

# FOR LEASE

3,192 SF OFFICE SUITE



2265 CLEMENTS FERRY, CHARLESTON, SC 29492



2265 CLEMENTS FERRY RD, CHARLESTON, SC 29492

## PROPERTY DESCRIPTION

This is a class A, ground-floor office condominium located within the Beresford Creek Executive Center. It offers multiple 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, civil engineers and similar high-end professional services wishing to capitalize on the fast-growing Charleston and Daniel Island markets.

## THE OFFERING

SUITE	SIZE	LEASE RATE	NNN
204	3,192 SF	\$17.50 PSF NNN	\$7.30 PSF

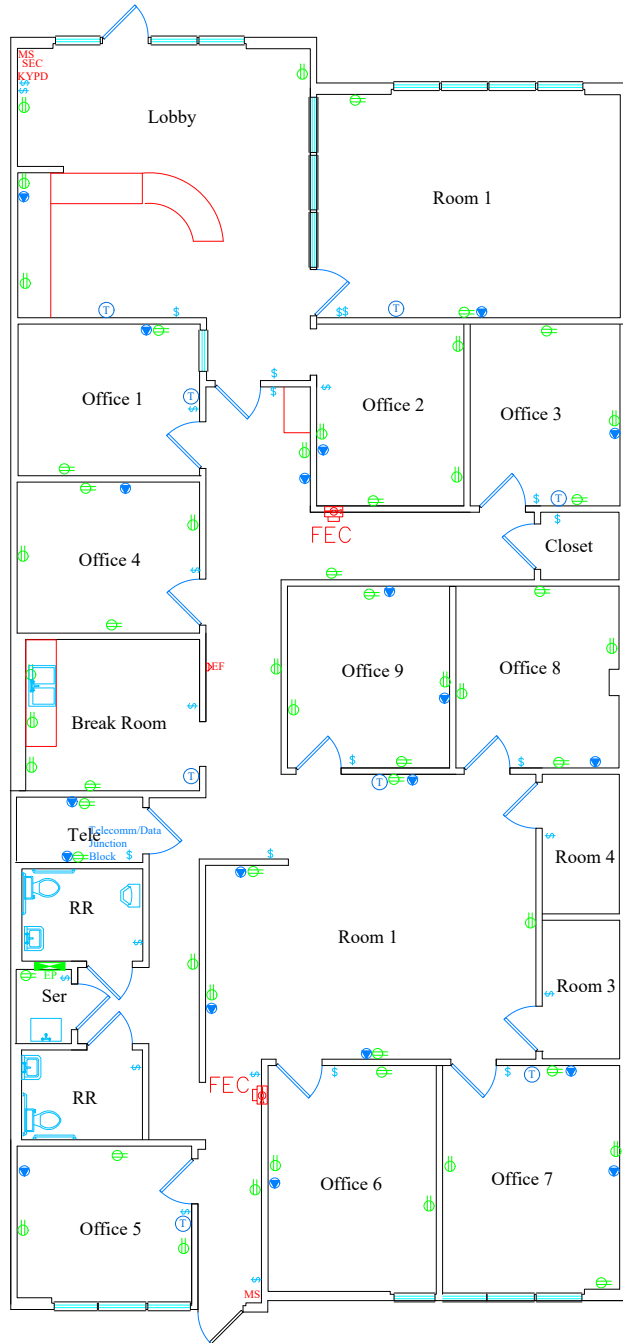


## PROPERTY SPECS

TAX ID/APN	267-16-01-004
AVAILABLE SPACE	3,192 SF
GLA	37,000 SF
LEASE RATE	\$17.50 PSF NNN
NNN	\$7.30 PSF
YEAR BUILT	2006
COUNTY	Charleston
TAXING AUTHORITY	City of Charleston
ZONING	PUD
PARKING	Surface
TRAFFIC COUNT	28,793 VPD

