

# 2387

Clements  
Ferry Road

± 33,492 SF SUBLEASE

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CHARLESTON, SC



**CBRE**

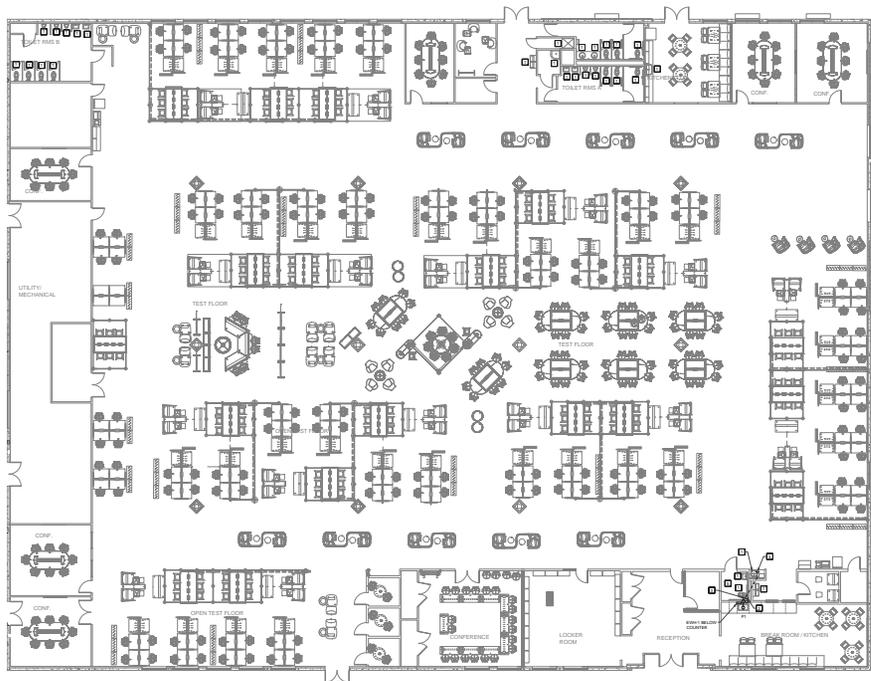


## HIGHLIGHTS

Amazing sublease opportunity in a high tech office space with lots of natural light and plenty of parking. Located in the rapidly expanding Clements Ferry Corridor on Daniel Island.

- May be leased fully furnished
- Provides a close circuit surveillance and badge entry system
- Building is ISO/IEC 27001 certified
- Will consider subdividing the space
- Available for sublease through December 31, 2029 with option to terminate on November 30, 2027
- Rate: \$26.95/sf including CAMTI. Tenant pays utilities and janitorial

**\*If the space is subleased by April 2026, the rate including CAMTI will be \$22.40/SF with tenant paying utilities and janitorial**



