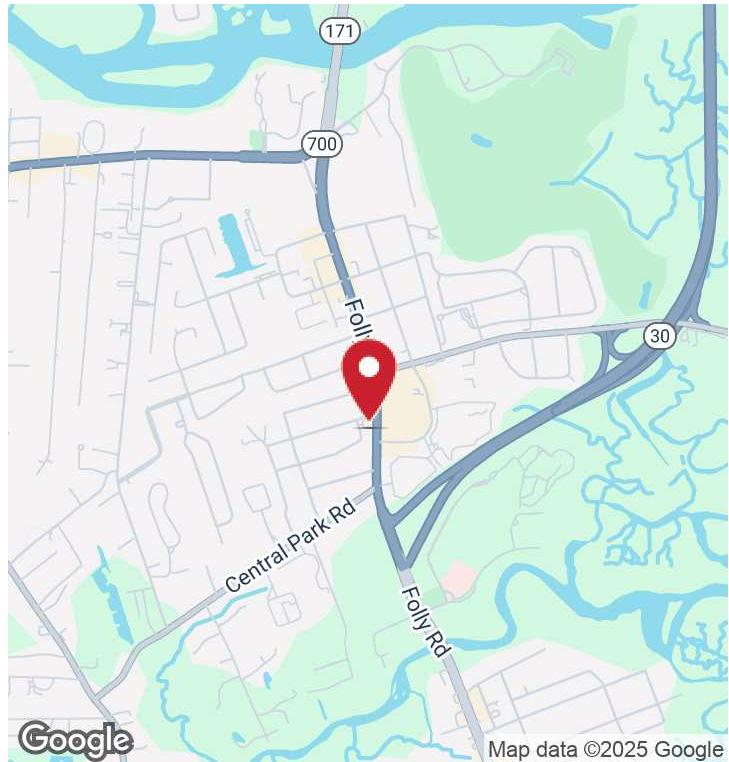


Executive Summary



OFFERING SUMMARY

Lease Rate:	\$20.66 SF/yr (NNN)
Building Size:	2,087 SF
Available SF:	2,087 SF
Market:	Charleston
Submarket:	James Island

PROPERTY OVERVIEW

Introducing 537 Folly Road, an exceptional opportunity for your business. This spacious property offers a modern and versatile 2,087 SF office layout, ideal for fostering productivity and collaboration. With a 2-year sublet lease available from July 1st, 2025, and attractive terms including a base rent of \$20.66/SF NNN and an estimated TICAM cost of \$7.16/SF, this property presents a favorable opportunity for businesses seeking a premium location in Charleston. Positioned in a desirable area, this space provides a prime business address and the flexibility to accommodate a range of professional needs.

PROPERTY HIGHLIGHTS

- Available for sublet from July 1st, 2025
- 2-year lease term
- Base rent of \$20.66/SF NNN
- Estimated TICAM cost of \$7.16/SF
- Generous 2,087 SF space
- Modern and versatile office layout
- Desirable Charleston location

