

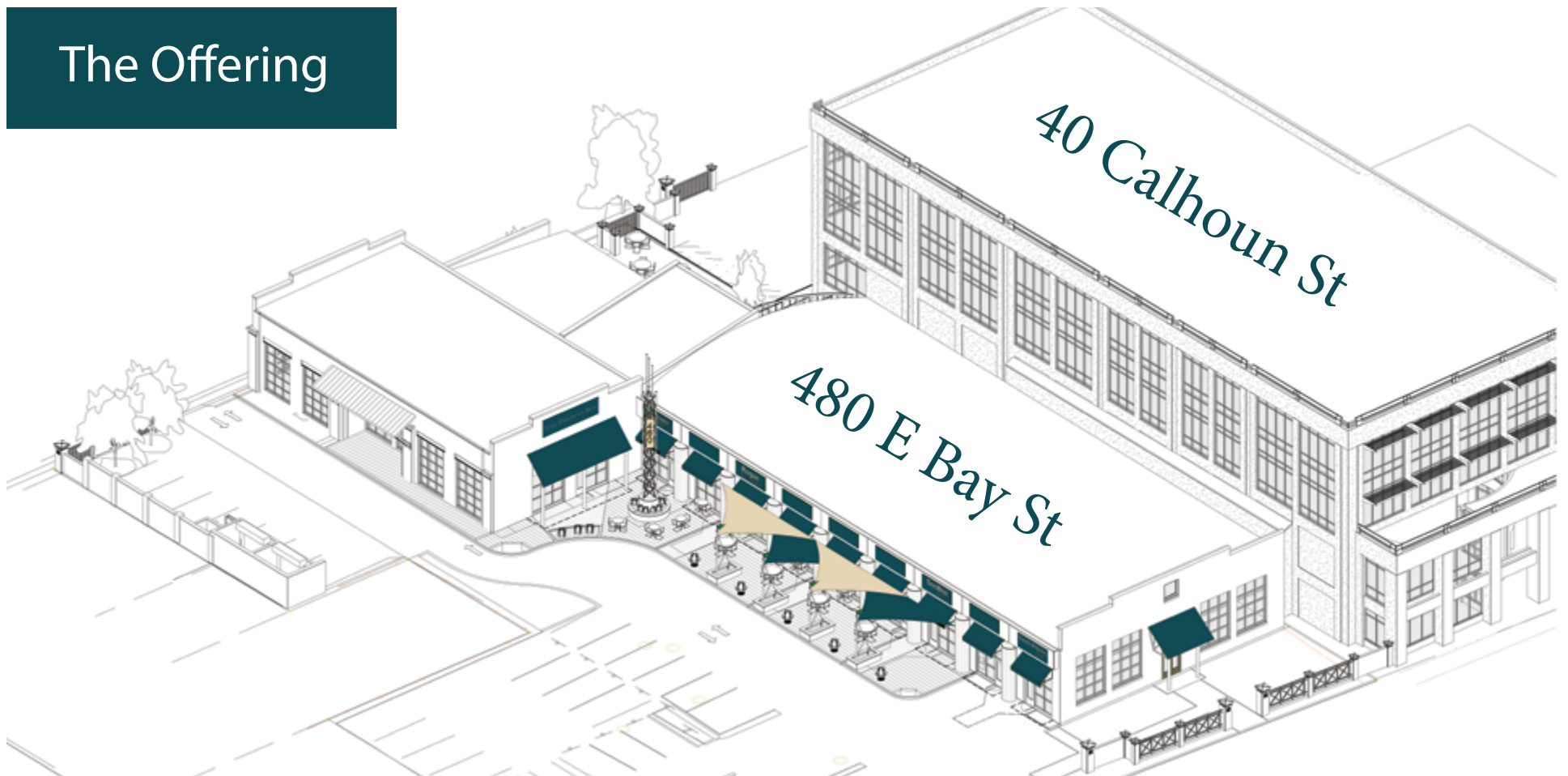
# Charleston Gateway Campus

40 Calhoun Street  
Charleston, SC 29401



AVISON  
YOUNG

## The Offering



Charleston Gateway Campus offers a unique walkable complex of buildings occupied by professional office and service related businesses. 480 East Bay tenants include a restaurant Marbled & Fin, Charleston Prestige Cleaners, and The Charleston Symphony. Numerous other daytime and evening amenities are a short walking distance from the campus.

This 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.

