



**FOR LEASE**

# West Charleston Business Center Multiple Suites Available

1941 Savage Road, Charleston, SC 29407

**Pete Harper, CCIM**

Principal  
+1 843 329 0108  
pete.harper@colliers.com

**Reid Davis, CCIM, SIOR**

Managing Director  
+1 843 277 4326  
reid.davis@colliers.com

**Cameron Yost, CCIM, SIOR**

Principal  
+1 843 814 7236  
cameron.yost@colliers.com





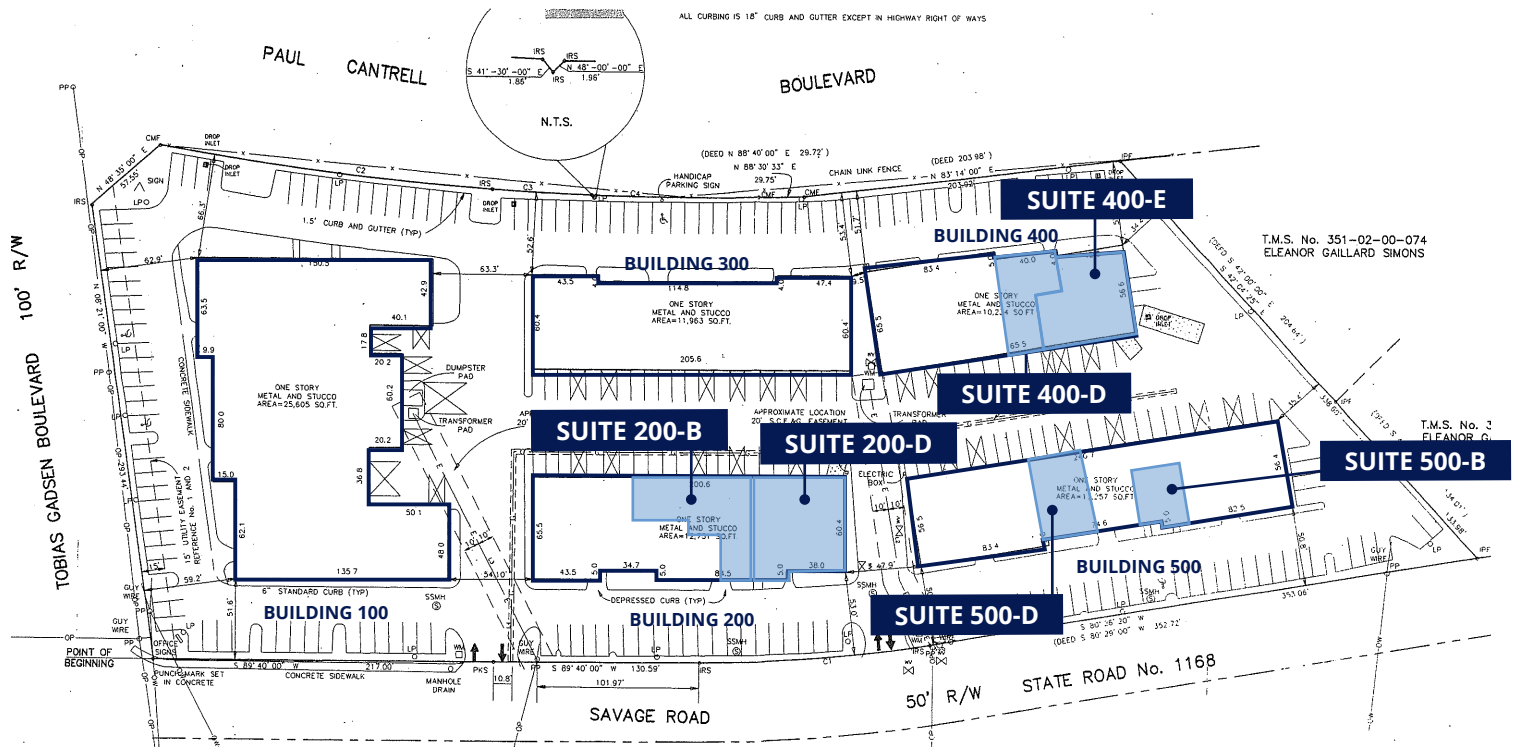
## FEATURES & AMENITIES

Located a half-mile from Interstate 526 and Highway 61, West Charleston Business Center has excellent visibility in a rapidly growing area of West Ashley. Interstate 26 access, Downtown Charleston, St. Francis Hospital, banking, shopping and restaurants are