



**OFFICE FOR LEASE**

## **OFFICE SPACE FOR LEASE IN WEST ASHLEY**

2413 SAVANNAH HIGHWAY | CHARLESTON, SC 29414



# **ATLANTIC**

COLDWELL BANKER COMMERCIAL ATLANTIC  
3506 WEST MONTAGUE AVENUE, SUITE 200 NORTH CHARLESTON, SC 29418  
CBCATLANTIC.COM

# OFFICE SPACE FOR LEASE IN WEST ASHLEY

2413 SAVANNAH HIGHWAY | CHARLESTON, SC 29414

## PROPERTY OVERVIEW



### PROPERTY HIGHLIGHTS

<b>FOR LEASE:</b>	\$16 PSF
<b>CONTIGUOUS SPACE:</b>	2,800 SF
<b>COUNTY:</b>	Charleston
<b>LEASE TYPE:</b>	NNN
<b>TRAFFIC COUNT:</b>	49,300 VPD

### PROPERTY OVERVIEW

High visibility 2800 SF stand-alone office in growing area of Charleston. Traffic counts are estimated at 49,300 VPD. Interior has walk-in waiting room, open bullpen area and large offices around the perimeter. Parking includes 15 spaces with a handicap. Additional parking can be accommodated, if needed. Lease offering is for NNN terms.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	6,157	50,484	109,060
HOUSEHOLDS	2,852	23,420	47,285
AVG. HH INCOME	\$69,621	\$72,459	\$80,992

CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - [CBCATLANTIC.COM](http://CBCATLANTIC.COM)

PROPERTY OVERVIEW 2

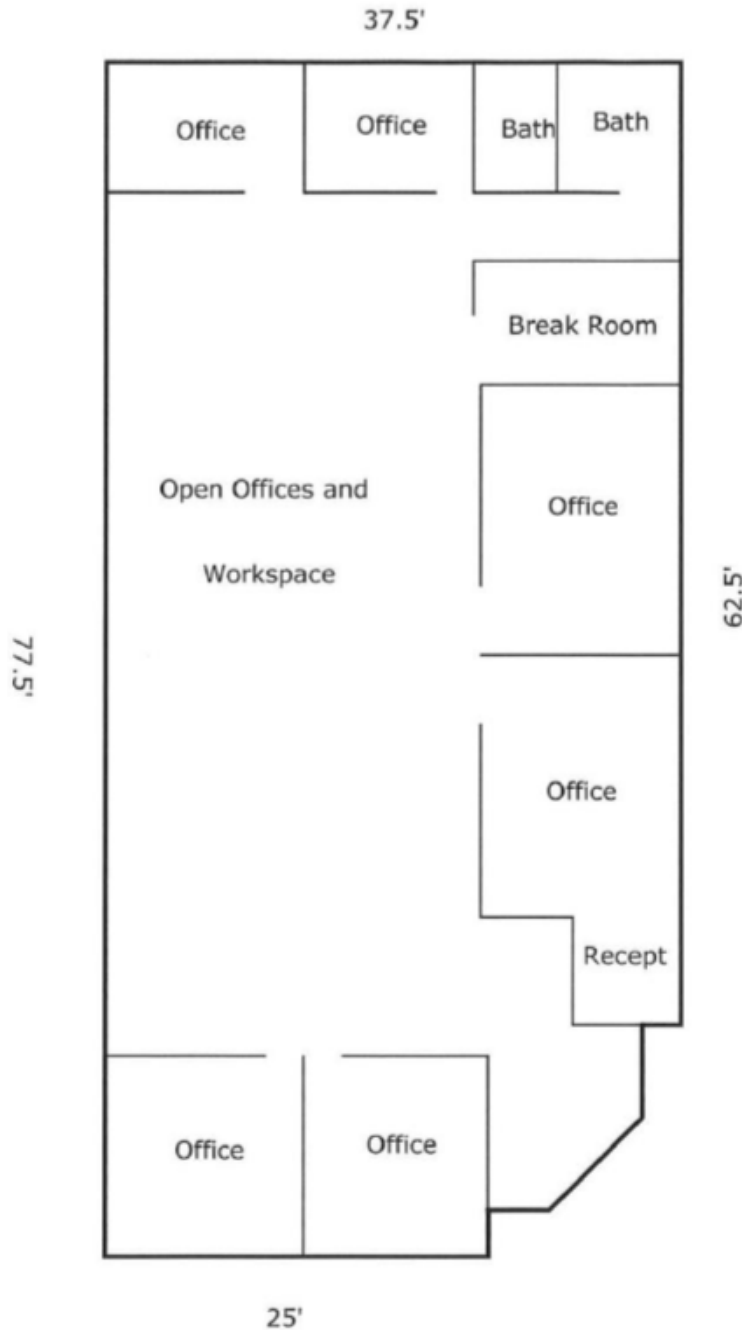
**KIP BOWMAN**  
843-725-6892 (O) 843-437-0074 (D)  
kbowman@cbsatlantic.com