The class A office building is offered on full service basis and the tenant mix is primarily legal, insurance and financial services companies. Some parking is available for lease both on-site and in the Aquarium/Galliard garages.

A back-up generator allows for uninterrupted service in the event of a power outage. Access to rooftop with harbor views is available after hours by reservation.

## Availabilities

Suite	Square Footage	Lease Rate
205 - South	2,481 rsf	\$38.00/sf/yr
210 - South	2,672 rsf	\$38.00/sf/yr
205 + 210 - South	5,153 rsf	\$38.00/sf/yr
411 - South	1,073 rsf	\$38.00/sf/yr
240 - North	3,912 rsf	\$38.00/sf/yr



Executive Suites are also available  
**Click here to view the list**

“ We enjoy our tenancy at Charleston Gateway Center. The Management staff is cordial, professional, and always responsive to our needs. It is a pleasure to be located here knowing we can conduct our business, and not have to worry about day to day operation of the facility.

- WebsterRogers, LLP

“ Our firm has been a tenant at Charleston Gateway Center for the last decade. We have grown and expanded several times during this time frame and have chosen each time to remain a tenant in the Charleston Gateway Center. The quality of space and of the property management satisfies our needs and continues to be a first class office solution for us. We appreciate the manner in which property and leasing management have worked with us to accommodate our growth.

- Turner, Padget, Graham & Laney, P.A.

