



FOR LEASE

1,200 - 1,500 SF OFFICE/FLEX SPACE AVAILABLE

**IDEAL FOR
GOVERNMENT OR
MEDICAL USERS**

**GREAT
LOCATION
OFF I-526**

**DIRECT ACCESS
TO SUITE FROM
PARKING LOT**

**RARELY
AVAILABLE FLEX
OFFICE SPACE**

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PROPERTY OVERVIEW

Located 1/2 mile from I-526 on Hwy 61, West Charleston Business Center has excellent visibility in a high growth area of West Ashley. I-26, Downtown Charleston, St. Francis Hospital, banking, shopping, and restaurants are all within a few minutes drive of the property. Negotiable rates and improvement allowances for a 5-year lease with credit tenant. All leases are modified gross.

Space could be used for:

- » Business Park
- » Government
- » Medical
- » Flex Space
- » Office Building
- » Research & Development

ADDRESS

1941 Savage Road
Charleston, SC 29407

AVAILABLE SPACE

Suite 500-AA: 1,500 SF
Suite 500-C: 1,200 SF

LEASE RATE

Suite 500-AA: \$18.00/SF, MG
Suite 500-C: \$18.00/SF, MG

DATE AVAILABLE

9/1/2024

PARKING

Direct access to suite
from parking lot

YEAR BUILT

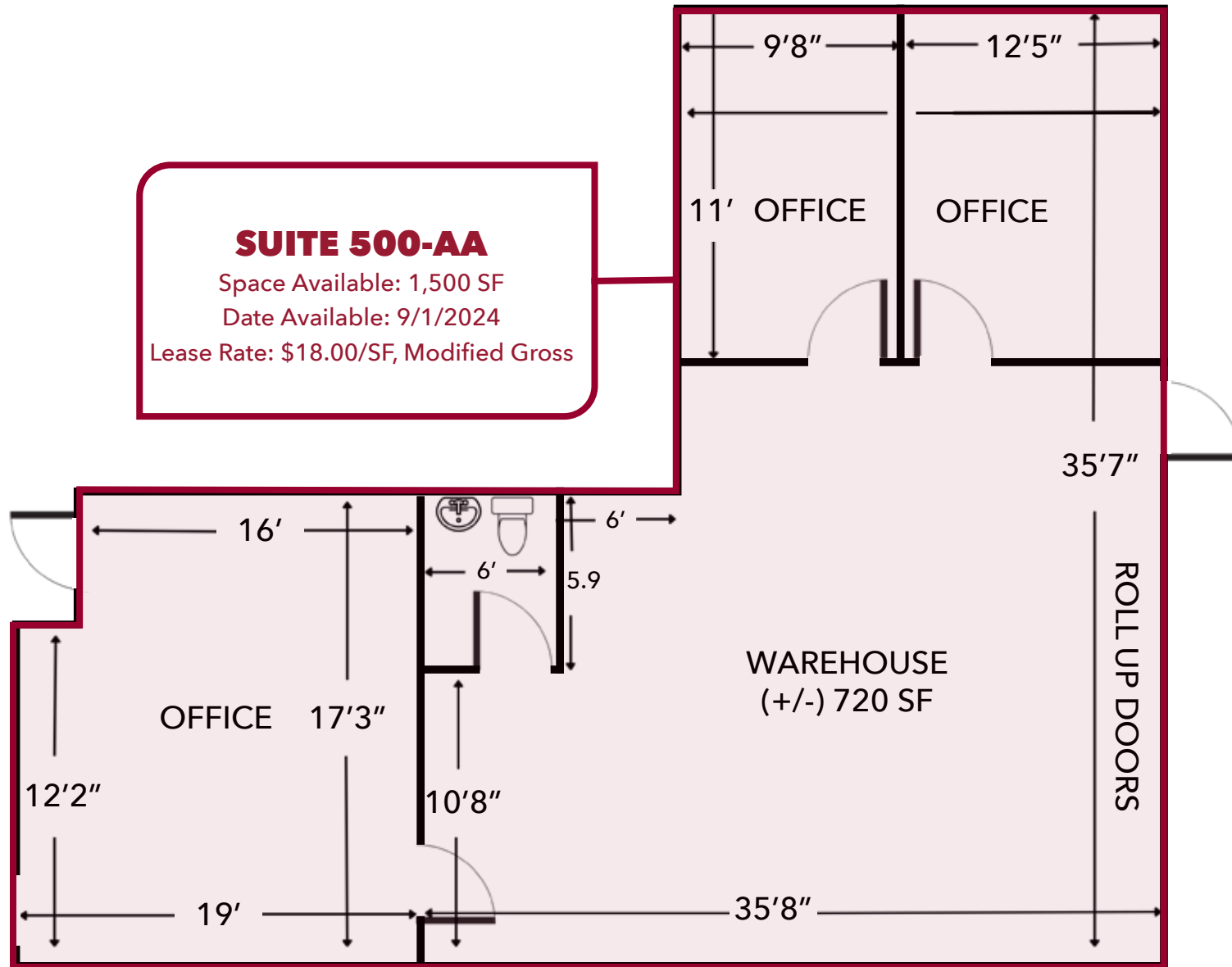
1989



FLOOR PLANS

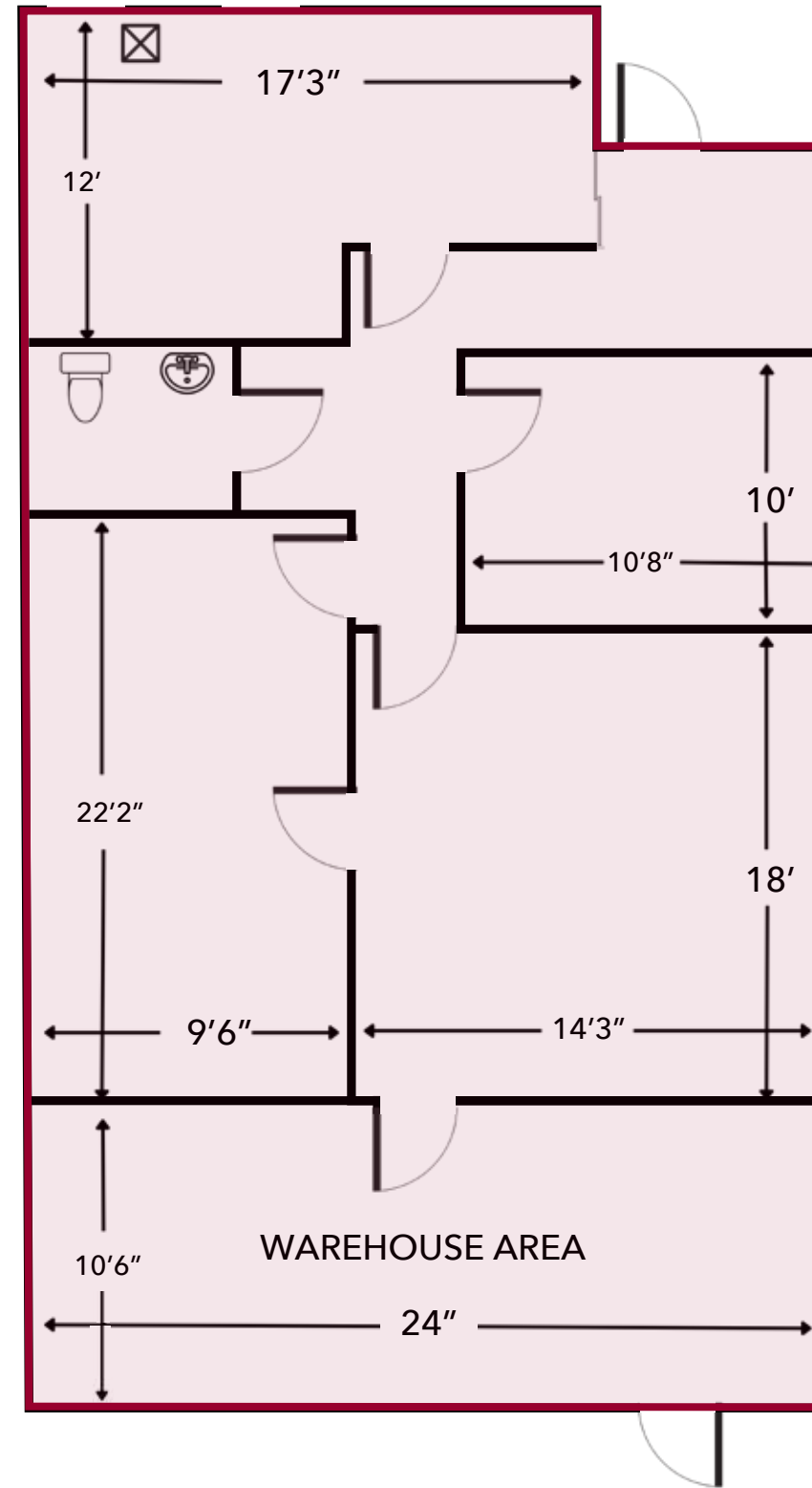
SUITE 500-AA

Space Available: 1,500 SF
Date Available: 9/1/2024
Lease Rate: \$18.00/SF, Modified Gross

