

1470

TOBIAS GADSON BOULEVARD



# FOR SALE & LEASE

PRICE REDUCTION: \$999,000

3,831 SF  
AVAILABLE

NEW REDUCED  
SALE PRICE:  
\$999,000

LEASE PRICE:  
\$17.00/SF  
NNN

IDEAL FOR:  
REAL ESTATE,  
MEDICAL OR  
FINANCIAL USE

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COMMERCIAL REAL ESTATE SERVICES



## PROJECT OVERVIEW

**1470 Tobias Gadson Boulevard** is a 41,600 SF professional office building, with approximately 3,831 RSF office space available. Space includes a reception area, 10 private offices, and 2 exterior balconies. **Ideal for medical, financial, or real estate users.** In addition, this unit has the district advantage of having no party walls with any other occupant. Building features include an exterior fountain, balcony space, open lobby, central elevator, and ample parking. This office space is listed with a **reduced sale price of \$999,000**, and a **lease rate of \$17.00/SF NNN**.

**DIRECTIONS:** I-526 to exit 11A-Glenn McConnell Pkwy/Paul Cantrell Blvd., head towards downtown, take a left at light on Tobias Gadson Blvd., the property is the first building on the right.

### ADDRESS:

1470 Tobias Gadson Blvd,  
Charleston, SC 29407

### AVAILABLE SPACE:

Total Available: 3,831 SF

### PRICE:

REDUCED Sale Price: \$999,000  
Lease Rate: \$17.00/SF NNN

### PARKING & ACCESS:

Abundant Surface Parking

### YEAR BUILT:

2002

### OFFICE VIEW



### OFFICE VIEW



### EXTERIOR VIEW



### BALCONY VIEW



### INTERIOR VIEW



### INTERIOR VIEW









# MARKET OVERVIEW



**GREAT LOCATION OFF OF I-526**

**NEAR ROPER ST. FRANCIS HOSPITAL**

**EASY ACCESS TO MAIN ROAD ARTERIES**

**MULTIPLE LOCAL AMENITIES**





1470

TOBIAS GADSON BLVD, CHARLESTON, SC

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