

FOR LEASE

1,397 - 1,756 SF
OFFICE SUITES



44 MARKFIELD DR, CHARLESTON, SC 29407



PROPERTY DESCRIPTION

44 Markfield is an approximate 10,000SF building with 6 units.

44C is a 1,756SF space available now with 7 parking spaces- 4 will be assigned and 3 floating. Lease to end by August 31, 2029. There may be an option to renew as mutually agreed by both parties 90 days prior to expiration.

44D is a 1,397SF space available June 1, 2026, and will have 6 assigned spaces. Lease to end by August 31, 2029. There may be an option to renew as mutually agreed by both parties 90 days prior to expiration.

In addition to the rent and water, Tenant to also pay for electricity, internet, janitorial and interior maintenance.

THE OFFERING

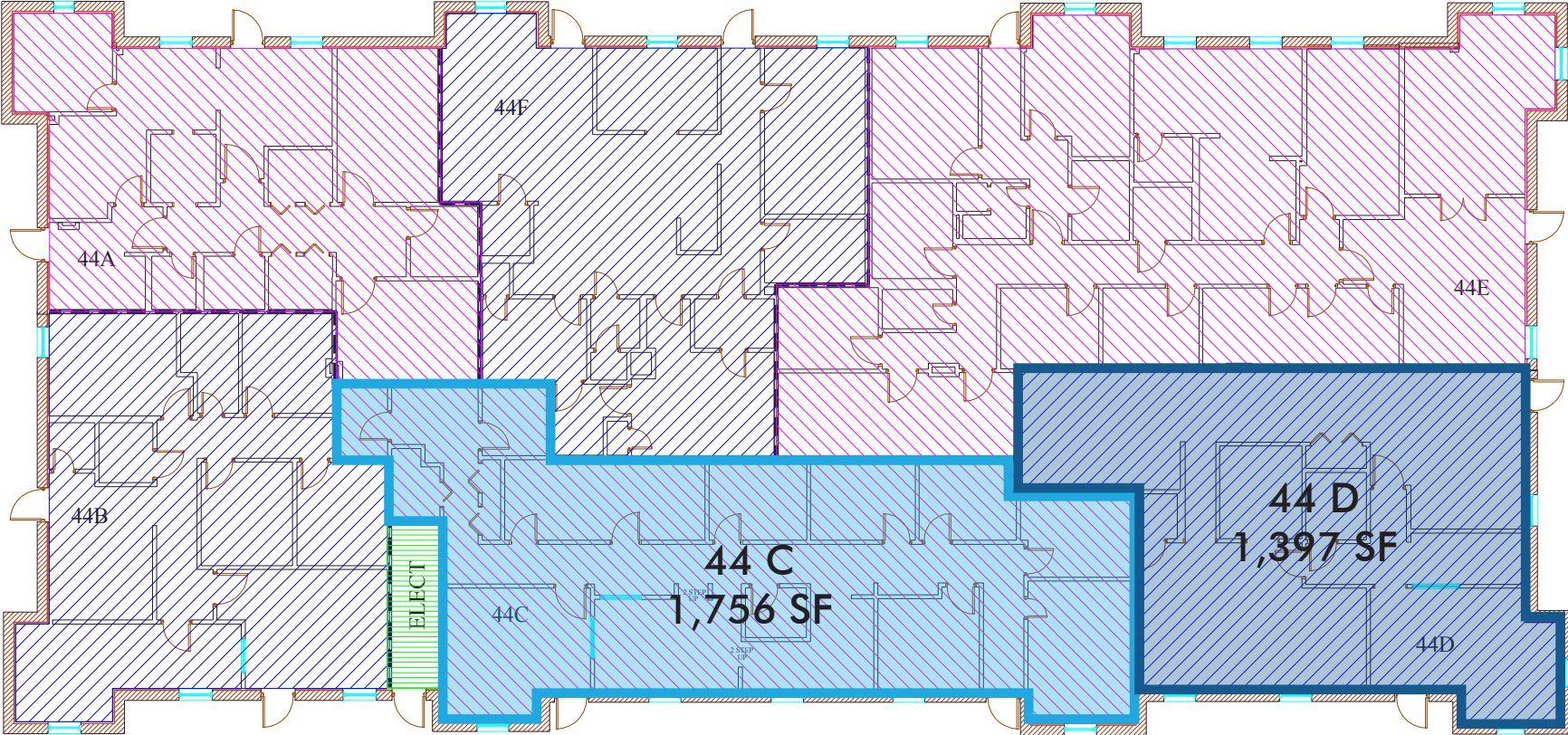
SUITE	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
44C	1,756 SF	\$2,250/Month +\$70/Month for Water & Sewer	Mod Gross	Now
44D	1,397 SF	\$1,500/Month +\$70/Month for Water & Sewer	Mod Gross	June 1