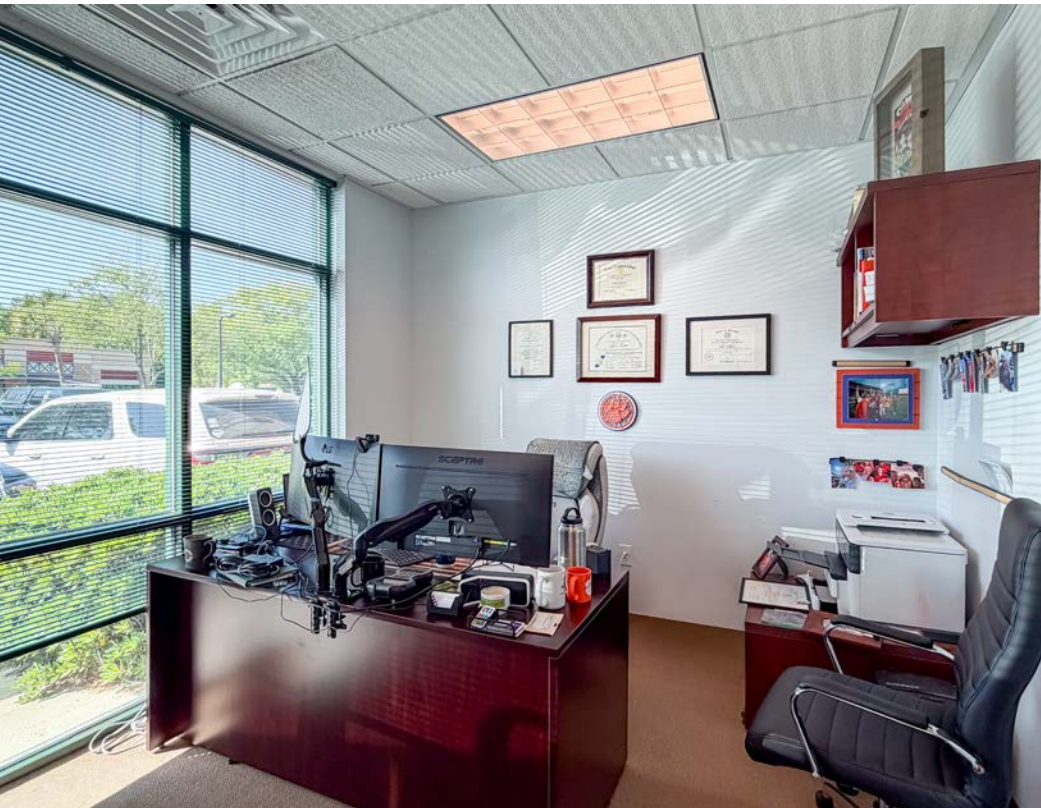
# FLOOR PLAN (APPROXIMATE)

