



FOR LEASE

# 1856 Belgrade Avenue

**CHARLESTON, SC 29407**

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CHARLESTON OFFICE ADVISORS

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# Offering Summary

**ASSET OVERVIEW**

**PROPERTY OVERVIEW**

Rare opportunity to lease flex space in West Ashley! Unit C-1 can be anywhere from 2,000 to a total of 5,000 SF and features approximately 1,200 sf of well-laid out office space with private offices, conference room and break area. The balance of the space is warehouse area with separate restrooms and 12'x10' roll-up door.

The Landlord completed exterior and interior improvements to the property including revamping all the landscaping, parking lot re-stripped, cosmetic façade upgrades. Landlord will provide an improvement allowance for long term leases with credit tenants.

**LOCATION OVERVIEW**

Conveniently located between Sam Rittenberg Blvd., Savannah Highway and Wappoo Road in West Ashley. The property is a flex-industrial style business center located within 3/4 mile of I-526.



**ADDRESS**

1856 Belgrade Avenue  
Charleston, SC 29407

**PARKING**

Surface

**PARCEL ID**

351-14-00-088

**DATE AVAILABLE**

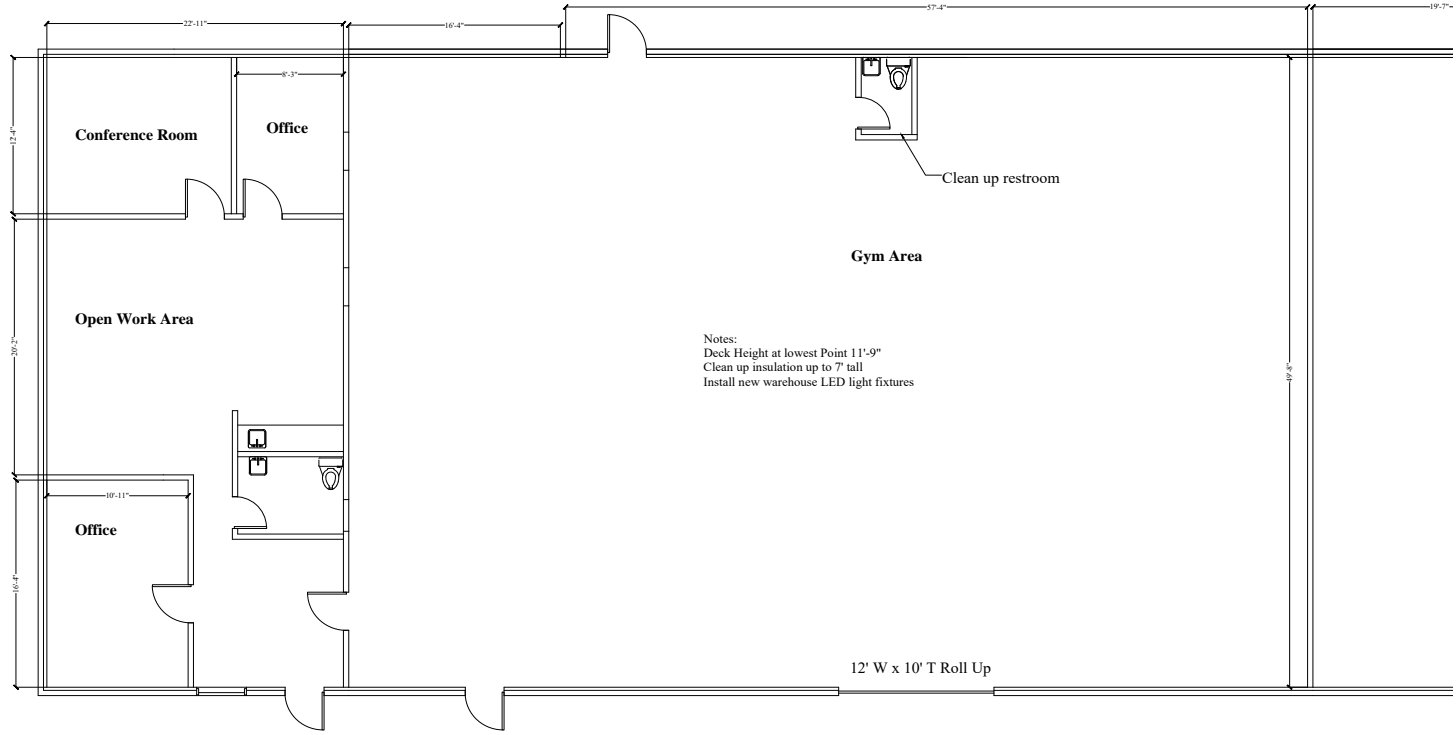
Immediately

**SUITES AVAILABLE**

Unit C-1: 2,000 to 5,000 SF

**LEASE RATE**

\$13.50/SF, NNN  
*(NNN estimated expenses \$2.50/SF)*



C-1

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