

FOR LEASE

1,564 - 3,224 SF OFFICE SUITES



295 SEVEN FARMS DRIVE, Charleston, SC 29492

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

This property offers small office suites in the heart of the vibrant Daniel Island community. It has all the conveniences of island living, with a diverse selection of shops and restaurants within walking distance. These second-floor spaces are accessible by elevator and have high ceilings, large windows and a sunny, bright environment.

The suites are 1,564 square feet and 1,660 square feet and could be efficiently combined to create a larger space of 3,224 square feet. Free parking is directly behind the building.

It is a net, net, net lease, with common area maintenance, taxes and insurance estimated at \$8.20 per square foot. Tenant is also responsible for utilities totaling \$2.88 PSF and janitorial.

THE OFFERING

SUITE	SIZE	LEASE RATE	AVAILABLE
204	1,660 SF	\$25 PSF NNN	Now
205	1,564 SF	\$25 PSF NNN	Now
204-205	3,224 SF	\$25 PSF NNN	Now

PROPERTY SPECS

SPACE AVAILABLE	1,564 - 3,224 SF
BUILDING SIZE	25,080 SF
LEASE PRICE	\$25 PSF NNN
CAM	\$8.20 PSF + \$2.88 PSF Utility
TAX ID/APN	275-00-00-166
COUNTY	Berkeley
FLOORS	3
YEAR BUILT	1985
PARKING	Surface
ELEVATOR	Yes

