



RETAIL FOR LEASE

BERESFORD CREEK EXECUTIVE OFFICE

2265 Clements Ferry Road
Charleston, SC 29492



Contact us:

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PROPERTY HIGHLIGHTS

Class A, ground-floor office condominium located within the Beresford Creek Executive Center off of Clements Ferry Rd. There are nine private offices, open office area for cubicles, two restrooms, and a very nicely appointed conference room and reception area, with high-end finishes and floor to ceiling windows. Ideal uses include homebuilders, real estate sales offices, and professional services wishing to capitalize on the fast growing Charleston and Daniel Island markets.

THE AREA

Beresford Creek Executive Center is a 37,200 square foot Class A multi-tenant office complex fronting Clements Ferry Road. It enjoys excellent exposure and access to busy Clements Ferry Road.

Coming from I-526 East take Exit 23B, take ramp to the right and follow signs for Clements Ferry Road North. Office park is 2.4 miles on the right from the I-526 interchange.

THE OFFERING

SUITE	SIZE	LEASE RATE	LEASE TYPE
204	3,192 SF	\$13.75/SF/YR	*NNN (\$6.44 PSF)

*NNN includes water

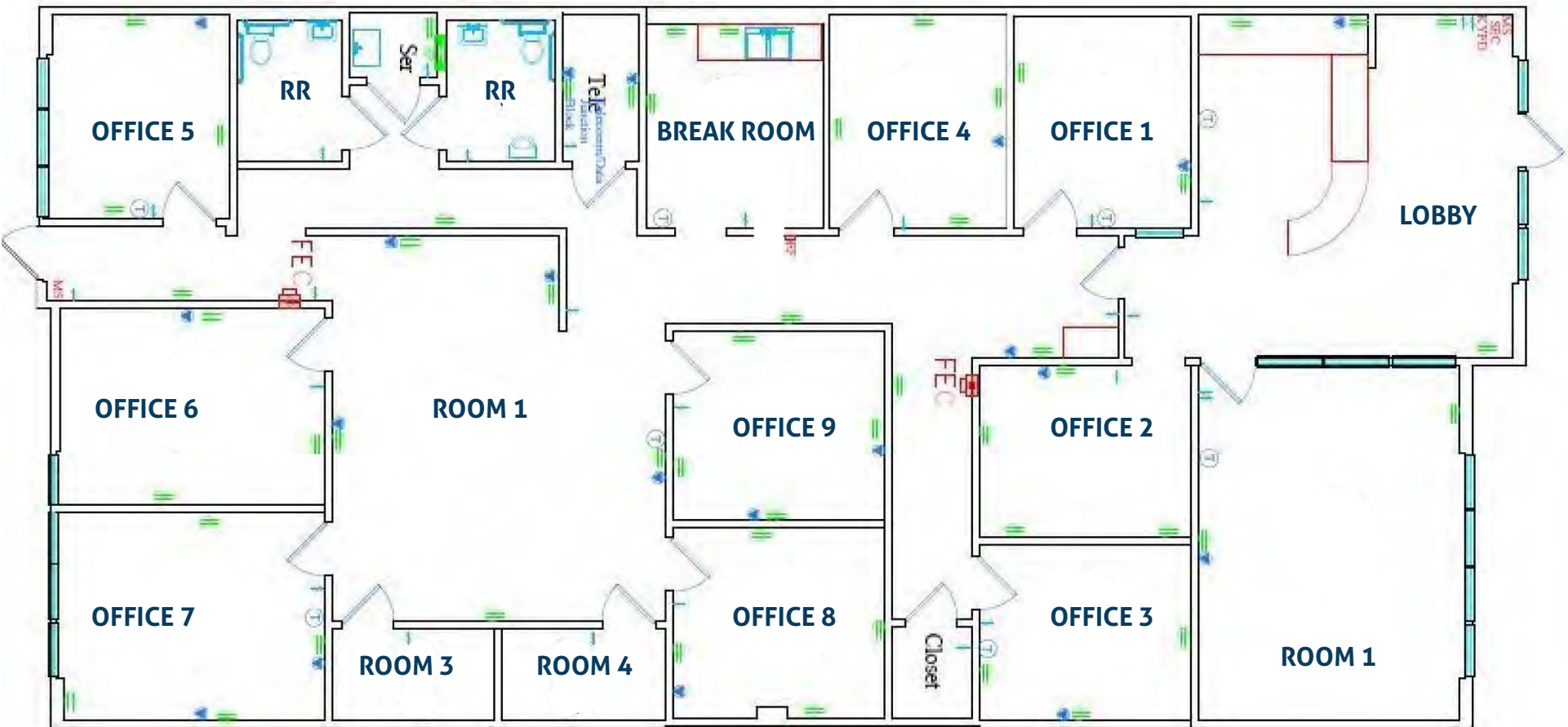


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Response	Percentage
Yes, the current government is responsible	85%
No, the current government is not responsible	15%