# 40 Calhoun

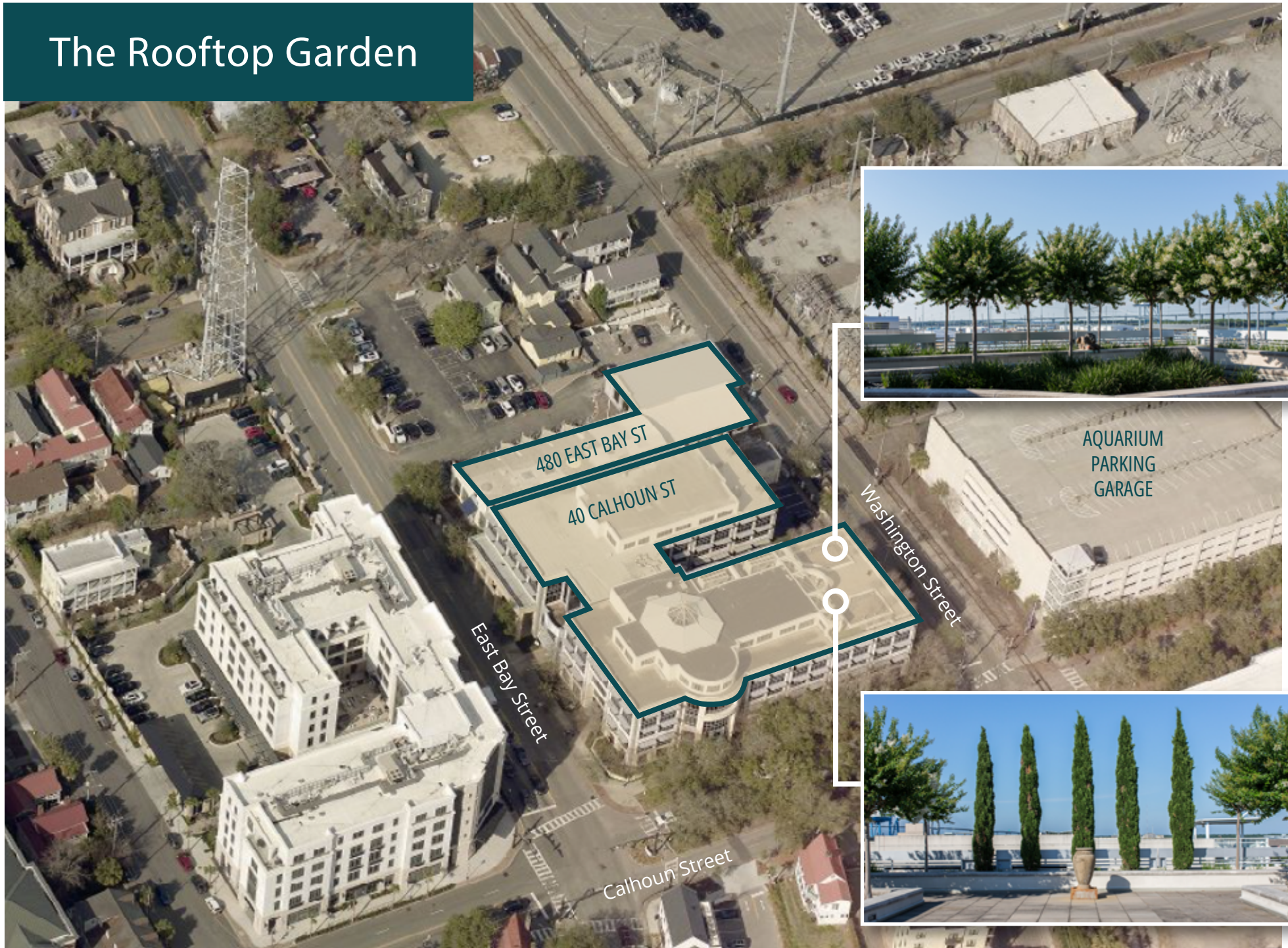
SUITE 240 - NORTH  
AVAILABLE

SUITE 205 & 210 - SOUTH  
AVAILABLE

SUITE 411 - SOUTH  
AVAILABLE



# The Rooftop Garden



# The Location and Amenities



12 miles from the  
Charleston  
International  
Airport



Near the Charleston  
Gaillard Center,  
Aquarium, and the  
International African  
American Museum,  
all providing cultural  
enhancement



Within walking  
distance  
of hotels, dining,  
entertainment,  
banking & parking



