



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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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













SECOND FLOOR PLAN

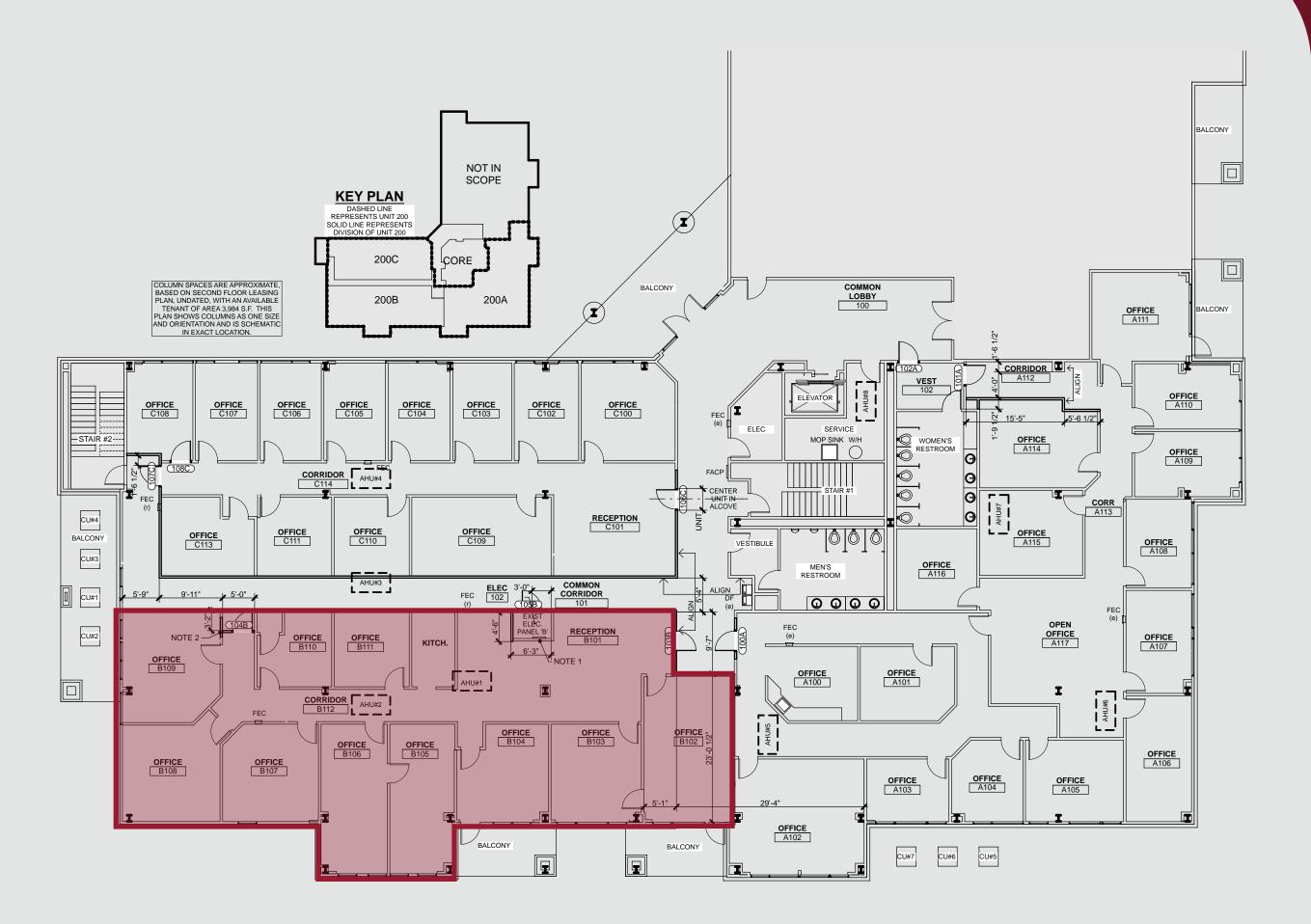
CLASS B

NNN

OFFICE BUILDING

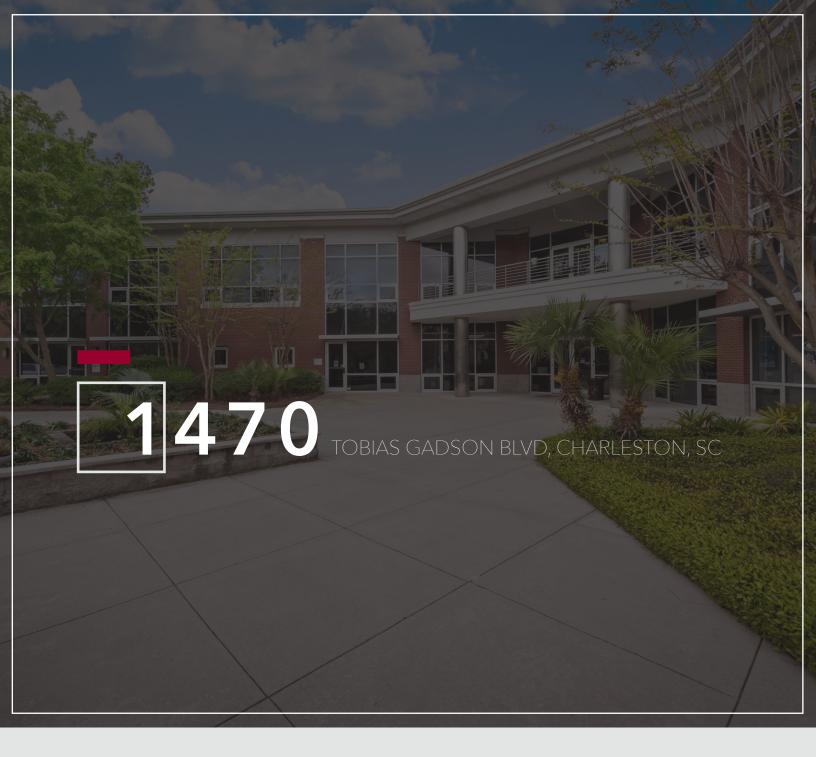
MONTHLY RENT: \$5,427.25

3,831 RSF



MARKET OVERVIEW





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