directly across from MUSC Rutledge Tower and provides an excellent location for any office tenant related to the medical field or any other general office need.

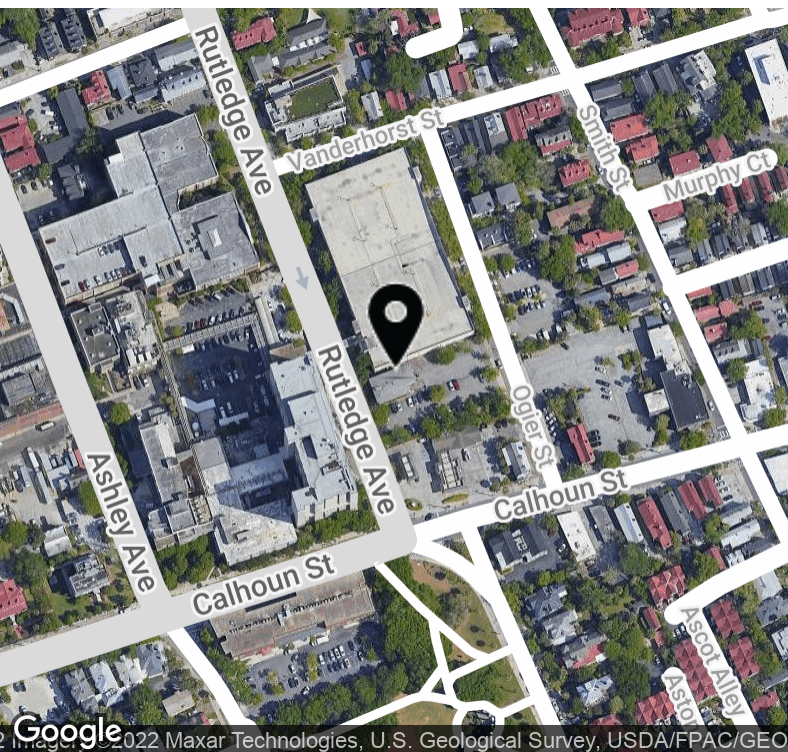
Offering Summary

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	2,436 - 4,872 SF
Building Size:	4,872 SF

Spaces	Lease Rate	Space Size
Entire Building	\$26.00 SF/yr	4,872 SF
136 Rutledge Avenue Suite 100	\$26.00 SF/yr	2,436 SF
136 Rutledge Avenue Suite 200	\$26.00 SF/yr	2,436 SF



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Location Description

Great location in the heart of the medical district. Located across Rutledge from the MUSC Rutledge Tower and only a few blocks from Roper Hospital. Just North of Calhoun street behind the Exxon station.