all within minutes of the property. The business center currently has six (6) suites available, ranging from ±500 - ±6,058 SF.

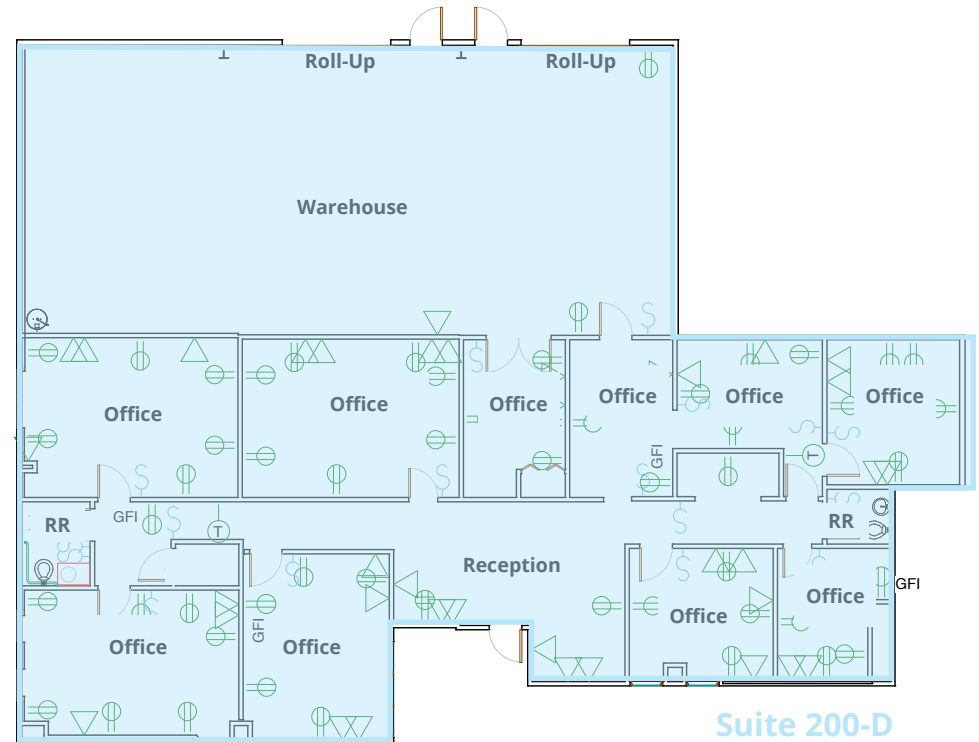
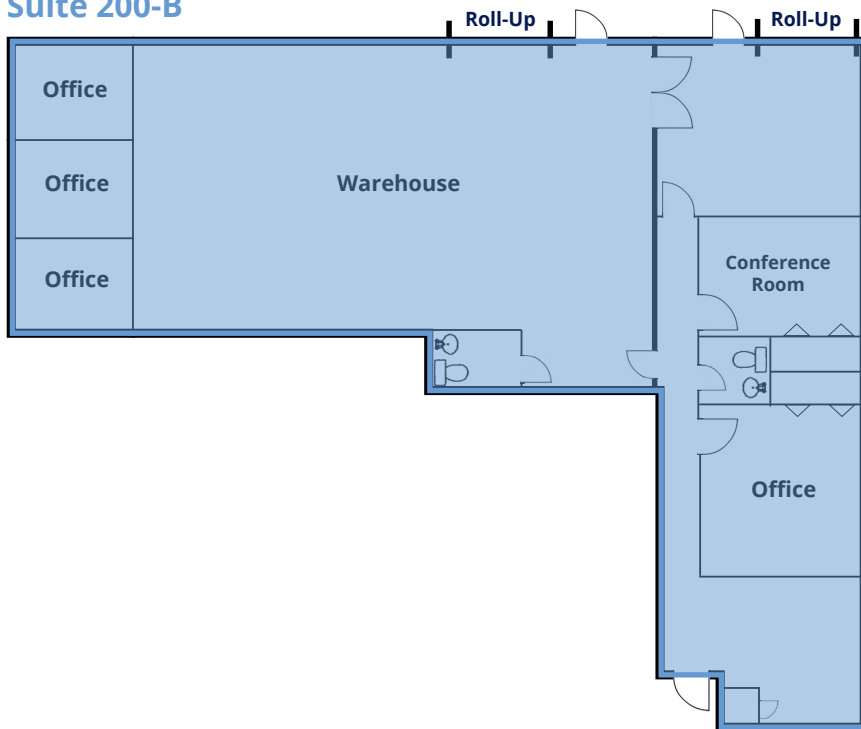
- Unbeatable location, less than one half-mile from both Interstate 526 and Highway 61 access
- Negotiable rates and improvement allowances for a five-year lease with credit tenant
- Flexible space for a variety of users (government, medical, office, flex, R&D)
- All leases are modified gross
- Direct access to the suites from parking lot
- Excellent proximity to a variety of amenities, including banking, medical, shopping and restaurants
- Rarely available flex office space
- Built in 1989