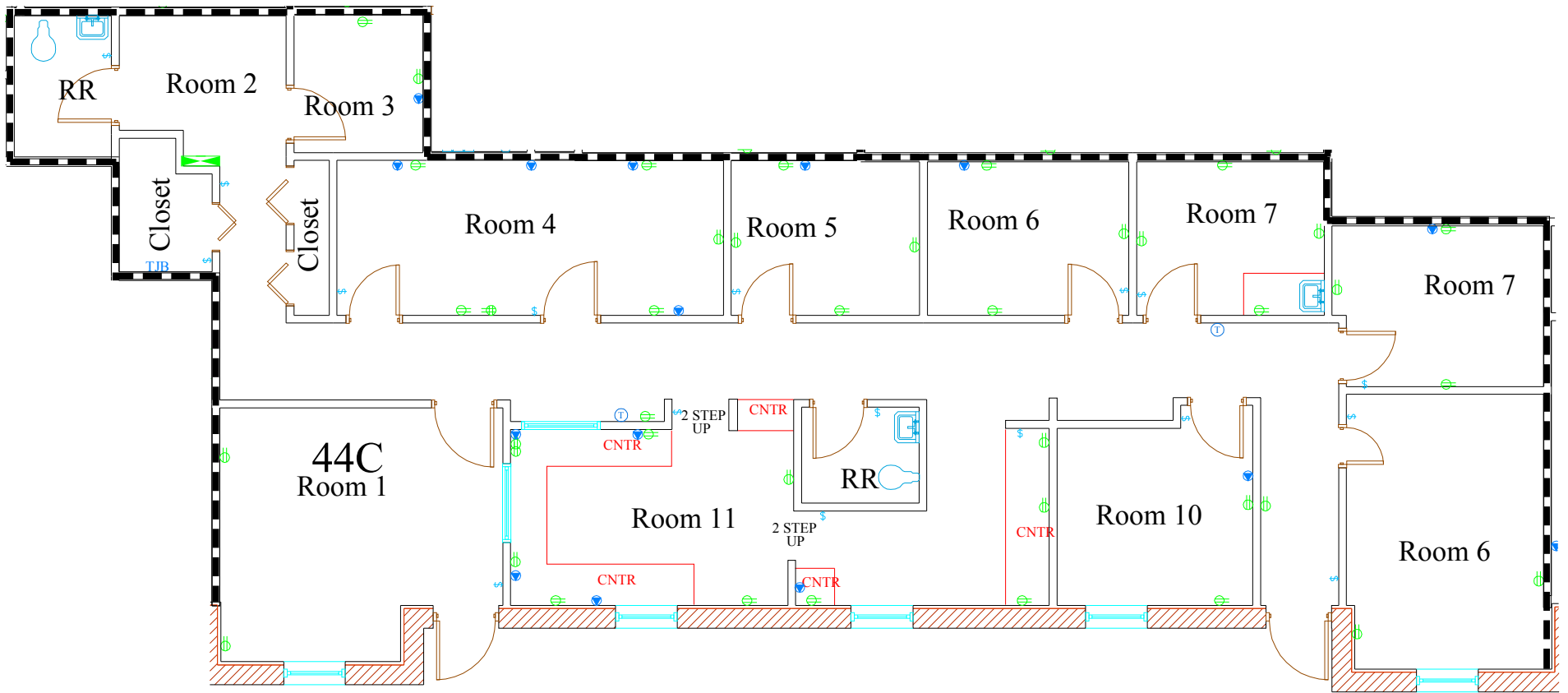
PROPERTY SPECS

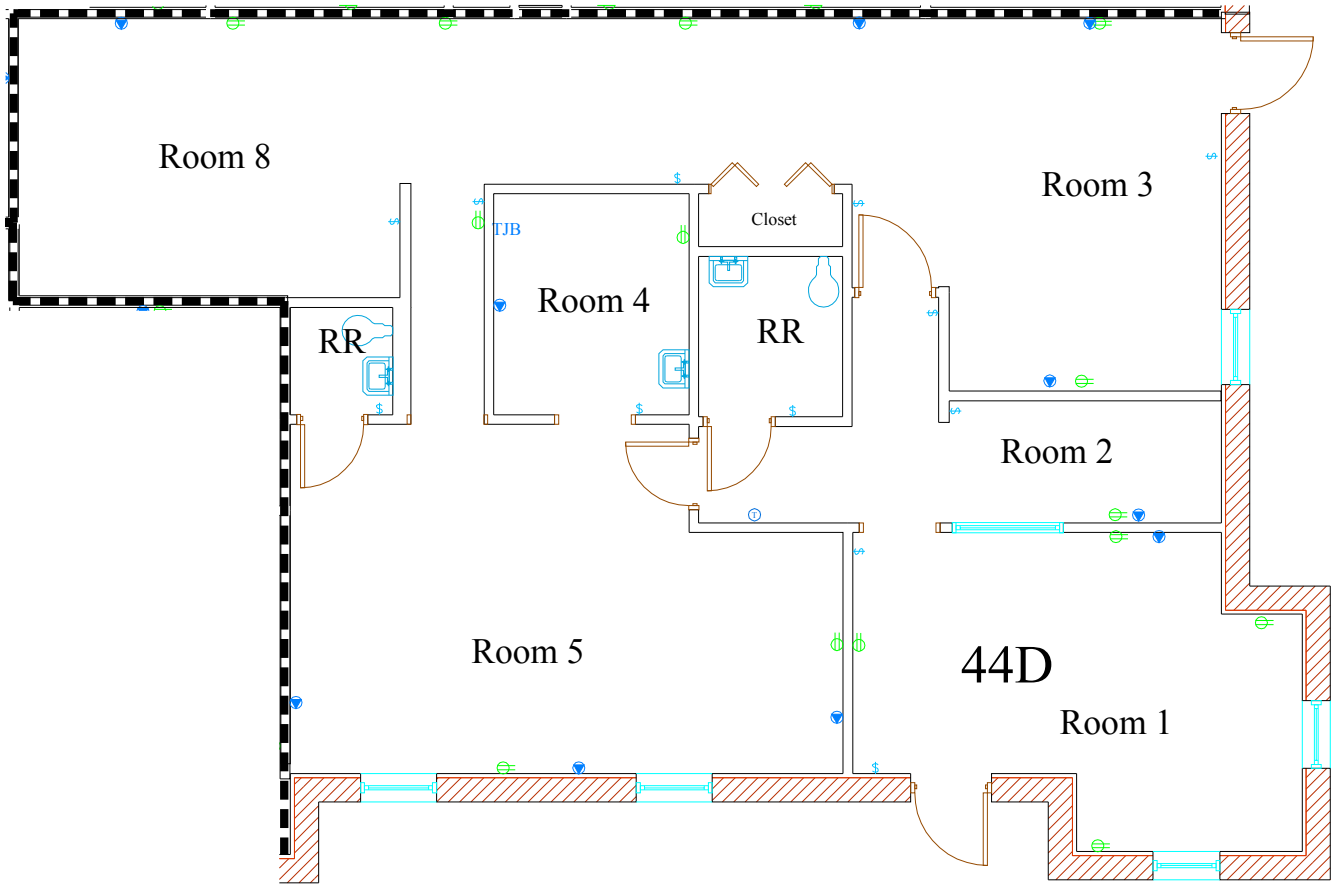
TAX ID/APN	349-01-00-034
AVAILABLE SPACE	1,397 - 1,756 SF
GLA	10,000 SF
LEASE RATE	\$1,500 - \$2,225/Month
ADDITIONAL FEES	\$70/month for Water & Sewer
LEASE TYPE	Modified Gross
COUNTY	Charleston
MUNICIPALITY	City of Charleston
ZONING	GB - General Business
TRAFFIC COUNT	42,220 VPD