Located near  
six publicly  
accessible parks  
and a public library

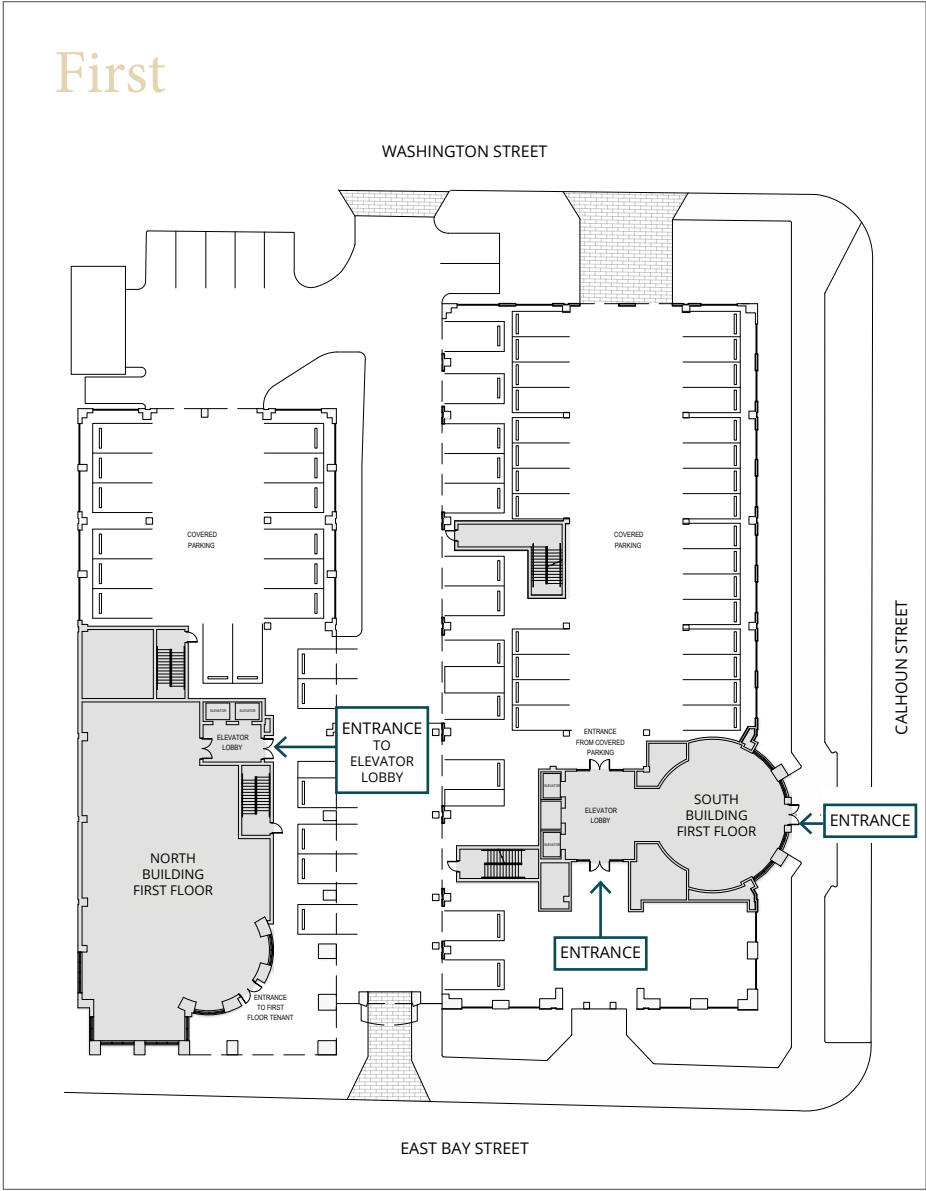


7.45 million people visit Charleston each year for the historic architecture, award-winning food, and our arts & culture