## AVAILABILITY

Suite	Available
200-B	±3,000 SF Available now
200-D	±4,411 SF Available now
400-D	±1,329 SF Available now
400-E	±3,000 SF Available now
500-B	±500 SF Available now
500-D	±2,080 SF Available now



## Suite 200-B



## BUILDING 200 AVAILABILITY

### Suite 200-B

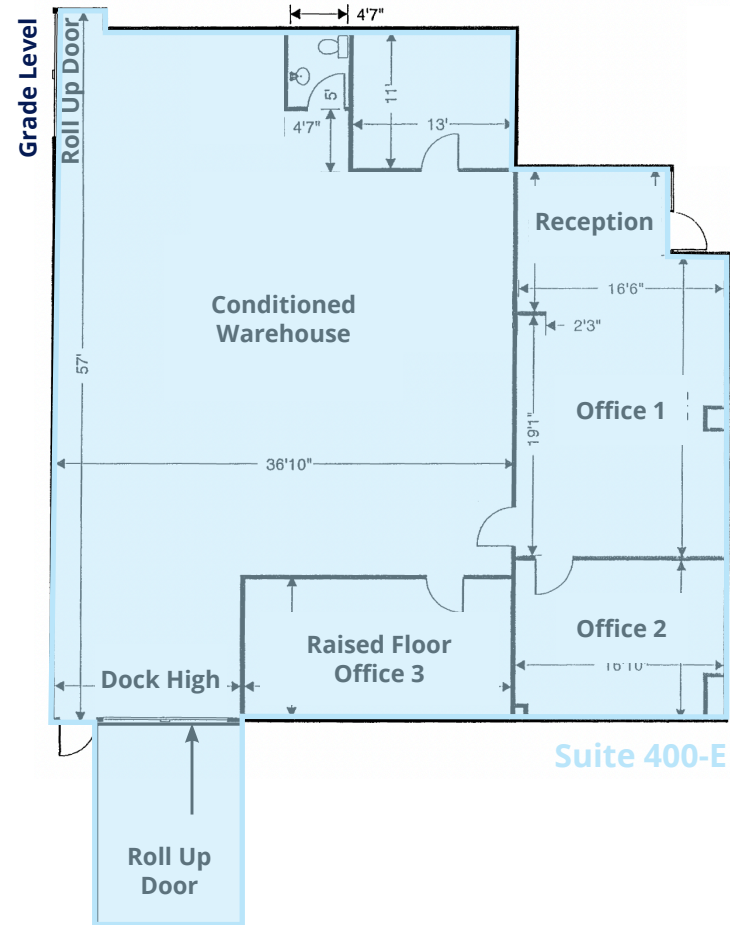
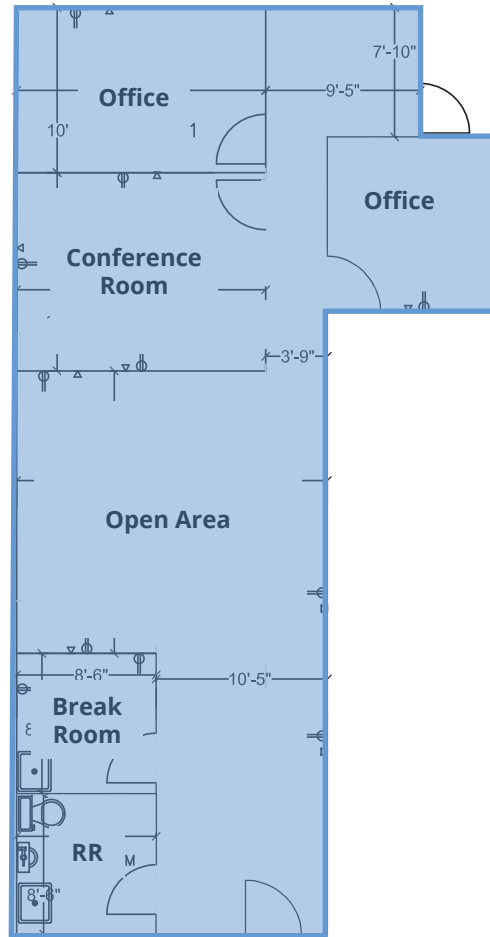
- Space Available: ±3,000 SF
- Date of Occupancy: Immediately
- Lease Rate: \$18.00 PSF Modified Gross
- Can be combined with Suite 200-D for a total of ±7,411 SF