Bradham Wilder

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Additional Photos

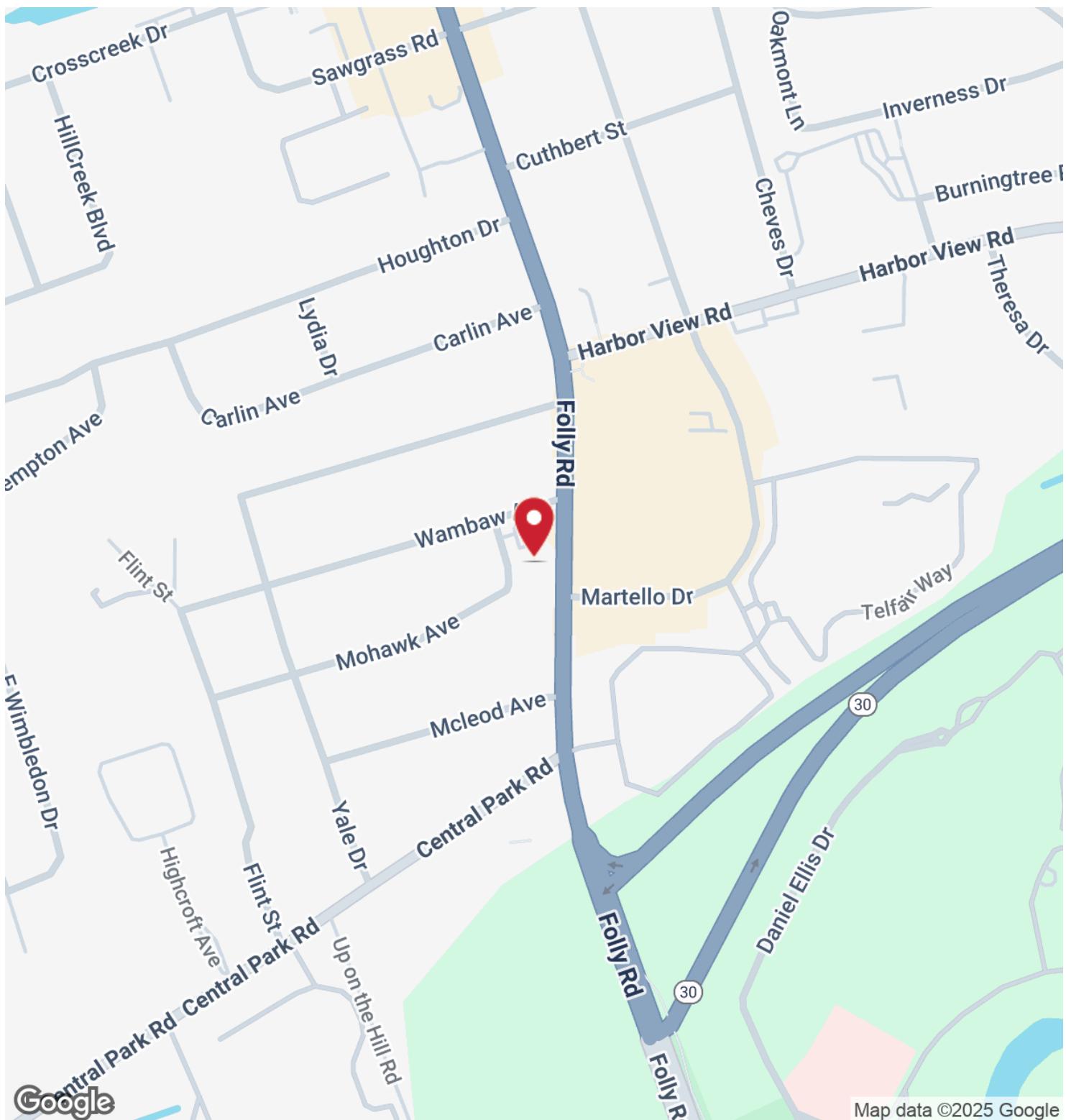


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Location Map

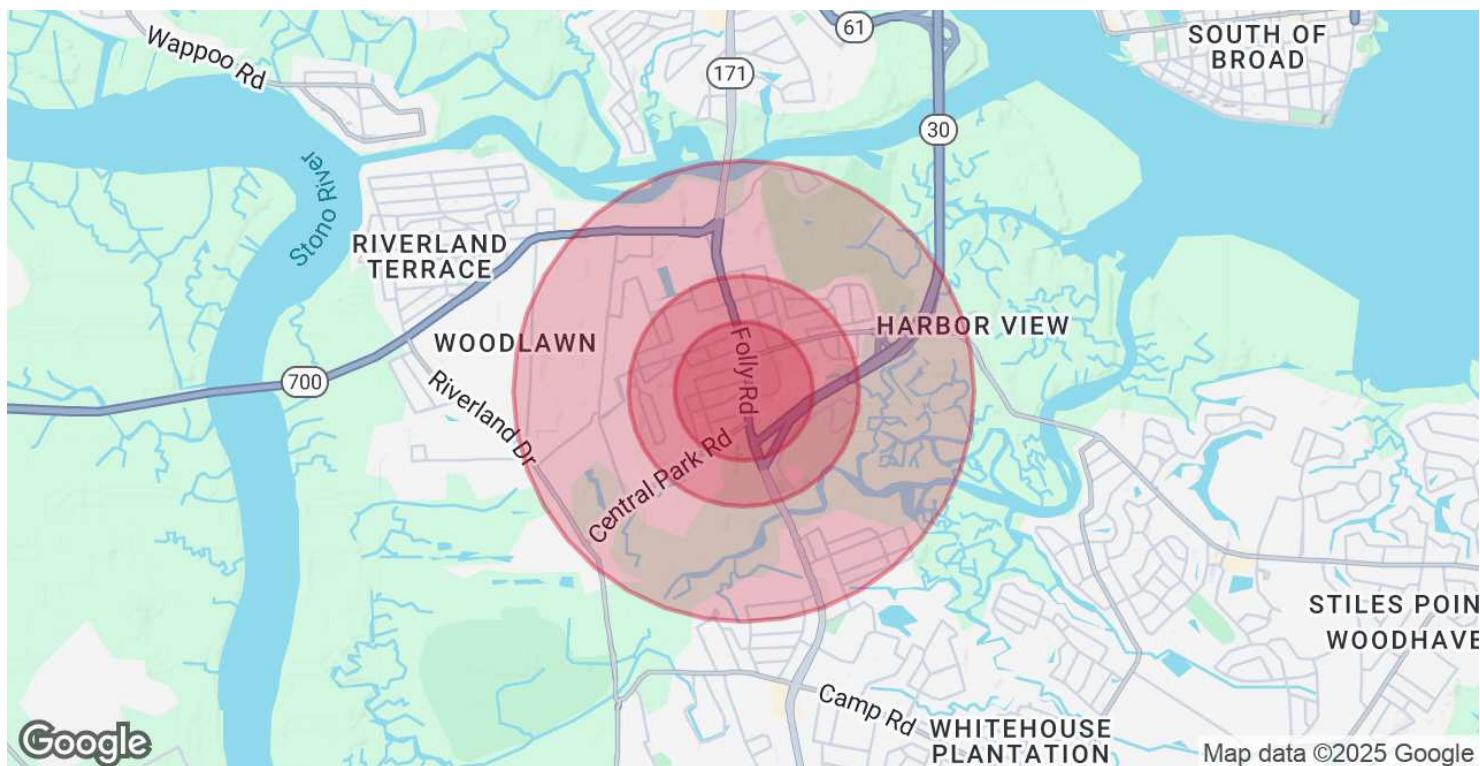


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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	812	2,641	6,342
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	436	1,402	3,278
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$98,463	\$98,447	\$103,113
Average House Value	\$636,069	\$585,902	\$560,344