2387 Clements Ferry Road



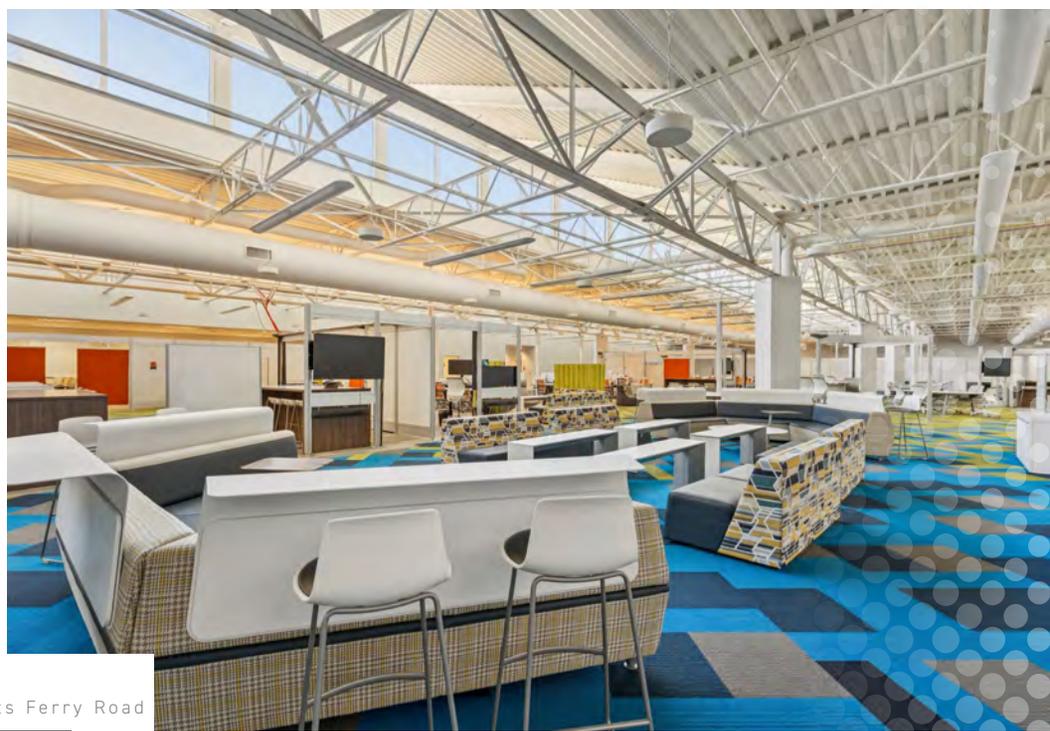
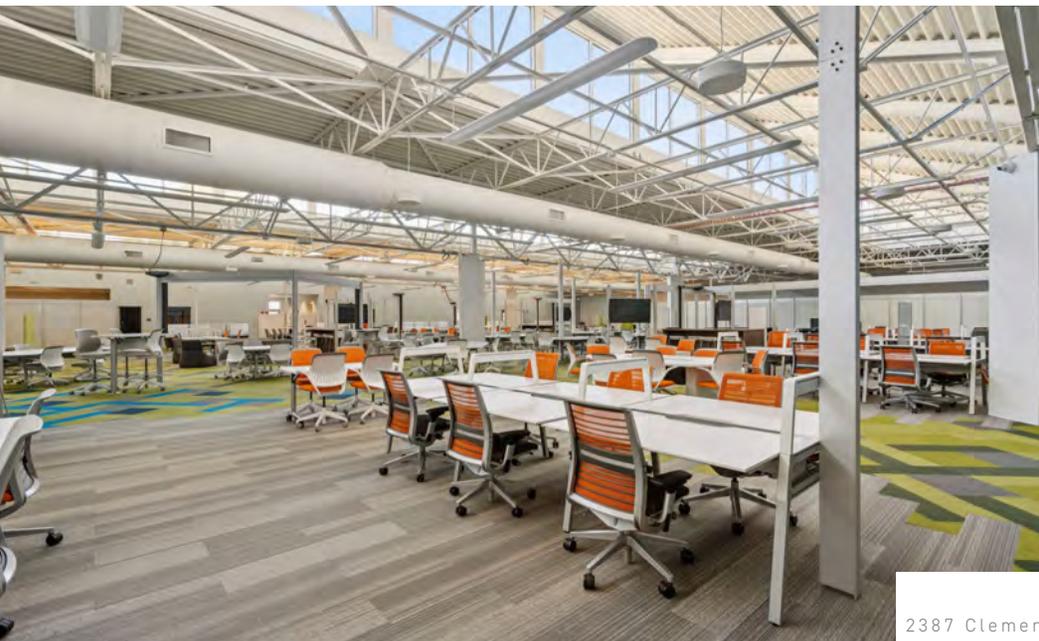
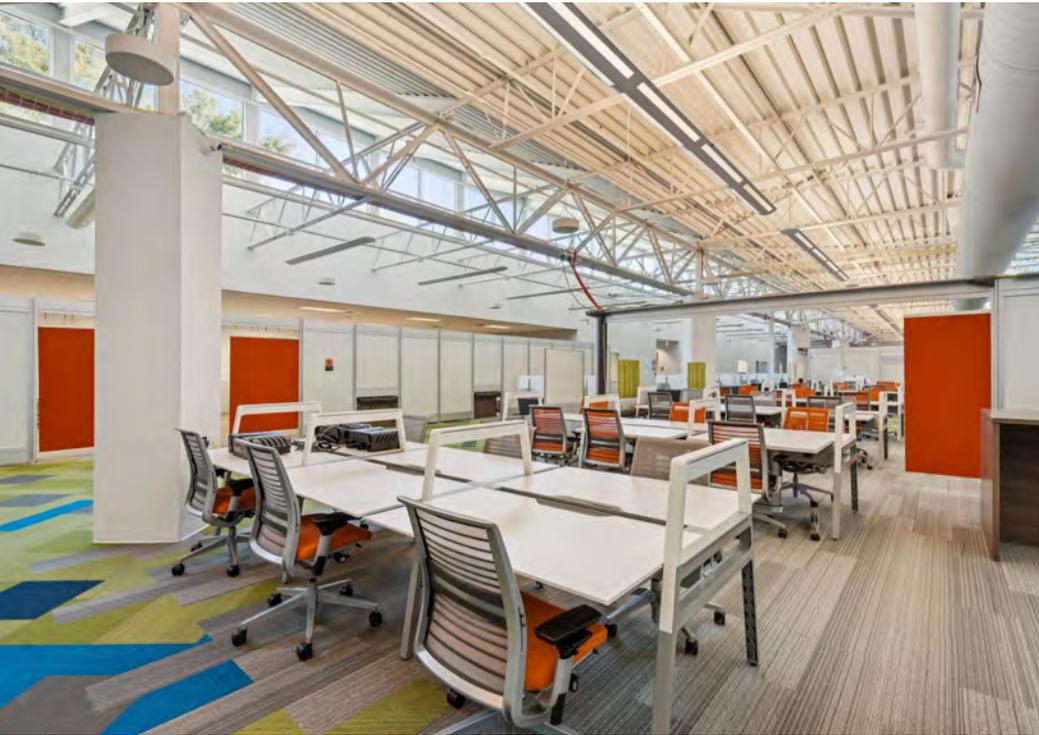
ABUNDANT  
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EASY ACCESS TO  
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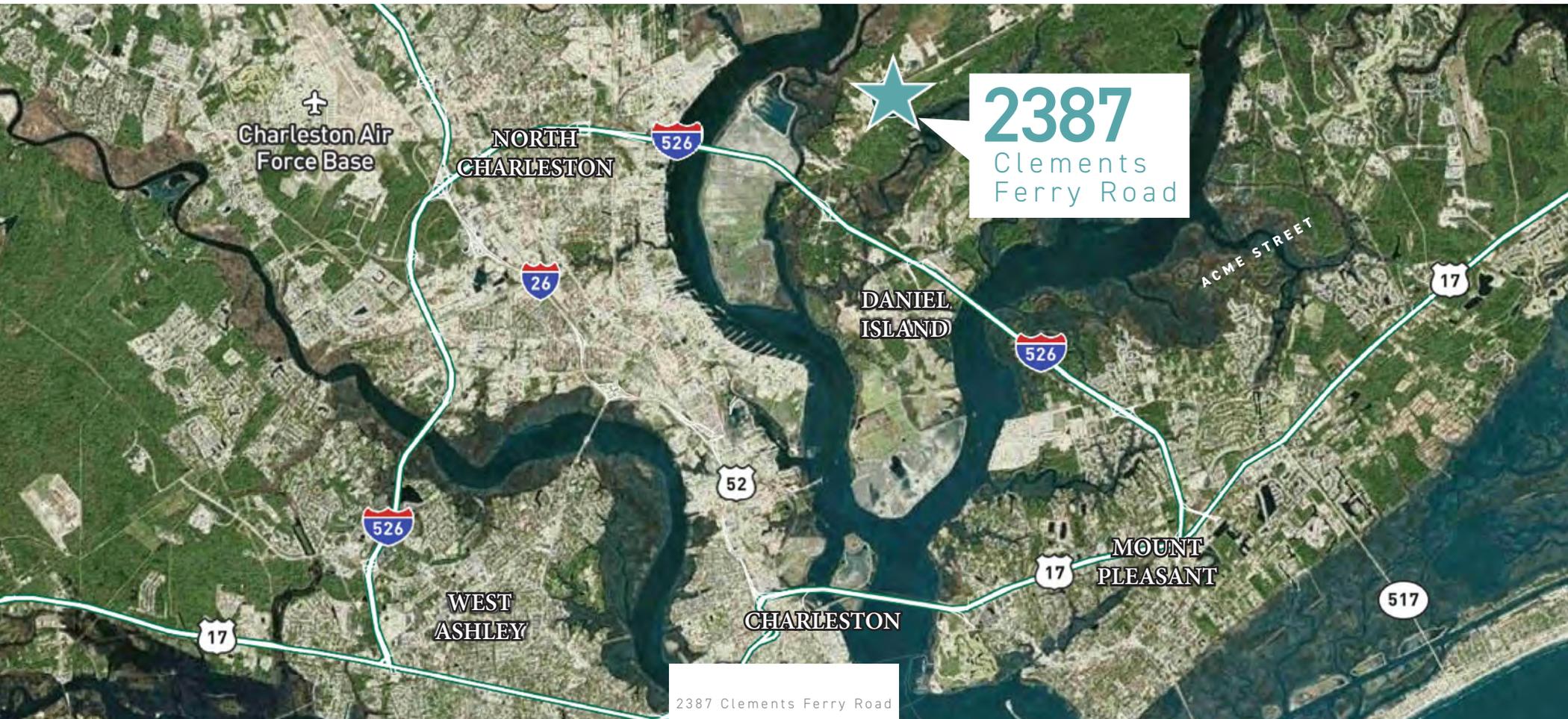


2387 Clements Ferry Road



## LOCATION

2387 Clements Ferry Road is located on Daniel Island, a master-planned 4,000 acre community in Berkeley County situated between the Cooper and Wando Rivers just across from downtown Charleston. It is connected by land and easily accessible to I-26, North Charleston and Mount Pleasant. Daniel Island promotes a vibrant, walkable community with local events and year-round recreation.



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Charleston, SC

### CONTACT US

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