



**HARRELL
SQUARE**



OFFICE SPACE FOR LEASE
HARRELL SQUARE

2000 SAM RITTENBERG BLVD, CHARLESTON SC 29407

CONVENIENTLY
LOCATED IN
WEST ASHLEY

QUICK ACCESS TO
DOWNTOWN AND
NORTH CHARLESTON

ONSITE FOOD AND
PROFESSIONAL
SERVICES

SCHEDULE A TOUR TODAY

BOB CALDWELL, SIOR BOB@CALDWELLCOMMERCIAL.COM

843.566.1888 | CALDWELLCOMMERCIAL.COM

PROPERTY OVERVIEW

THE HIGHLIGHTS

- ✓ Harrell Square offers excellent second-floor office space with windows, an atrium lobby, common area restrooms, and full-service terms.
- ✓ Easily accessible from Interstate 526, Highway 17, and Sam Rittenberg Boulevard, the major arteries throughout Charleston.
- ✓ Neighboring national retailers include Panera, FedEx, Target, Costco, PetSmart, Hampton Inn & Suites, Best Buy, Planet Fitness, and Holiday Inn.

THE OFFERING SUMMARY

±2,304 - 2,773 SF AVAILABLE SUITE

\$26.50 SF/year (FS) LEASE RATE

53,715 SF BUILDING SIZE

2.88 ACRES LOT SIZE

1985 YEAR BUILT

2004 YEAR RENOVATED

CHARLESTON MARKET

11 - WEST ASHLEY INSIDE I-526 TO ASHLEY RIVER SUBMARKET

27,700 TRAFFIC COUNT

AVAILABLE SPACE

- 3001** • LEASE RATE: \$28.50 SF/yr • SPACE SIZE: ±2,304 SF
- 3009** • LEASE RATE: \$28.50 SF/yr • SPACE SIZE: ±2,773 SF



