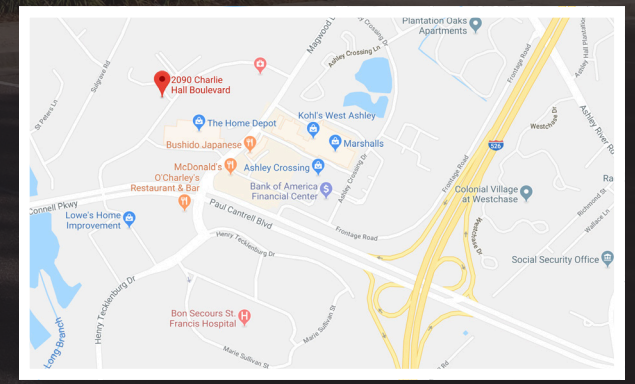


AVAILABLE - FOR LEASE

2090 CHARLIE HALL BOULEVARD

CHARLESTON, SC 29414

MEDICAL OFFICE



Nearby Retailers



LOCATION

OFFERED BY



(843) 856-4600
www.belklucy.com

Morrow Boggs
 morrow.boggs@belklucy.com
 (843) 606-5460 — main office
 (843) 998-5234 — mobile

AND

Trey Lucy
 trey.lucy@belklucy.com
 (843) 606-5455 — direct office
 (843) 566-2867 — mobile

PROPERTY INFORMATION

PROPERTY DESCRIPTION

Belk | Lucy is pleased to present the exclusive listing for 2090 Charlie Hall Blvd. This first generation Class A medical office space is perfectly situated in the heart of West Ashley's medical district. Offering excellent exposure on Charlie Hall Blvd., the property is nestled on a hard corner with multiple signage opportunities making it an ideal location for any medical practice looking in the West Ashley area. The two story suite consists of 2,998 rentable square feet with approximately 2,231 square feet on the first floor and approximately 767 square feet on the second floor. Suite is in White Box condition with two ADA bathrooms and is ready for Tenant upfit.

AREA DESCRIPTION

West Ashley is located west of the Charleston peninsula, bordered by the Ashley River and the Intracoastal Waterway. A large selection of moderately priced homes in desirable neighborhoods is available as well as executive homes on lots that front on the Ashley River, tidal marshes and creeks. West Ashley is the oldest suburb in Charleston, and closest to town. The population in the Charleston, SC, MSA has recently exceeded 800,000 and is expected to hit over a million people within the next ten years. With that said, much of the future development is expected to happen in West Ashley and the City of Charleston is focused on enhancing this area by supporting commercial redevelopments.



TERMS AND CONDITIONS

Suite B	2,998 sf	\$17.00/sf NNN
CAM, taxes, and Ins. (est.)		\$3.82/sf

DEMOGRAPHICS (5-MILE)

Population	110,899
Households	47,333
Avg. HH Income	\$63,955
Traffic Count	33,600 vpd

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INTERIOR PHOTOS



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