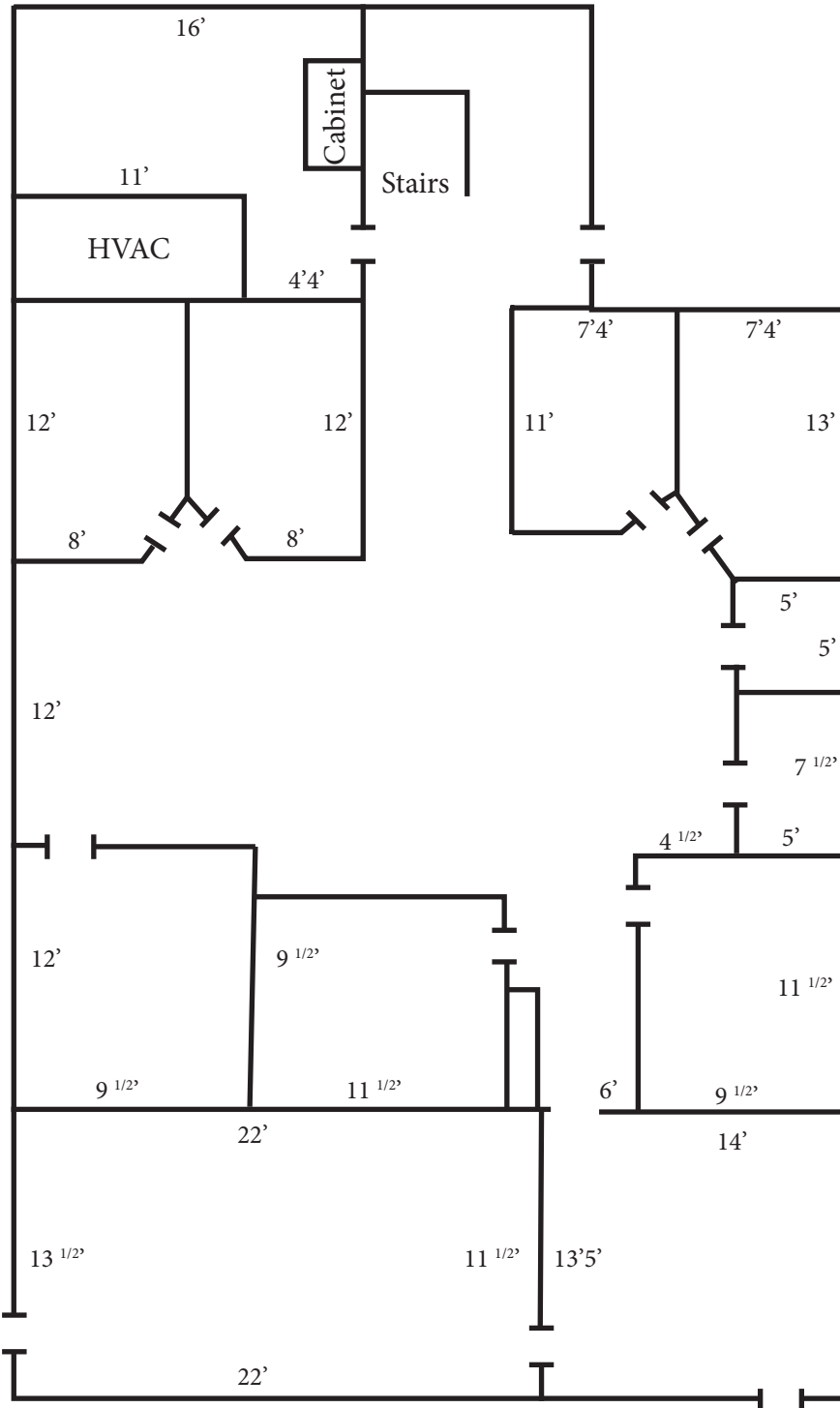
Location Details

County	Charleston
Street Parking	Yes
Signal Intersection	No

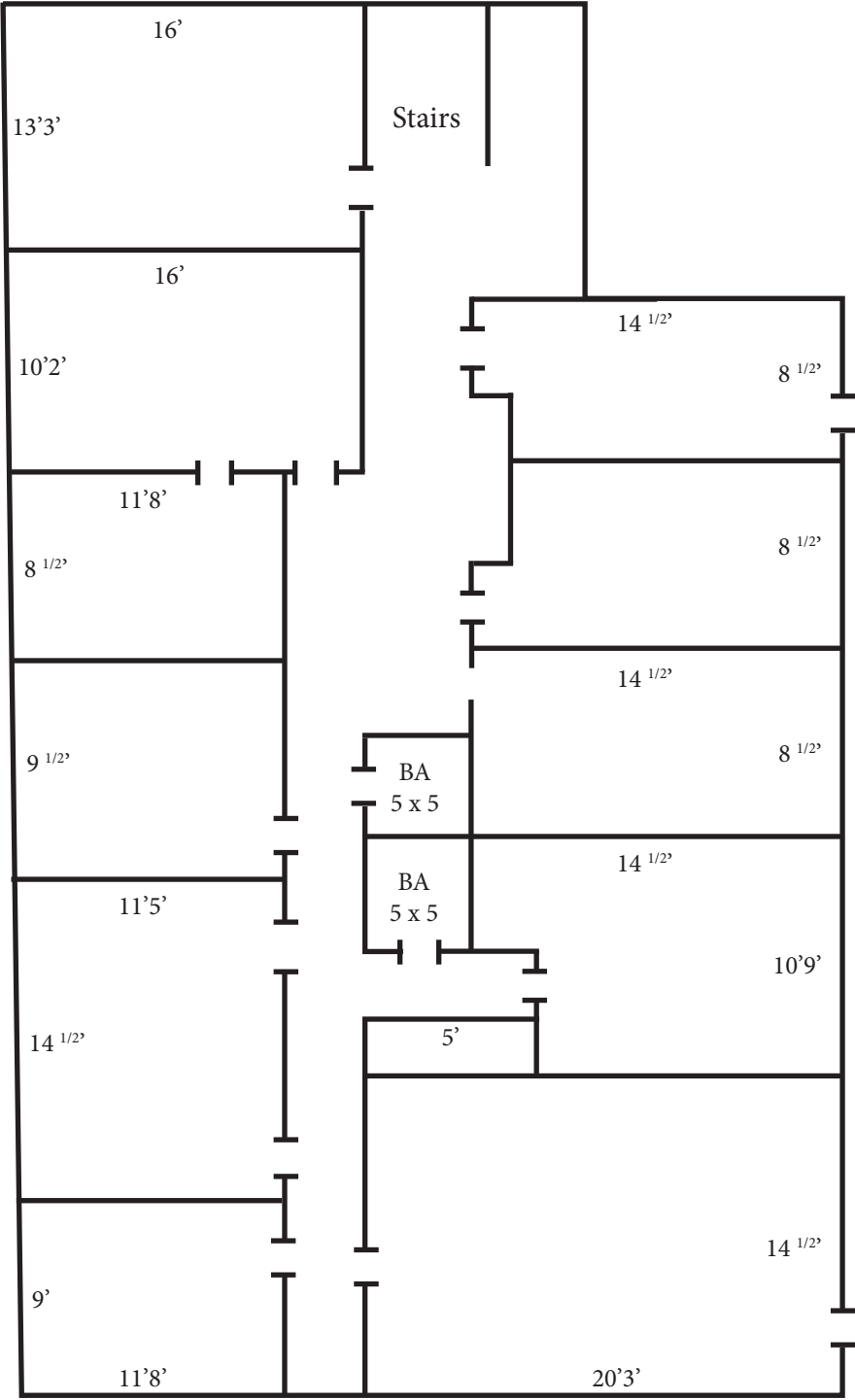


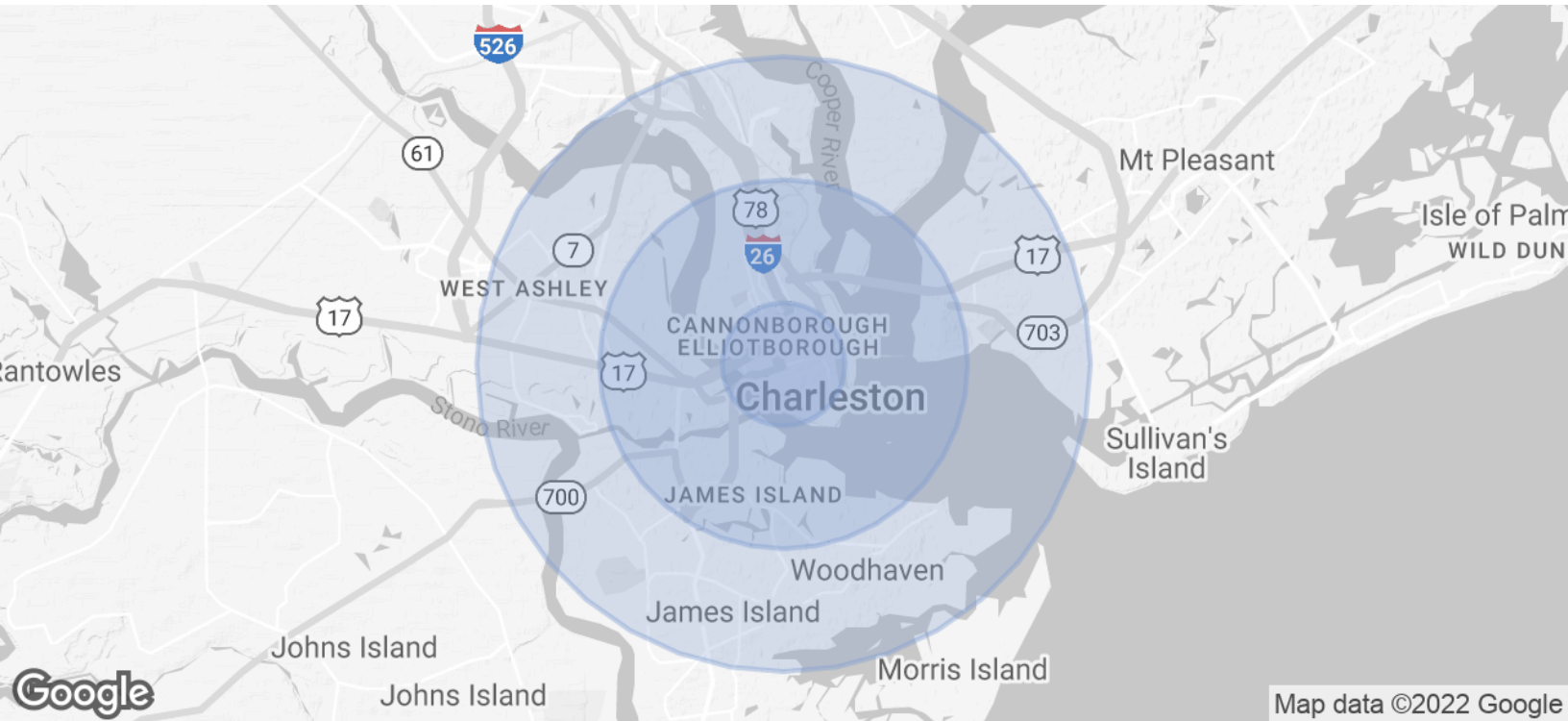
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Floor Plan | 1st Floor



Floor Plan | 2nd Floor





Population	1 Mile	3 Miles	5 Miles
Total Population	19,410	60,223	123,047
Average age	25.7	31.9	35.1
Average age (Male)	26.4	31.6	34.2
Average age (Female)	25.5	33.4	36.8
Households & Income	1 Mile	3 Miles	5 Miles
Total households	7,901	24,278	50,661
# of persons per HH	2.5	2.5	2.4
Average HH income	\$55,138	\$69,501	\$71,802
Average house value	\$443,314	\$415,351	\$374,652

* Demographic data derived from 2020 ACS - US Census



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Office building for lease

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

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for more information, please contact

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