EXTERIOR

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INTERIOR

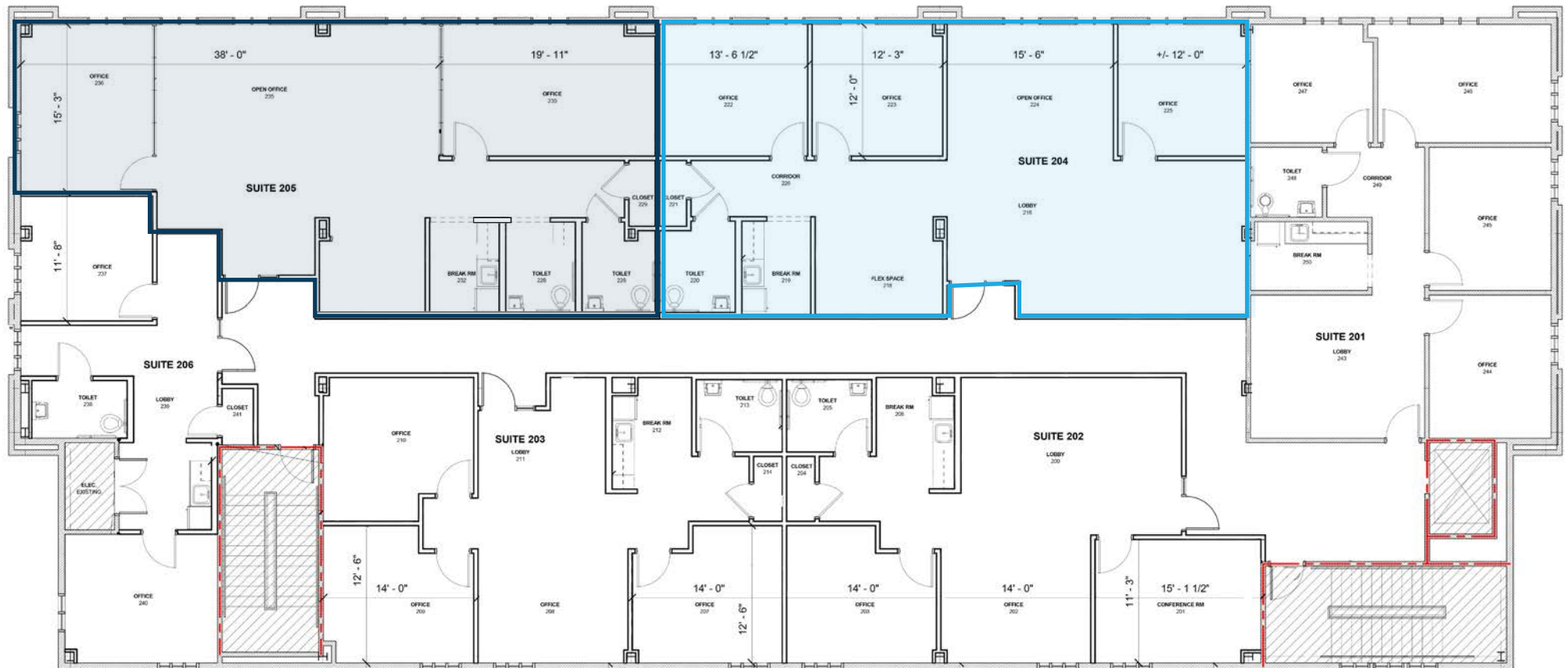


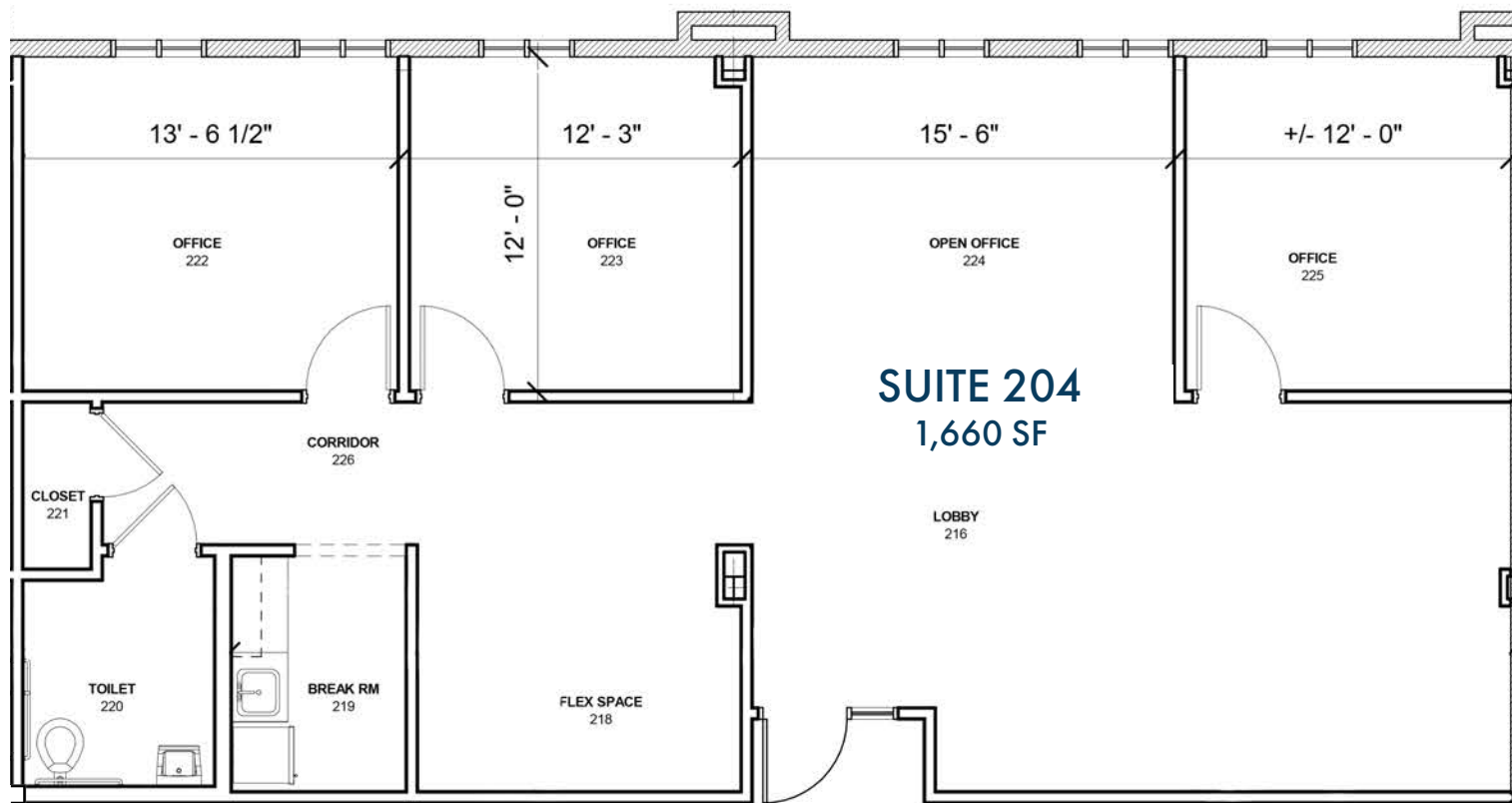