### Suite 200-D

- Space Available: ±4,411 SF
- Date of Occupancy: Immediately
- Lease Rate: \$18.00 PSF Modified Gross
- Can be combined with Suite 200-B for a total of ±7,411 SF



### Suite 400-D



## BUILDING 400 AVAILABILITY

### Suite 400-D

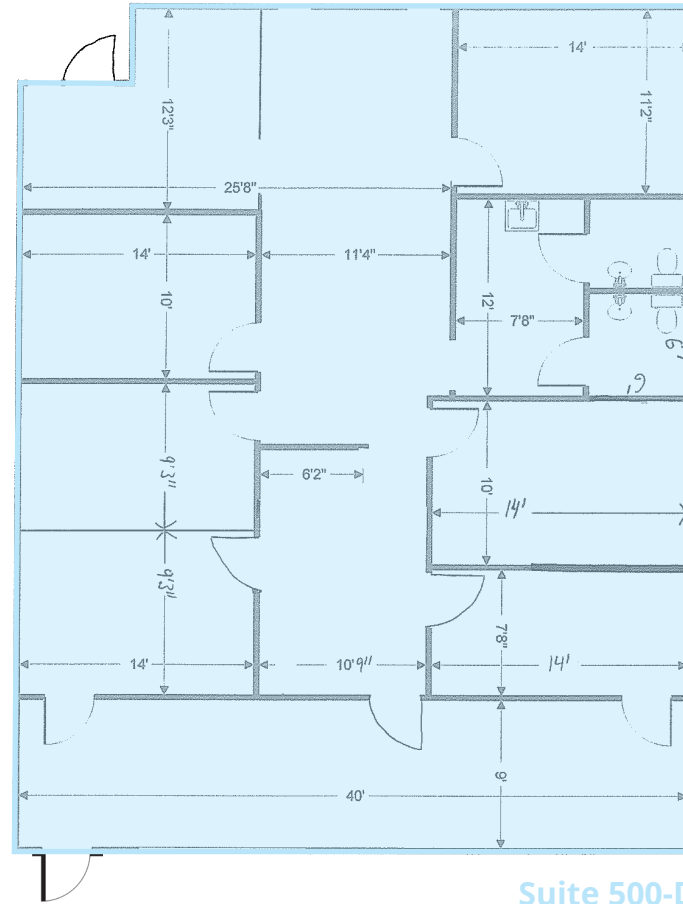
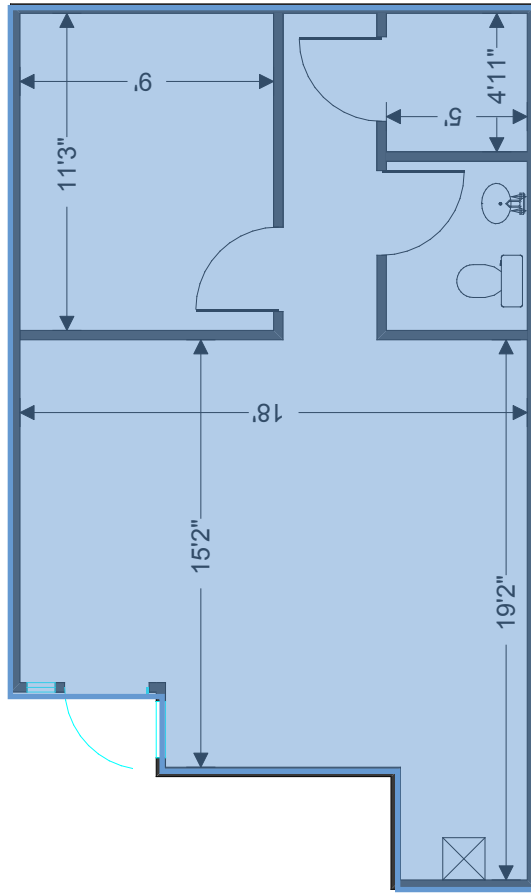
- Space Available: ±1,329 SF
- Date of Occupancy: Immediately
- Lease Rate: \$17.00 PSF Modified Gross

### Suite 400-E

- Space Available: ±3,000 SF
- Date of Occupancy: Immediately
- Lease Rate: \$17.00 PSF Modified Gross



### Suite 500-B



Suite 500-D

## BUILDING 500 AVAILABILITY

### Suite 500-B

- Space Available: ±500 SF
- Date of Occupancy: Immediately
- Lease Rate: \$24.00 PSF Modified Gross

### Suite 500-D

- Space Available: ±2,080 SF
- Date of Occupancy: Immediately
- Lease Rate: \$19.00 PSF Modified Gross





## PROPERTY LOCATION

### Area Snapshot (three-mile radius)

#### Restaurants

- Famulari's
- Palmira
- Chick-fil-A
- Rio Chico
- Papa John's
- Outback Steakhouse
- Southern Roots Smokehouse
- Pizza Hut

#### Shopping

- Belk
- Dillard's
- Target
- Dick's Sporting Goods
- Costco
- Harris Teeter
- Food Lion
- Kohl's
- Marshalls
- Lowe's
- The Home Depot
- Dollar General
- CVS Pharmacy
- Total Wine & More
- Best Buy
- Palmetto State Armory

#### Services

- Public Storage
- Truist
- First National Bank
- Wells Fargo
- Bank of America
- Roper St. Francis Healthcare
- MedCare Urgent Care
- MUSC Health Primary Care
- Charleston Oncology

#### Entertainment

- Planet Fitness
- Citadel Stadium 16
- Break Out Charleston

#### Drive Times

I-526	2 Minutes
Citadel Mall	5 Minutes
I-26	7 Minutes
Charleston Int'l Airport	8 Minutes
Downtown Charleston	10 Minutes
Mount Pleasant	16 Minutes



Colliers | South Carolina  
960 Morrison Dr, Ste 400  
Charleston, SC 29403  
+1 843 747 1200  
colliers.com

## CONTACT

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