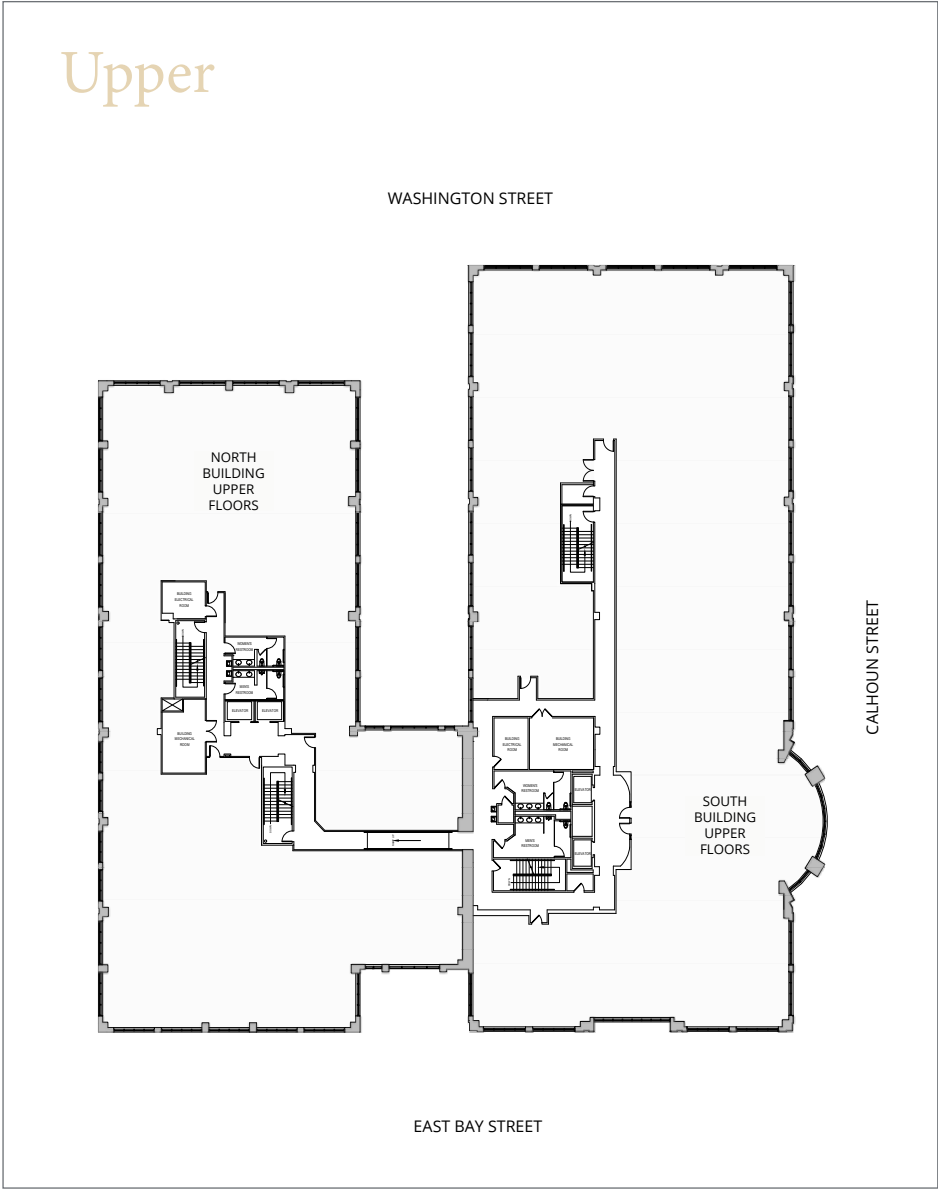


# Building Footprint

## First

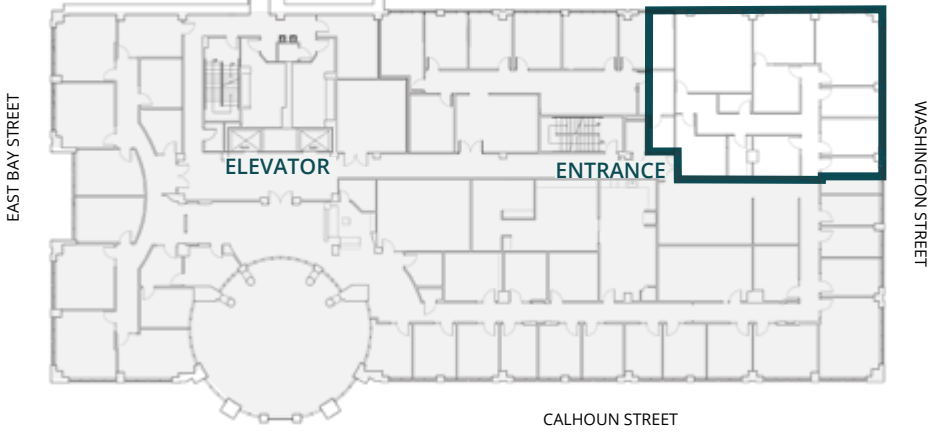


## Upper



# Suite 205 - SOUTH

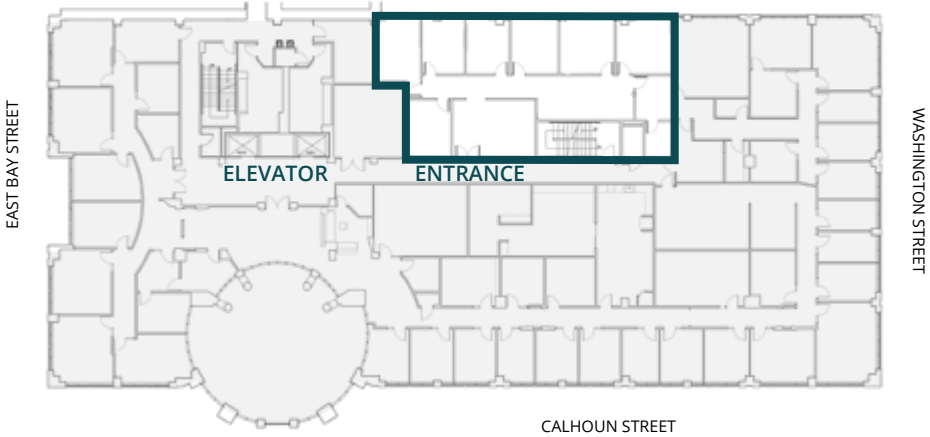