Demographics data derived from AlphaMap

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Area Analytics



It turns out, you don't have Area Analytics enabled!

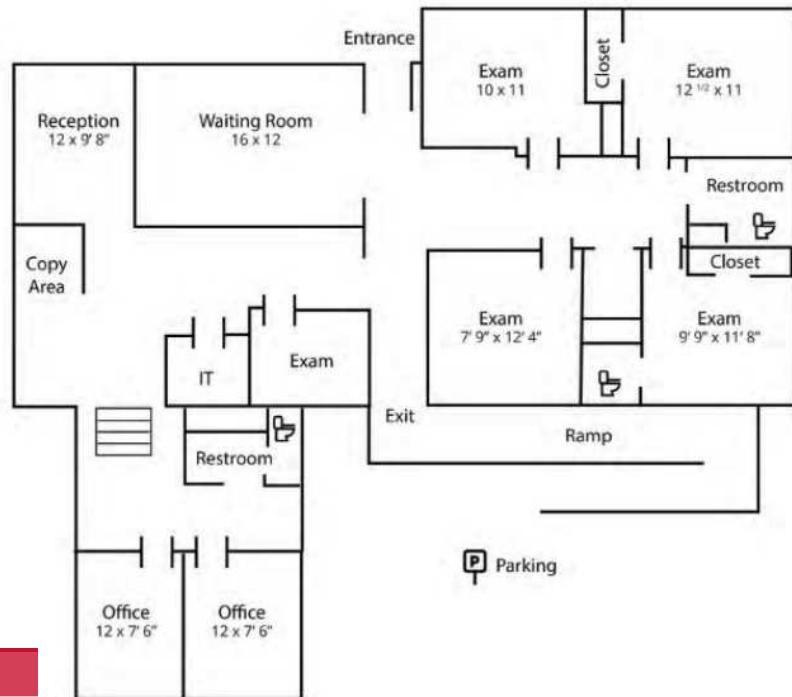
(be sure to toggle "**Display area analytics on this listing?**" to "**ON**" in the [**Area Analytics Tab**](#))

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Plans



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	23 months
Total Space:	2,087 SF	Lease Rate:	\$20.66 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION

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