

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

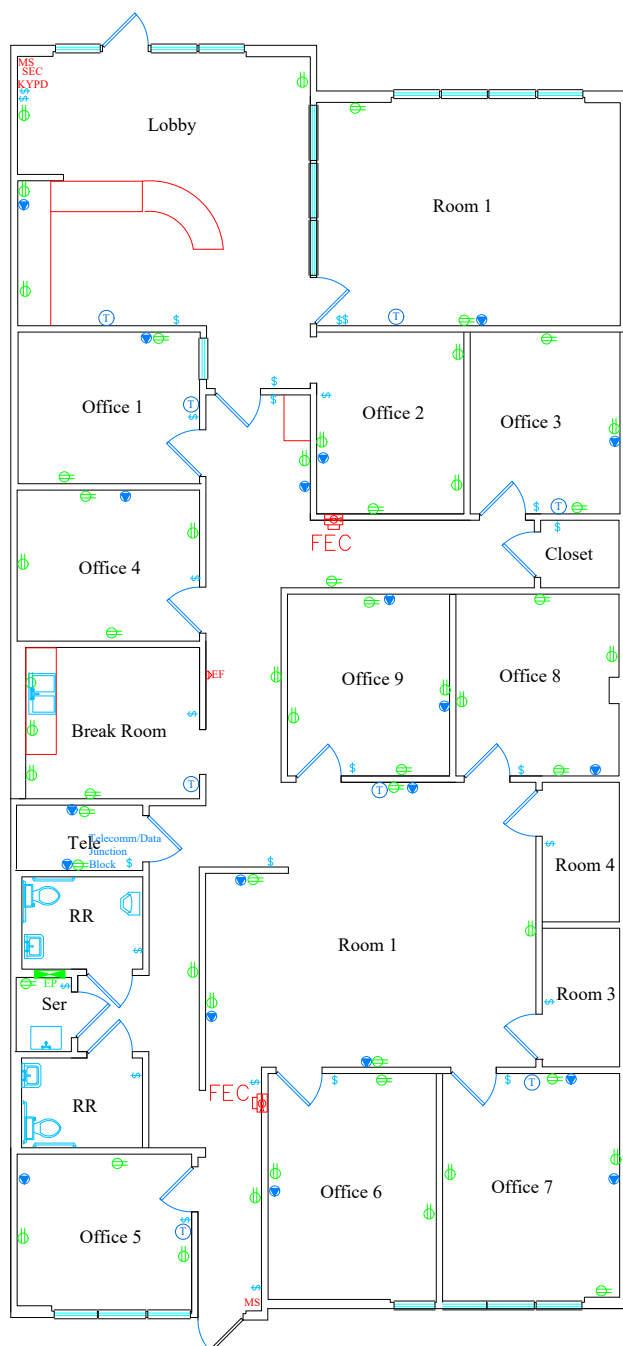


PROPERTY SPECS

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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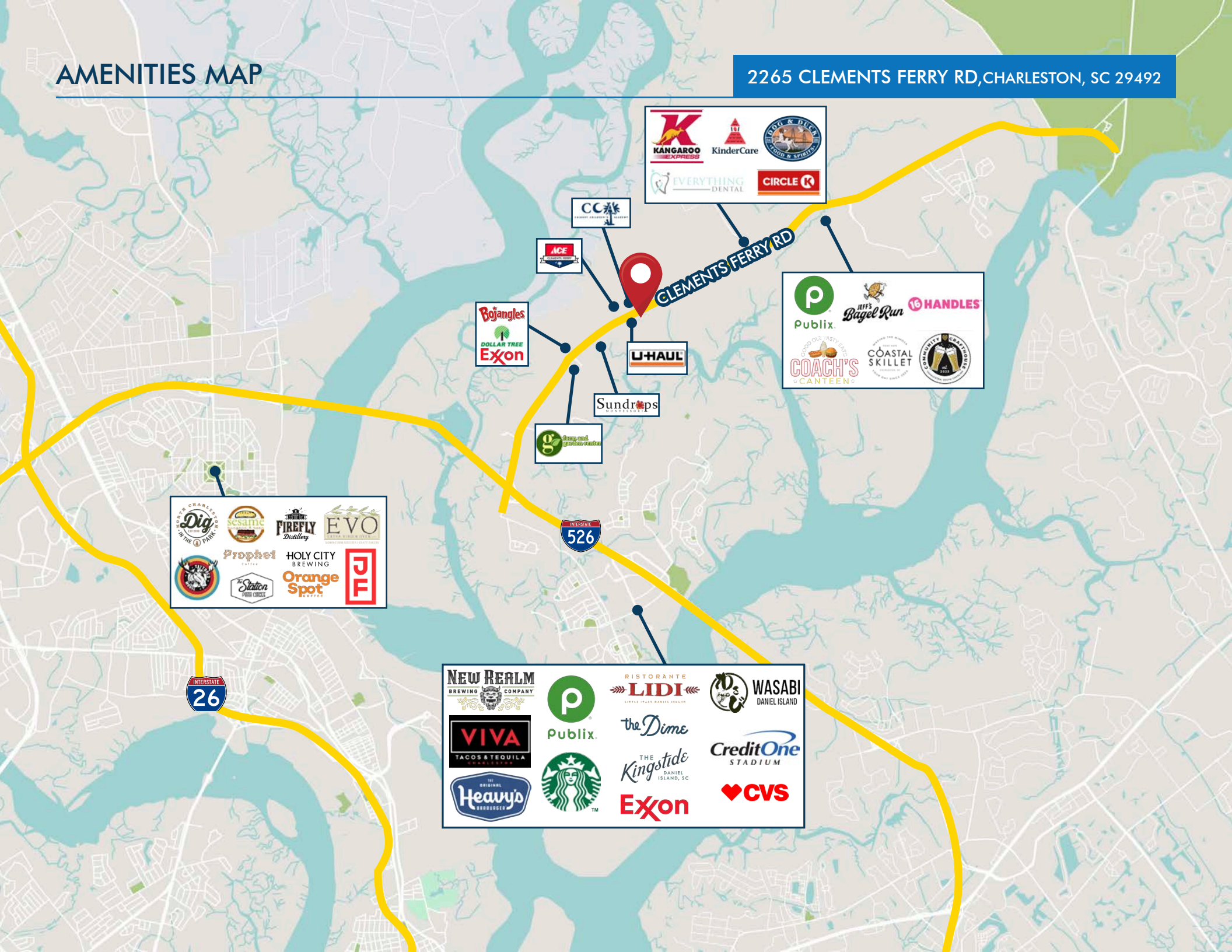
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AMENITIES MAP

2265 CLEMENTS FERRY RD, CHARLESTON, SC 29492



KANGAROO
KinderCare
DOG & DUCK
EVERYTHING DENTAL
CIRCLE K

CCAT

ACE

Bojangles
DOLLAR TREE
Exxon

U-HAUL

Sundrops

Green and Garden Center

Publix
Ruff's Bagel Run
16 HANDLES
COACH'S CANTEN
COASTAL SKILLET
COMMUNITY CRAFT

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

NEW REALM BREWING COMPANY
LIDI
WASABI DANIEL ISLAND
VIVA TACOS & TEQUILA
The Dime
Credit One STADIUM
Starbucks
THE KINGSTIDE DANIEL ISLAND, SC
Exon
Heavy's
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



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