BUILDING FLOOR PLAN

44 MARKFIELD DR, CHARLESTON, SC 29407







44 MARKFIELD DR, CHARLESTON, SC 29407



SUITE 44C



SUITE 44D

44 MARKFIELD DR, CHARLESTON, SC 29407



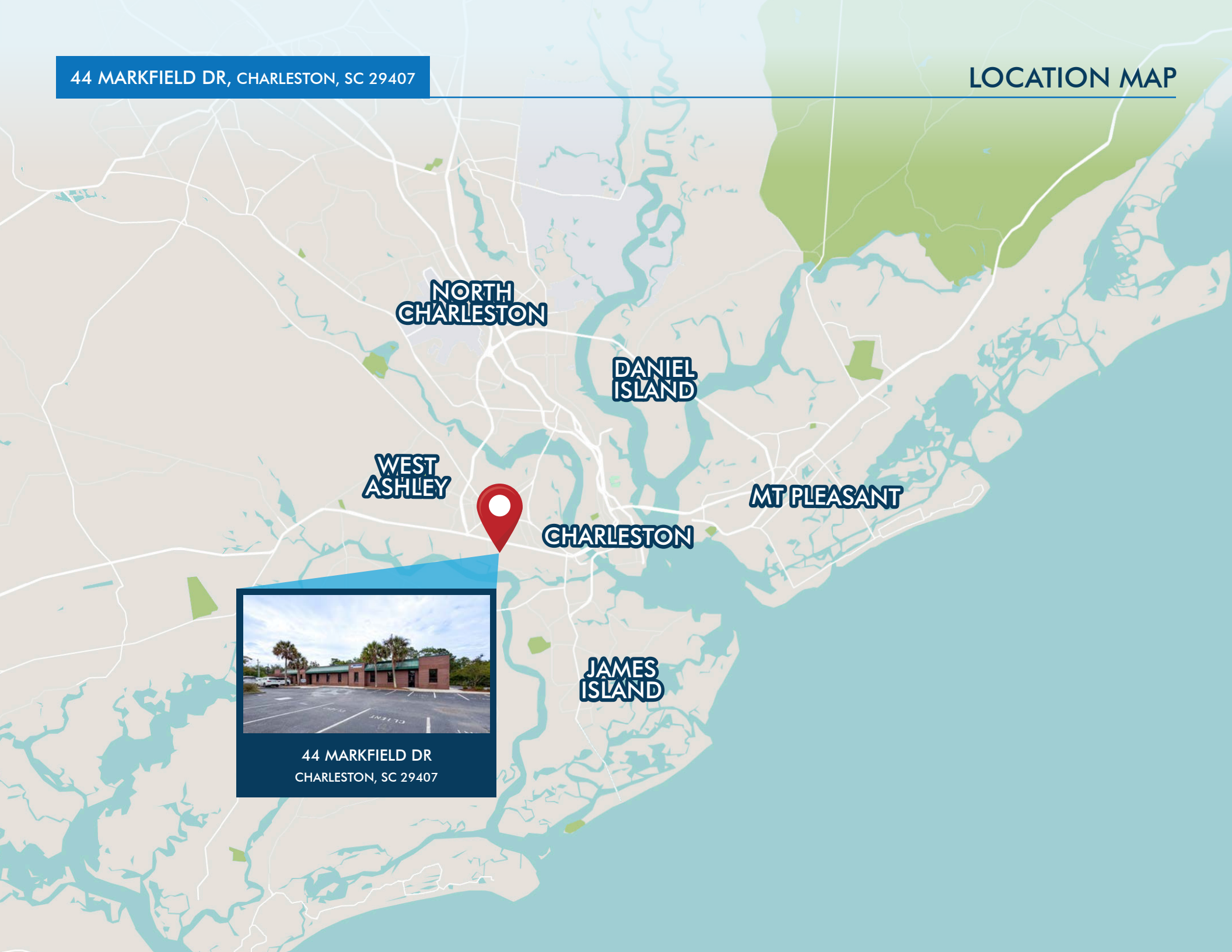
EXTERIOR PHOTOS

1662 SAVANNAH HWY, CHARLESTON, SC 29407



44 MARKFIELD DR, CHARLESTON, SC 29407

LOCATION MAP



**NORTH
CHARLESTON**

**DANIEL
ISLAND**

**WEST
ASHLEY**

MT PLEASANT

CHARLESTON

**JAMES
ISLAND**



44 MARKFIELD DR
CHARLESTON, SC 29407

AMENITIES MAP

1662 SAVANNAH HWY, CHARLESTON, SC 29407



DEMOGRAPHICS

44 MARKFIELD DR, CHARLESTON, SC 29407

One mile

Three mile

Five mile



POPULATION

7,015

52,882

139,758



TOTAL BUSINESSES

546

4,643

14,596



MEDIAN AGE

41.7

39.3

38



MEDIAN HOUSEHOLD INCOME

\$89,189

\$85,171

\$87,229



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