2,481 rsf



\* Hypothetical test fit, furniture shown for reference only-not to scale

# Suite 210 - SOUTH

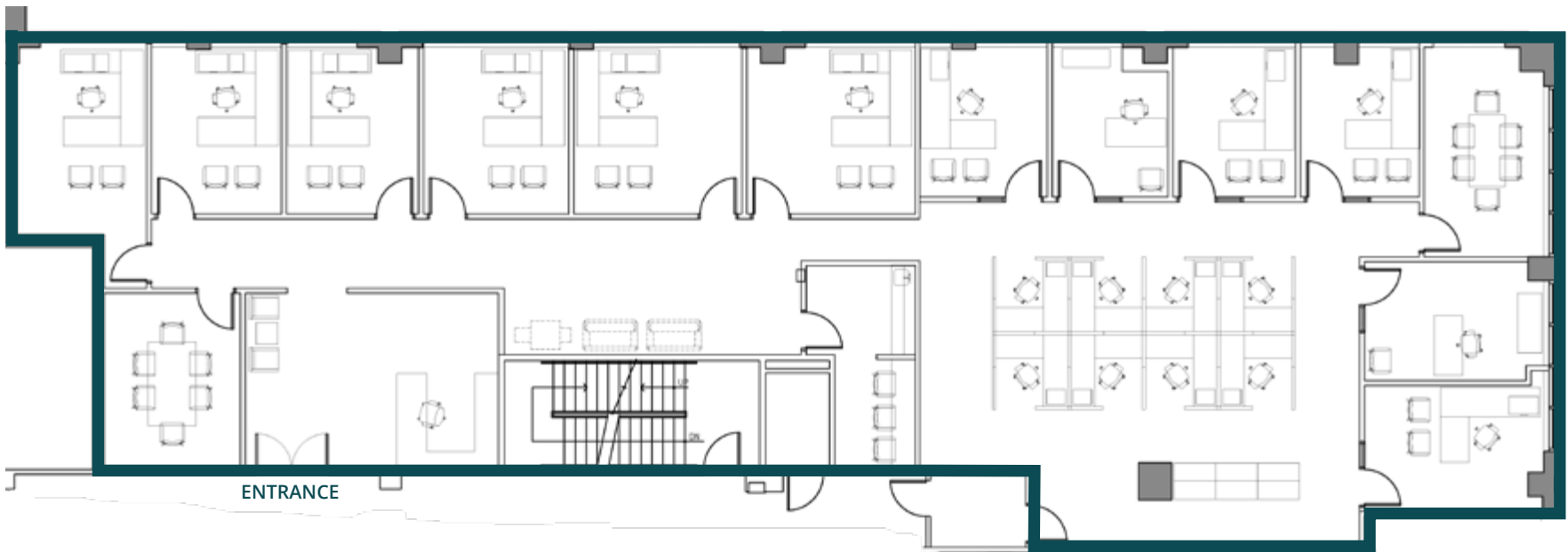
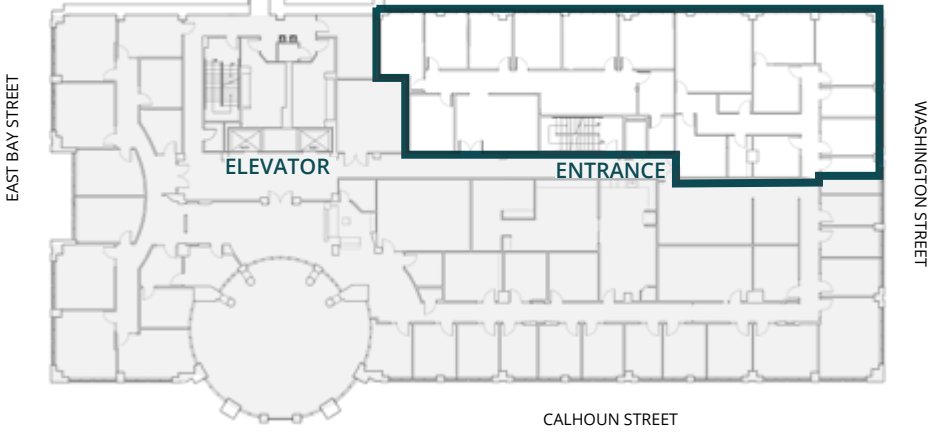
2,672 rsf