SITE PLANS

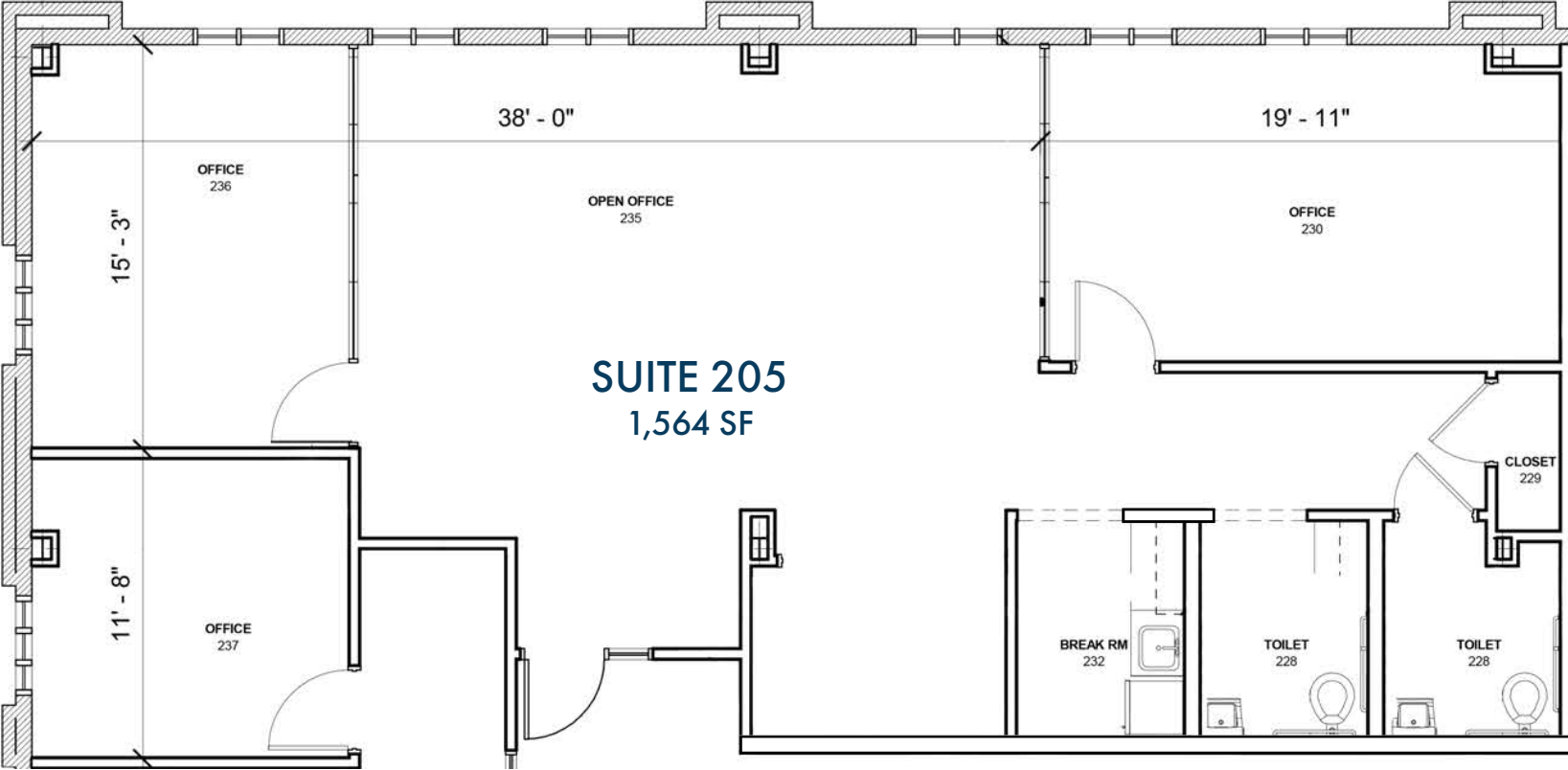
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SUITE 205
1,564 SF

