



FOR LEASE

1,650 SF OFFICE SPACE

YOUR NEXT
OFFICE
SPACE

11 ISABELLA ST, CHARLESTON, SC 29403



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PROPERTY DESCRIPTION

Discover a bright and inviting second-floor office space located in the heart of Charleston's growing NoMo district. This well-positioned space offers abundant natural light through numerous windows, creating an open and energizing work environment.

Situated in one of the city's most dynamic emerging areas, the property benefits from close proximity to an array of popular dining options and a vibrant business community. The central location provides easy access to Interstate 26 and the greater Charleston market, making it a convenient choice for employees and clients alike.

This office opportunity combines the charm of an established building with the advantages of a highly accessible and evolving neighborhood—an excellent setting for businesses seeking both visibility and convenience.

This is a net, net, net lease, with common area maintenance, taxes and insurance assessed at \$9.58 per square foot. Tenant is also responsible for their utilities and janitorial services.

THE OFFERING

Unit	SIZE	LEASE RATE	AVAILABLE
A	1,650 SF	\$22.00/PSF NNN	NOW

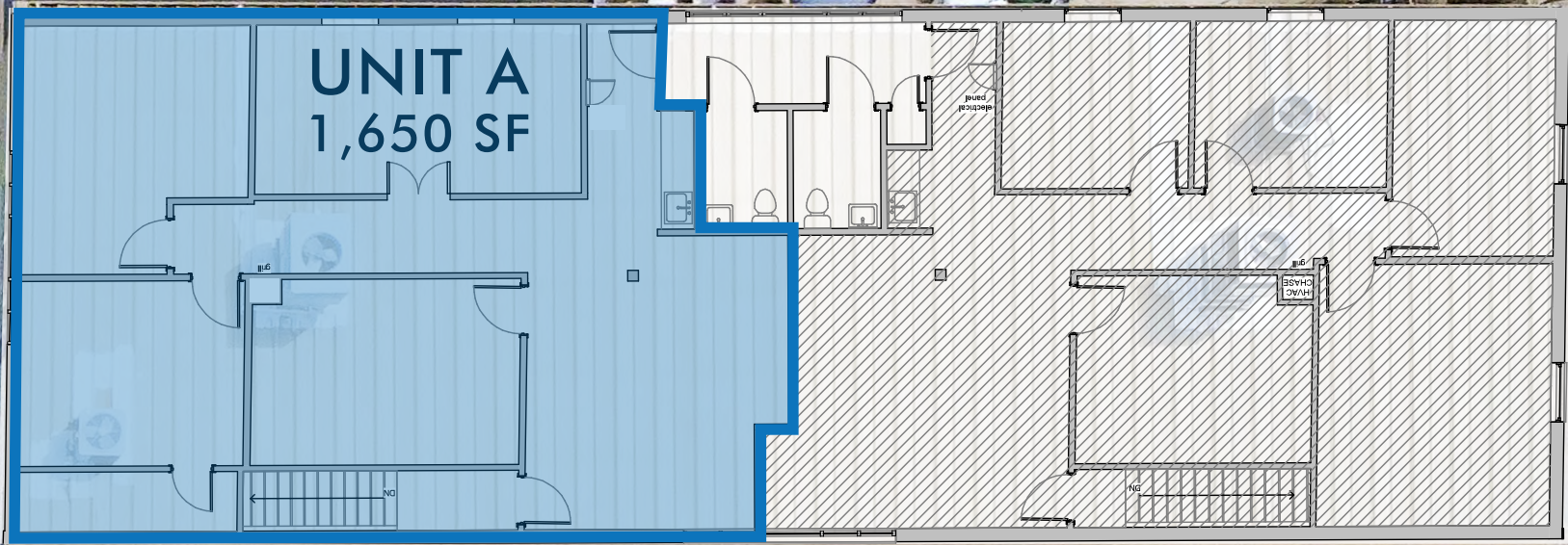
PROPERTY SPECS

SPACE AVAILABLE	1,650 SF
BUILDING SIZE	7,590 SF
LEASE PRICE	\$22.00 PSF NNN
NNN	\$9.58 PSF
TAX ID/APN	461-13-01-053
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	2004
PARKING	Street



FLOOR PLAN

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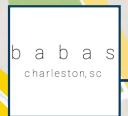


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AMENITIES MAP

ABOUT THE NOMO DISTRICT

The tiny, up-and-coming area of NoMo, or North of Morrison, has been transformed into a creative hub of tech businesses and sleek housing developments. Hip locals head to Morrison Drive and Meeting Street for soul food and tacos in casual eateries, or global cuisine in slick diners. In-house craft beers are on tap at relaxed bars and microbreweries, often doubling as nightlife hotspots with live music.



TO MOUNT PLEASANT →



DOWNTOWN CHS

11 ISABELLA ST, CHARLESTON, SC 29403



11 ISABELLA ST TRAVEL DISTANCES TO...

Downtown Charleston - 2.2 Miles

Mount Pleasant - 4.6 Miles

Park Circle - 6.0

West Ashley - 6.4 Miles

James Island - 7.9 Miles

Johns Island - 11.3 Miles

Daniel Island - 12.3 Miles

Hanahan - 13.4 Miles

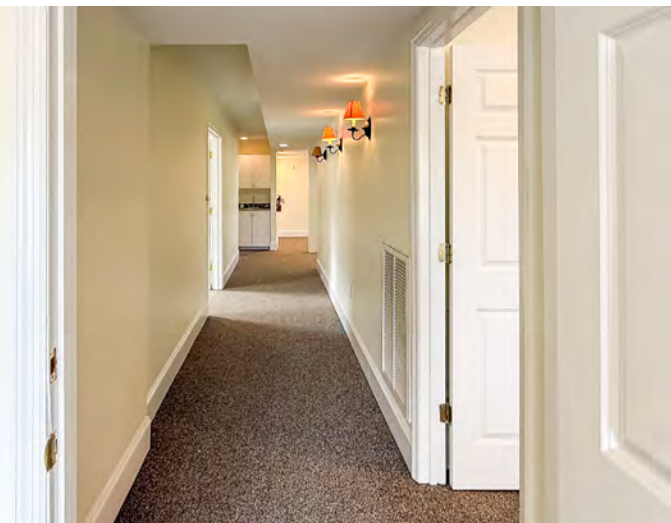
Goose Creek - 15.7 Miles

Summerville - 23.1 Miles

Moncks Corner - 30.5 Miles









LEASING CONTACTS:

Jeremy N. Willits
Senior Vice President
843.270.9205
jeremy.willits@
harborcommercialpartners.com

Gerry Schauer, CCIM
Partner
843.364.2055
gerry.schauer@
harborcommercialpartners.com

Mac Wiseman
Associate
571.228.7881
mac.wiseman@
harborcommercialpartners.com

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harborcommercialpartners.com