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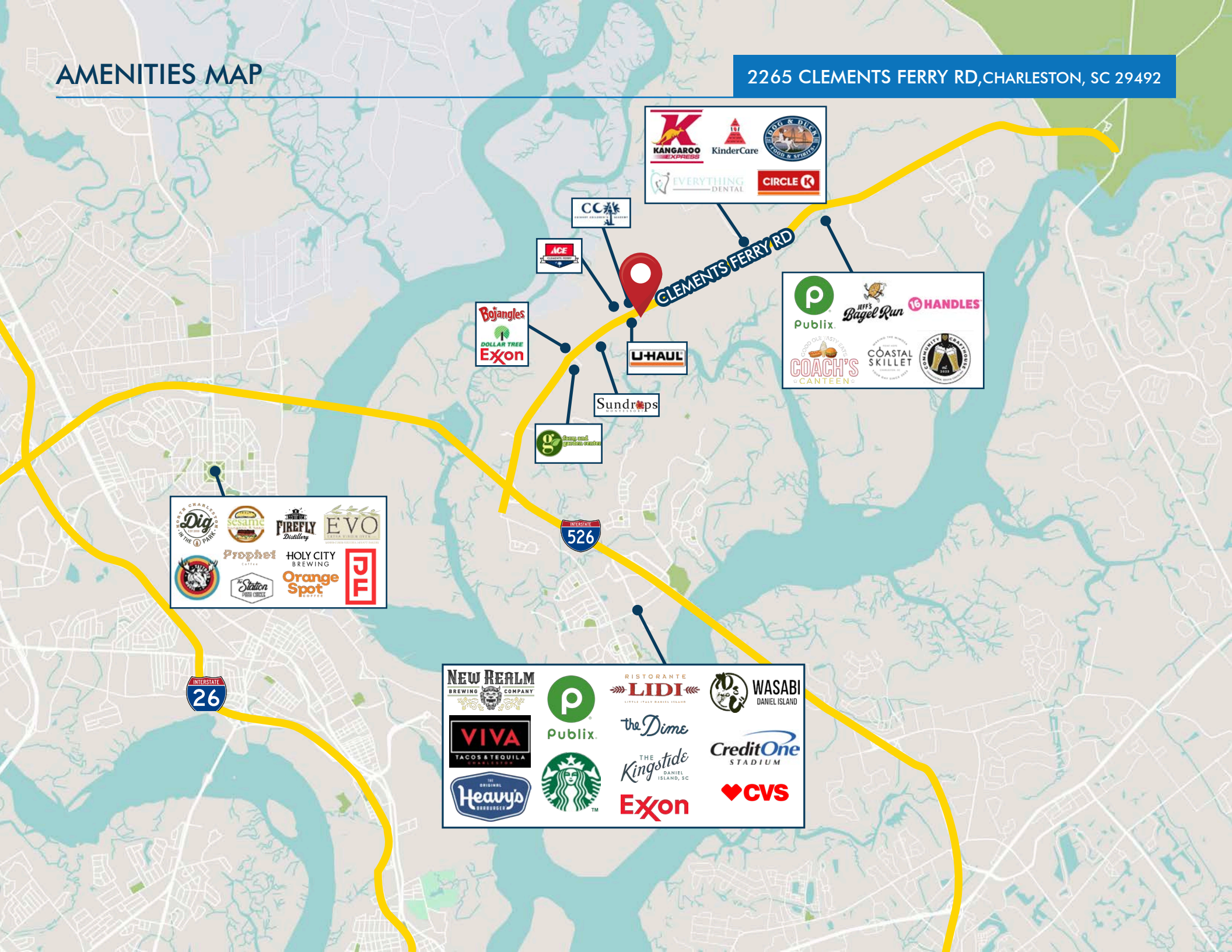
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# AMENITIES MAP

2265 CLEMENTS FERRY RD, CHARLESTON, SC 29492



KANGAROO THE APPLICATOR  
KinderCare  
DOG & DUCK FOOD & SPIRITS  
EVERYTHING DENTAL  
CIRCLE K

CC

ACE

Bojangles  
DOLLAR TREE  
Exxon

U-HAUL

Sundrops

g  
Grip and gripless crutches

Publix  
Bagel Run  
13 HANDLES  
COACH'S CANTINE  
COASTAL SKILLET  
COMMUNITY CANTINE

Dig  
Sesame  
Firefly Distillery  
EVO  
Prophet  
HOLY CITY BREWING  
Orange Spot  
JF



NEW REALM BREWING COMPANY  
Publix  
VIVA TACOS & TEQUILA  
Heavy's  
RISTORANTE LIDI  
the Dime  
THE Kingstide DANIEL ISLAND, SC  
Exon  
WASABI DANIEL ISLAND  
Credit One STADIUM  
CVS

# DEMOGRAPHICS

2265 CLEMENTS FERRY RD, CHARLESTON, SC 29492

One mile

Three mile

Five mile



POPULATION

1,701

12,380

45,839



TOTAL BUSINESSES

185

724

1,953



MEDIAN AGE

35.9

40.0

39.1



MEDIAN HOUSEHOLD INCOME

\$89,499

\$122,400

\$107,405



**CONTACT:**

**Vitré Ravenel Stephens**

Partner

+1.843.513.7555

[vitre.stephens@harborcommercialpartners.com](mailto:vitre.stephens@harborcommercialpartners.com)

**Harbor**  
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[harborcommercialpartners.com](http://harborcommercialpartners.com)