SUITE 204
1,660 SF

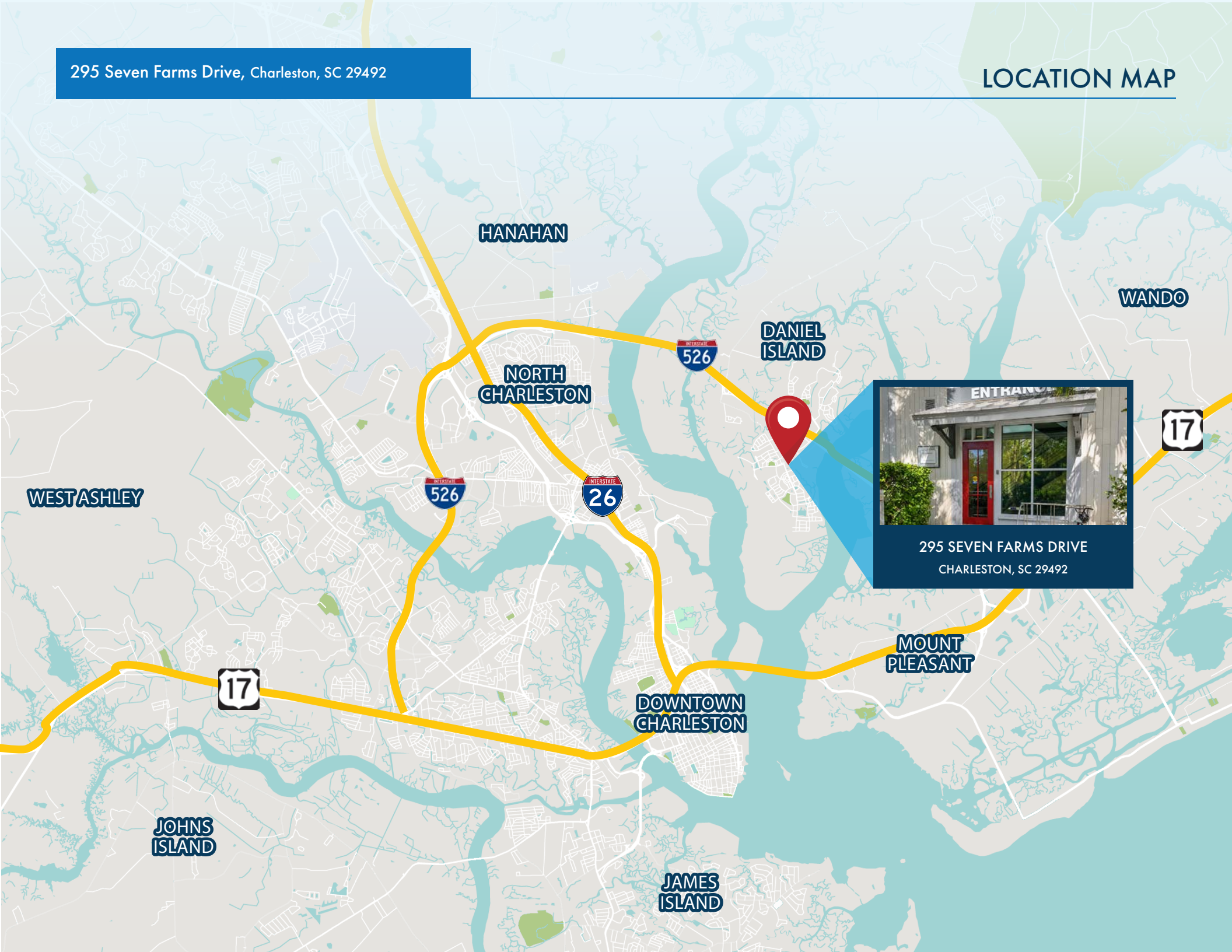






295 Seven Farms Drive, Charleston, SC 29492

LOCATION MAP



295 SEVEN FARMS DRIVE
CHARLESTON, SC 29492

AMENITIES MAP

295 Seven Farms Drive, Charleston, SC 29492



295 SEVEN FARMS DRIVE
CHARLESTON, SC 29492





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