



FOR LEASE

1,650 SF 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.

Rent of \$3,900 per month is modified gross. The Tenant is only responsible for electricity and janitorial outside of rent. **The Landlord is offering two months rent free with a 3 year lease!**

THE OFFERING

Unit	SIZE	LEASE RATE	AVAILABLE
A	1,650 SF	\$3,900/Month MG	NOW

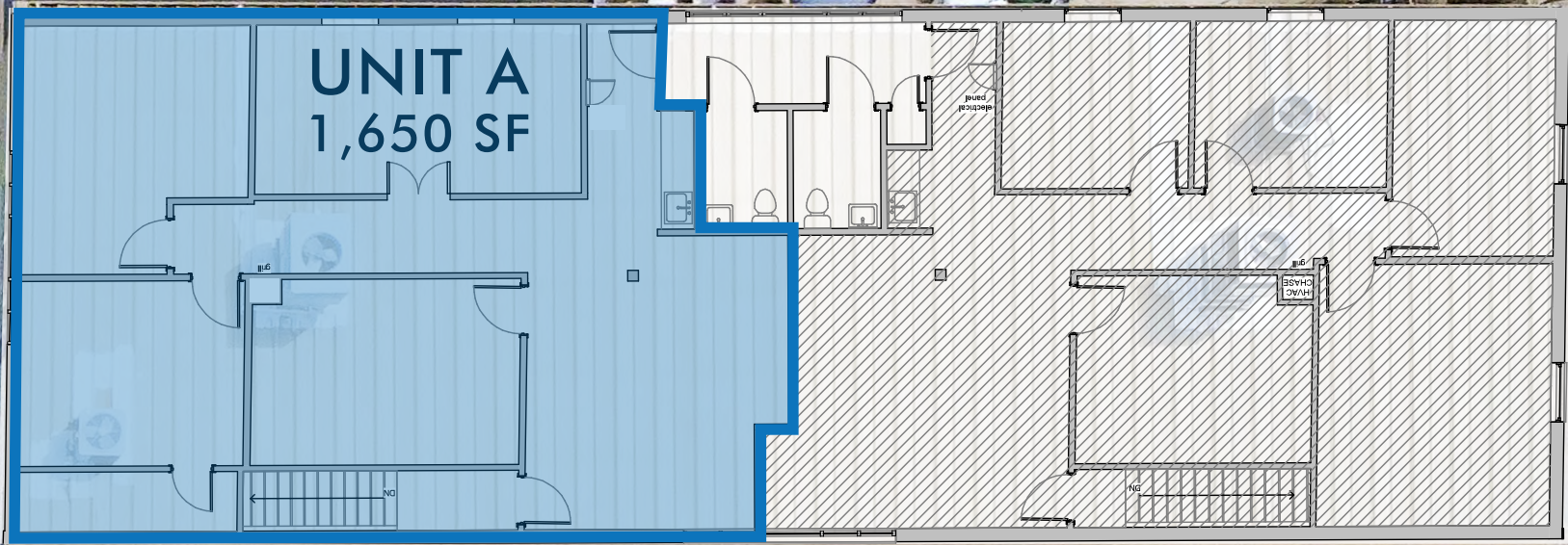
PROPERTY SPECS

SPACE AVAILABLE	1,650 SF
BUILDING SIZE	7,590 SF
LEASE PRICE	\$3,900/Month MG
TAX ID/APN	461-13-01-053
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	2004
PARKING	Street



FLOOR PLAN

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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

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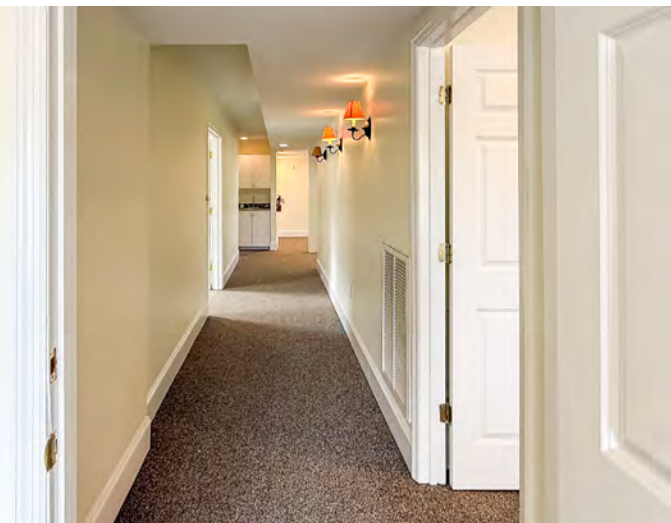


11 ISABELLA ST TRAVEL DISTANCES TO...

- 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:

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