\* Hypothetical test fit, furniture shown for reference only-not to scale

# Suite 205 + Suite 210

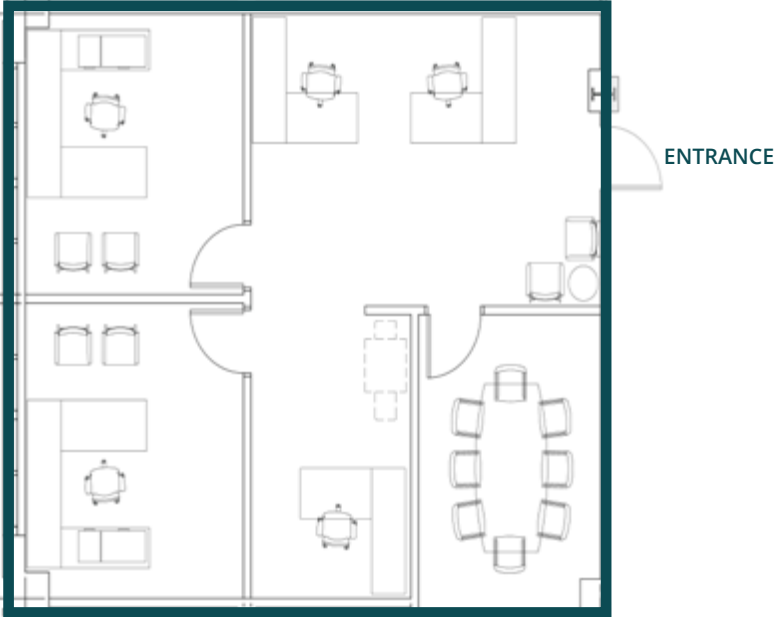
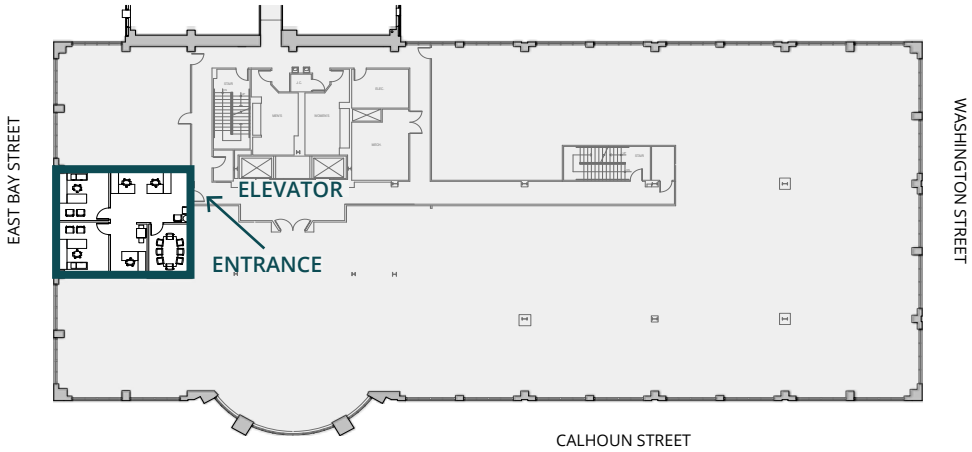
5,153 rsf



\* Hypothetical test fit, furniture shown for reference only-not to scale

# Suite 411 - SOUTH

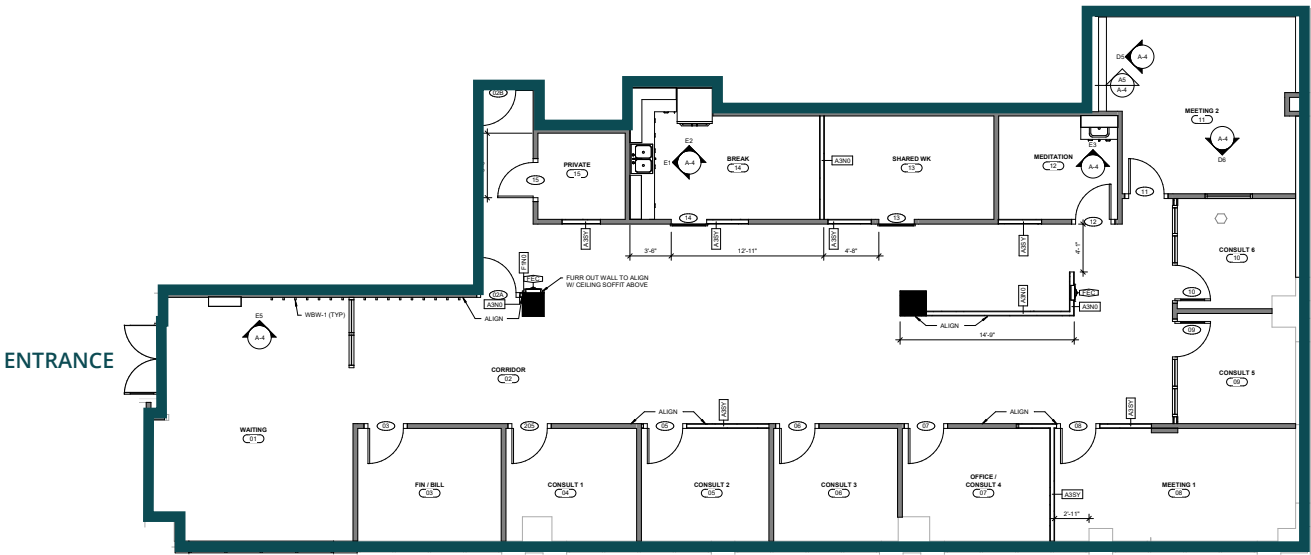
1,073 rsf



\* Hypothetical test fit, furniture shown for reference only-not to scale

# Suite 240 - NORTH

3,912 rsf



# Suite 240 - NORTH

3,912 rsf



# The Parking

CHARLESTON  
GATEWAY  
CAMPUS

AQUARIUM  
PARKING  
GARAGE

GALLIARD  
PARKING GARAGE

Employee parking for Charleston Gateway Campus is located in the Charleston Gaillard Center and the South Carolina Aquarium parking garages.