**SARA BODELL**  
843-744-9877 (O) 864-903-2731 (D)  
sbodell@cbsatlantic.com

# OFFICE SPACE FOR LEASE IN WEST ASHLEY

2413 SAVANNAH HIGHWAY | CHARLESTON, SC 29414

## PROPERTY IMAGES



# OFFICE SPACE FOR LEASE IN WEST ASHLEY

2413 SAVANNAH HIGHWAY | CHARLESTON, SC 29414

## PROPERTY IMAGES



CBC ATLANTIC - 3506 W. MONTAGUE AVENUE, STE. 200 NORTH CHARLESTON, SC 29418 - CBCATLANTIC.COM

PROPERTY IMAGES 4

**KIP BOWMAN**

843-725-6892 (O) 843-437-0074 (D)  
kbowman@cbsatlantic.com

**SARA BODELL**

843-744-9877 (O) 864-903-2731 (D)  
sbodell@cbsatlantic.com

# OFFICE SPACE FOR LEASE IN WEST ASHLEY

2413 SAVANNAH HIGHWAY | CHARLESTON, SC 29414

## PROPERTY IMAGES

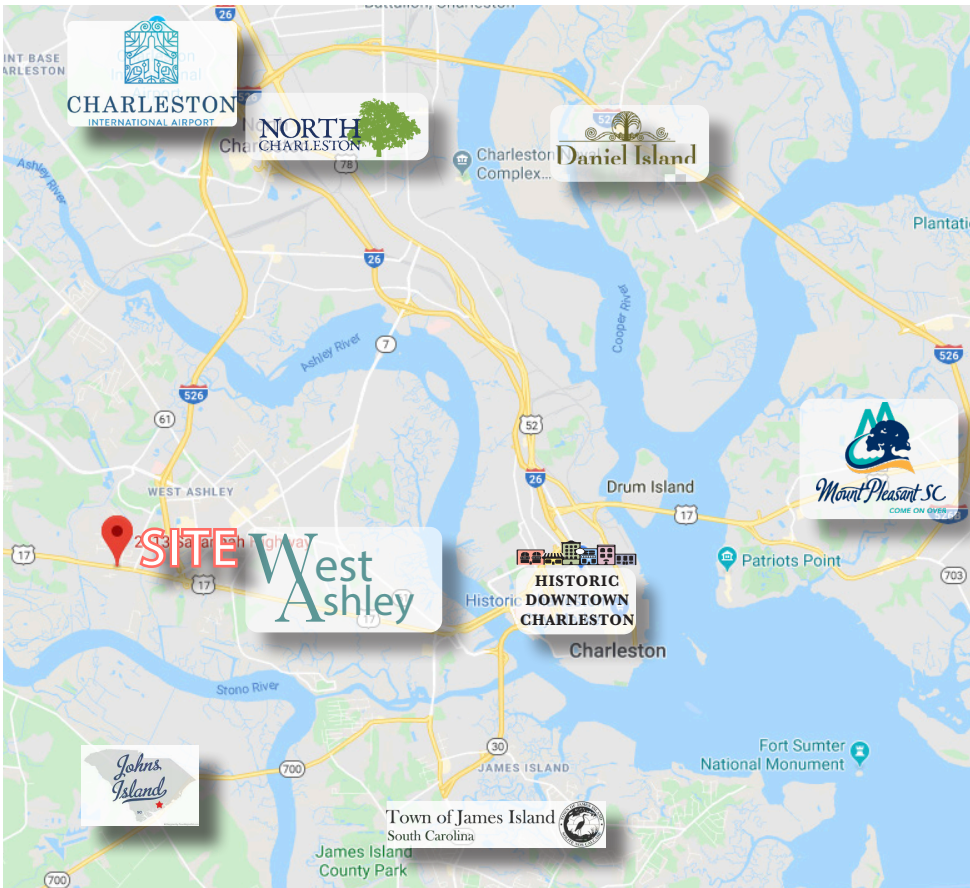
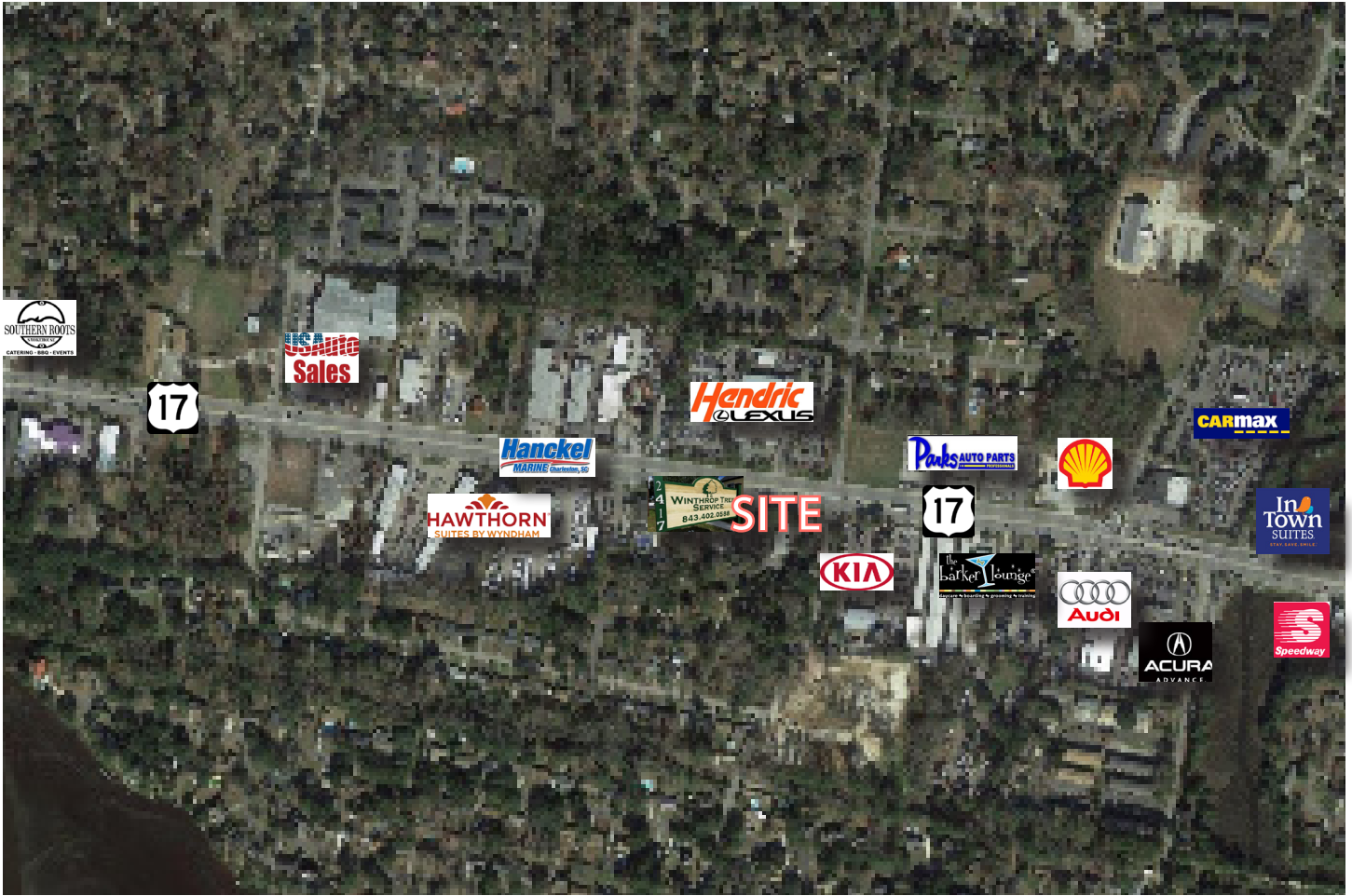


**KIP BOWMAN**

843-725-6892 (O) 843-437-0074 (D)  
[kbowman@cbcatlantic.com](mailto:kbowman@cbcatlantic.com)

**SARA BODELL**

843-744-9877 (O) 864-903-2731 (D)  
[sbodell@cbcatlantic.com](mailto:sbodell@cbcatlantic.com)



**COLDWELL  
BANKER  
COMMERCIAL  
ATLANTIC**

**KIP BOWMAN**  
Broker  
843-437-0074  
kbowman@cbsatlantic.com

**SARA BODELL**  
Associate  
864-903-2731  
sbodell@cbsatlantic.com

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.