THE DEMOGRAPHICS



POPULATION

One mile

2,067

Three mile

7,436



TOTAL BUSINESSES

176

583



MEDIAN HOUSEHOLD SIZE

2.4

2.6



MEDIAN HOUSEHOLD INCOME

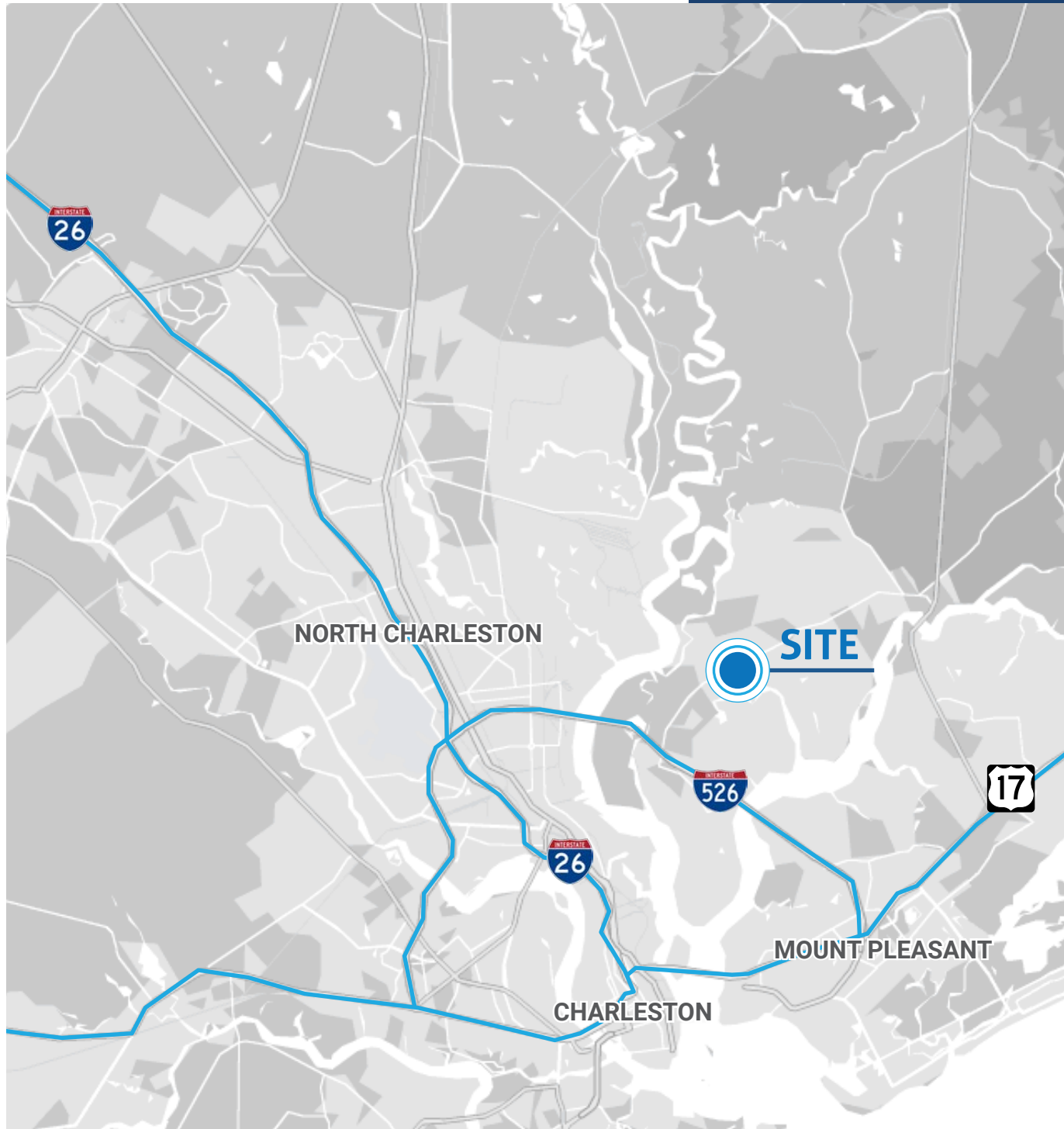
\$88,293

\$113,402

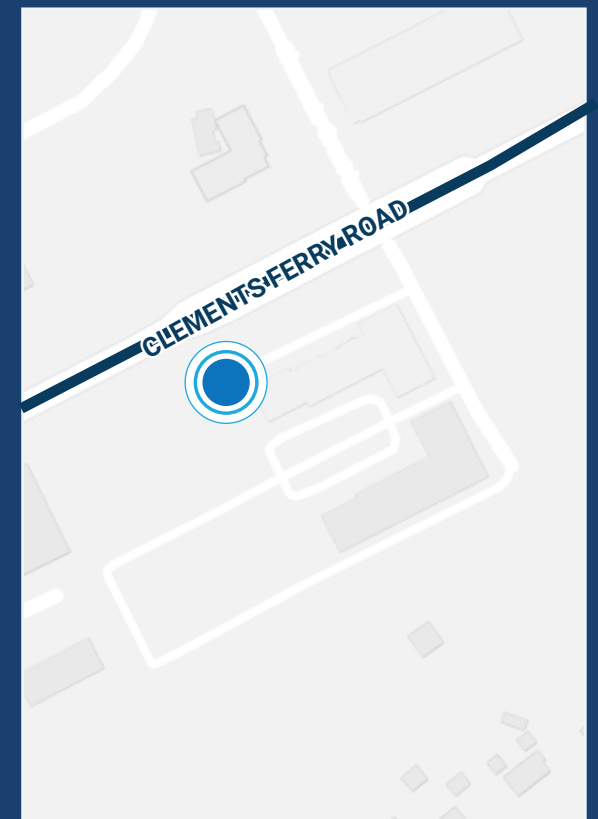


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LOCATION





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