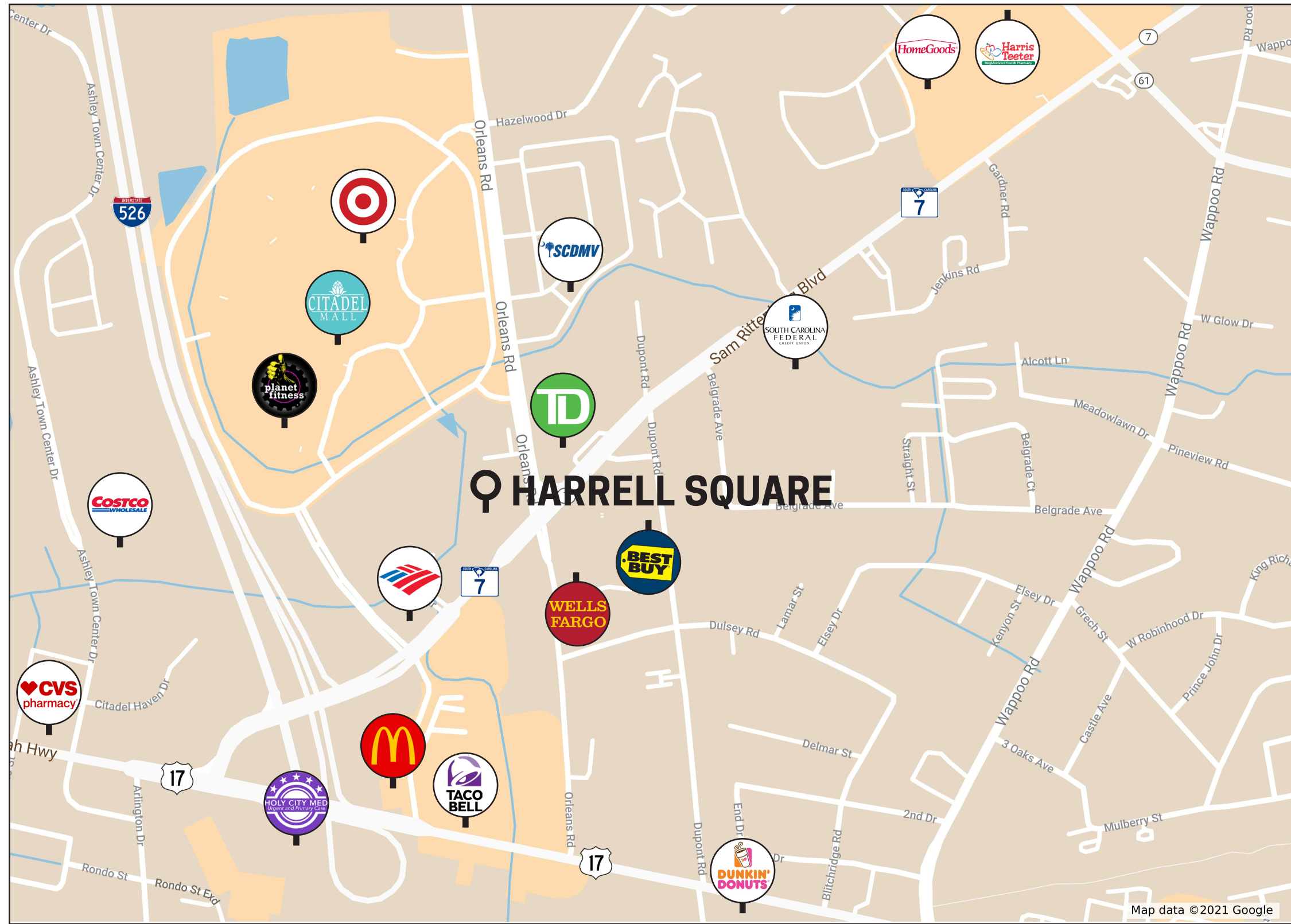
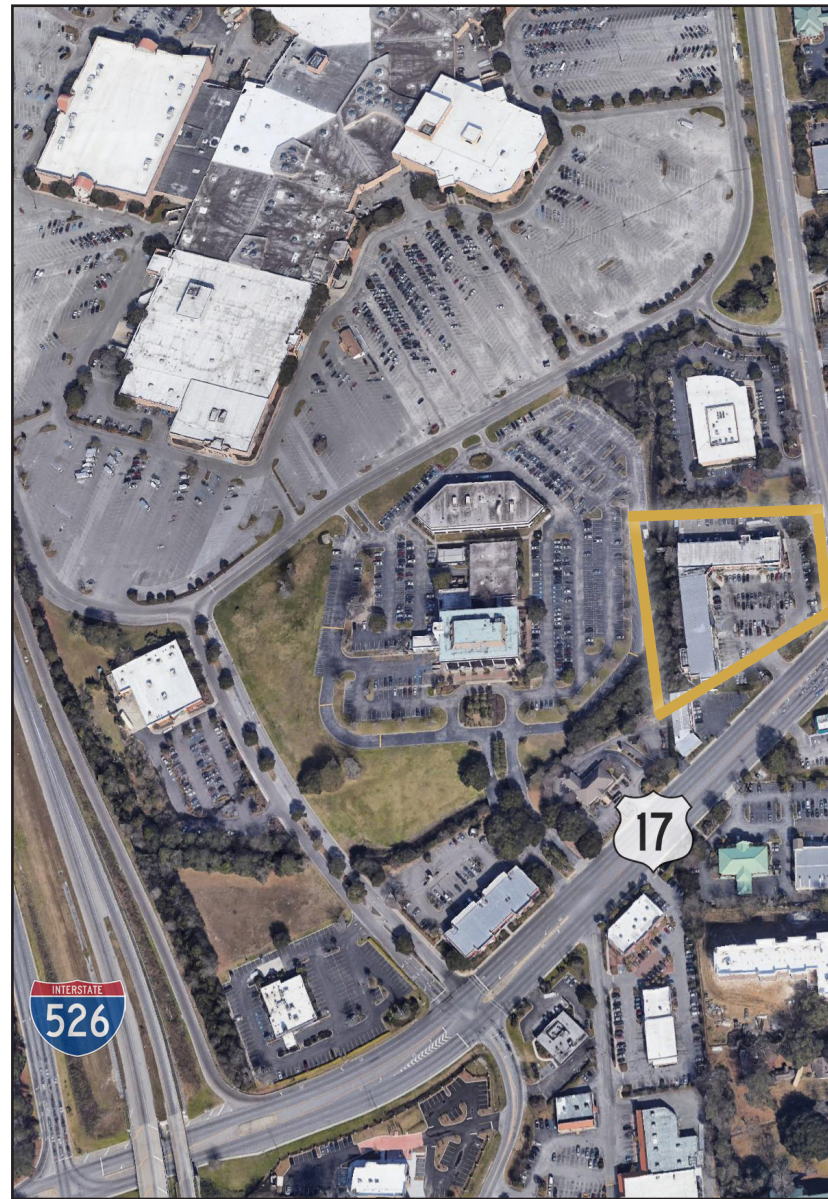
HARRELL SQUARE



IDEAL LOCATION

Harrell Square is a top location in West Ashley at the corner of Sam Rittenberg Blvd and Orleans Rd. I-526 offers quick access to downtown and North Charleston.

This is a high traffic area, and there's no shortage of food, shopping, and professional services located conveniently nearby.



MEET YOUR NEIGHBORS



Harrell Square offers office, flex, and retail space. We are proud to host a variety of tenants:

- 1 H&R BLOCK**
- 2 FOCUS MEDS PHARMACY AND WELLNESS**
- 3 GAMESTOP**
- 4 HARRELL INSURANCE**
- 5 MIRACLE EAR**
- 6 HARREL LAW FIRM**
- 7 REMAX SOUTHERN SHORES**
- 8 AMERICAN RED CROSS**
- 9 CHECK N GO**
- 10 ROYAL NAIL & SPA**
- 11 PANERA BREAD**



OFFICE SPACE FOR LEASE

HARRELL SQUARE

2000 SAM RITTENBERG BLVD, CHARLESTON SC 29407

SCHEDULE A TOUR TODAY



BOB CALDWELL, SIOR

BOB@CALDWELLCOMMERCIAL.COM

CALDWELL COMMERCIAL REAL ESTATE SERVICES

4476 LEEDS PLACE WEST, SUITE A, CHARLESTON, SC 29405

843.566.1888 | CALDWELLCOMMERCIAL.COM