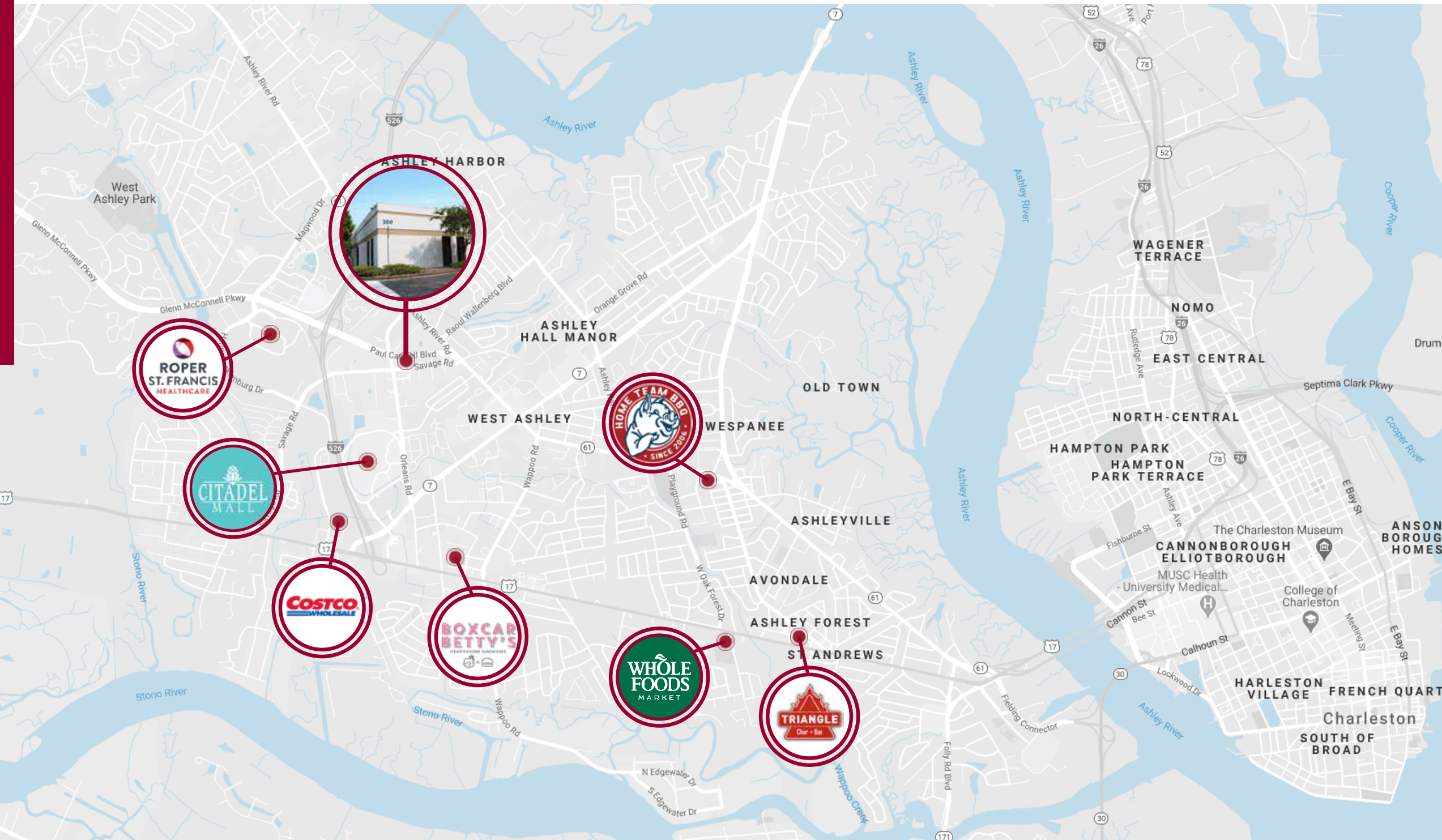


SUITE 500-C

Space Available: 1,200 SF
Date Available: 9/1/2024
Lease Rate: \$18.00/SF, Modified Gross



MARKET OVERVIEW



DRIVE TIMES:

DOWNTOWN CHARLESTON
10 min

CHARLESTON INT'L
AIRPORT
8 min

MOUNT PLEASANT
16 min

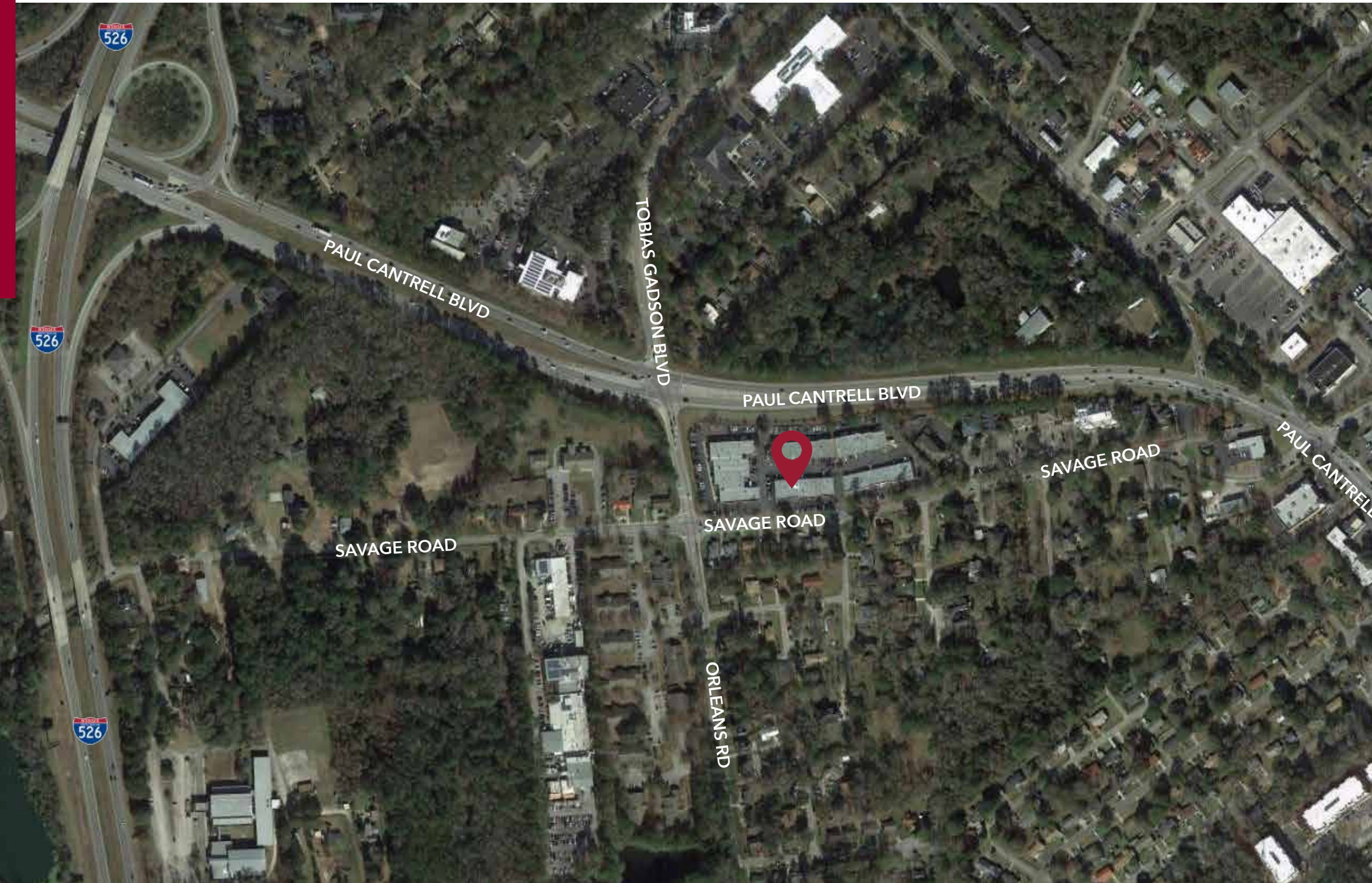
JAMES ISLAND
14 miles

I-526
2 min

I-26
7 min

CITADEL MALL
5 min

LOCATION OVERVIEW



DRIVE TIMES:

I-526

2 Minutes

CITADEL MALL

6 Minutes

ST. FRANCIS HOSPITAL

5 Minutes

CHARLESTON INT AIRPORT

10 Minutes

DOWNTOWN CHARLESTON

20 Minutes



1941

SAVAGE
ROAD

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