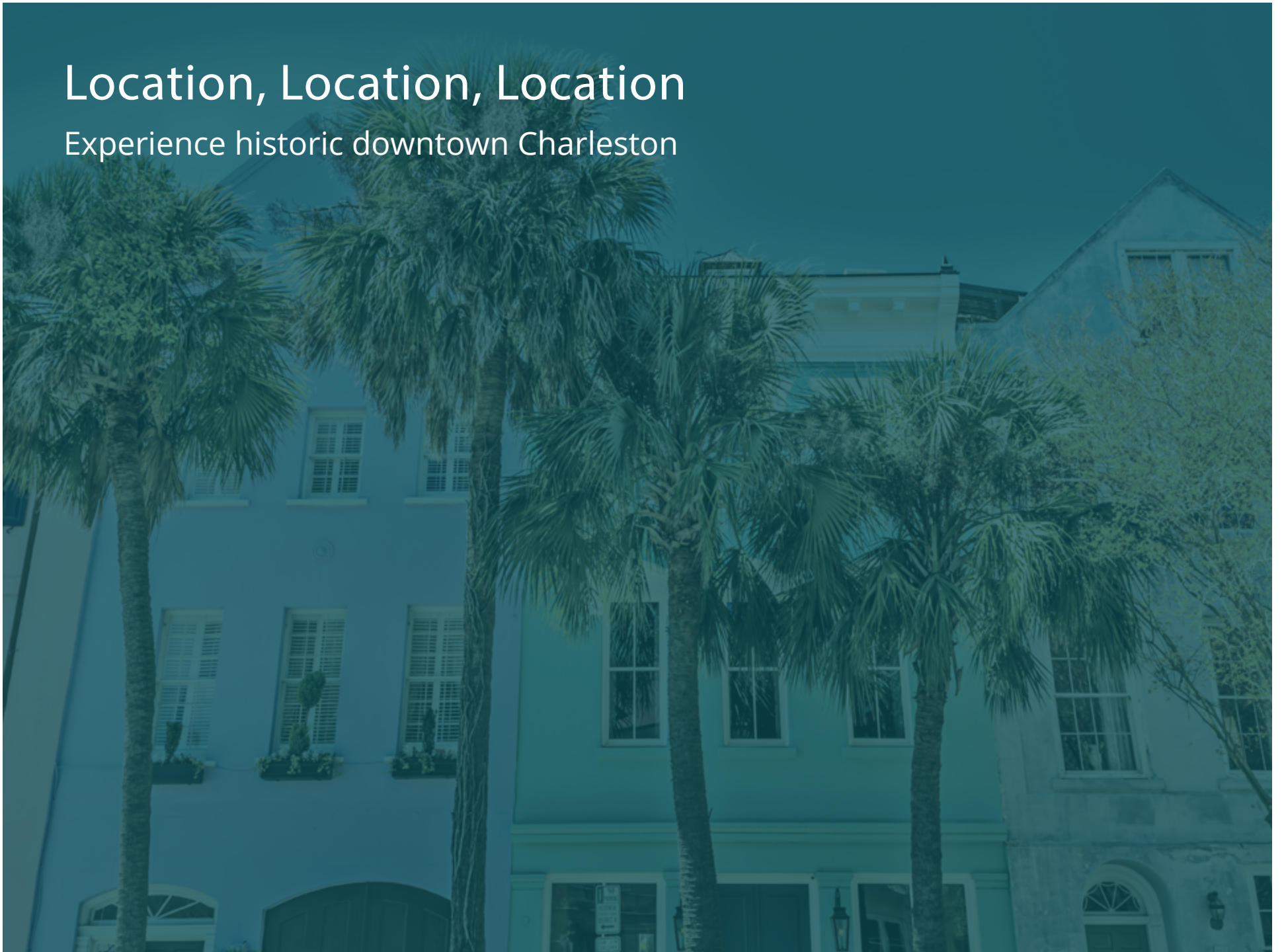


1 MIN  
WALK  
from Aquarium Garage

2 MIN  
WALK  
from Gaillard Garage

# Location, Location, Location

Experience historic downtown Charleston



# Live, work, play in the neighborhood



# Steps away from all downtown has to offer





AVISON  
YOUNG



40

CALHOUN

Contact us about this one of a kind location.

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