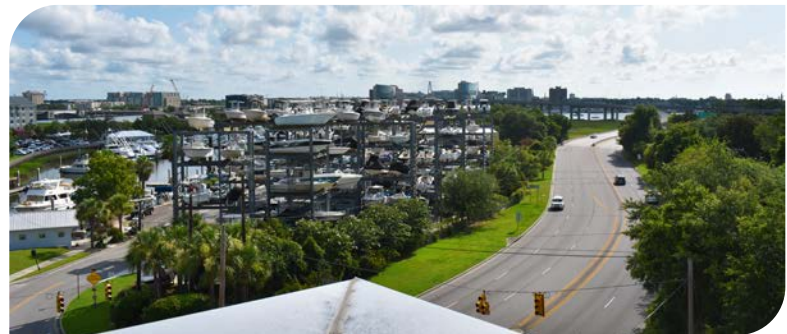
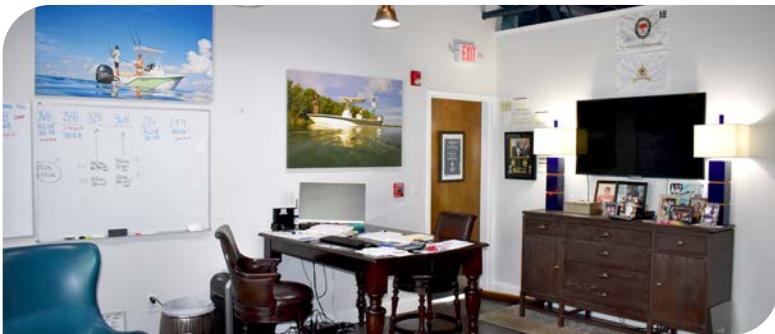




# OFFICE FOR LEASE

2,035 SF  
AVAILABLE

78 ASHLEY POINT DRIVE, CHARLESTON, SC 29407



**HUNTER HARTLEY, CPSP**  
Associate  
(843) 817-8927  
HHartley@Lee-Associates.com

**REID DAVIS, CCIM, SIOR**  
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CYost@Lee-Associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## ROOFTOP VIEW



## OFFICE SPACE



## CONFERENCE ROOM



## PROPERTY OVERVIEW

### PROPERTY DESCRIPTION:

**78 Ashley Point Drive** is a Class A office building located at the base of the James Island Connector adjacent to the Porter Gaud campus. The site offers the **convenience of downtown** without the hassle and expense of parking. The building offers incredible views of the Ripley Light Marina, the Ashley River, and Downtown Charleston. Tenants enjoy shared use of the **state-of-the-art conference room and a rooftop deck**.



### ADDRESS

78 Ashley Point Drive, Suite 200  
Charleston, SC 29407

### AVAILABLE SPACE

Suite 200: 2,035 SF Available

### TMS #

421-11-00-066

### LEASE RATE

\$30.00/SF Modified Gross

### PARKING & ACCESS

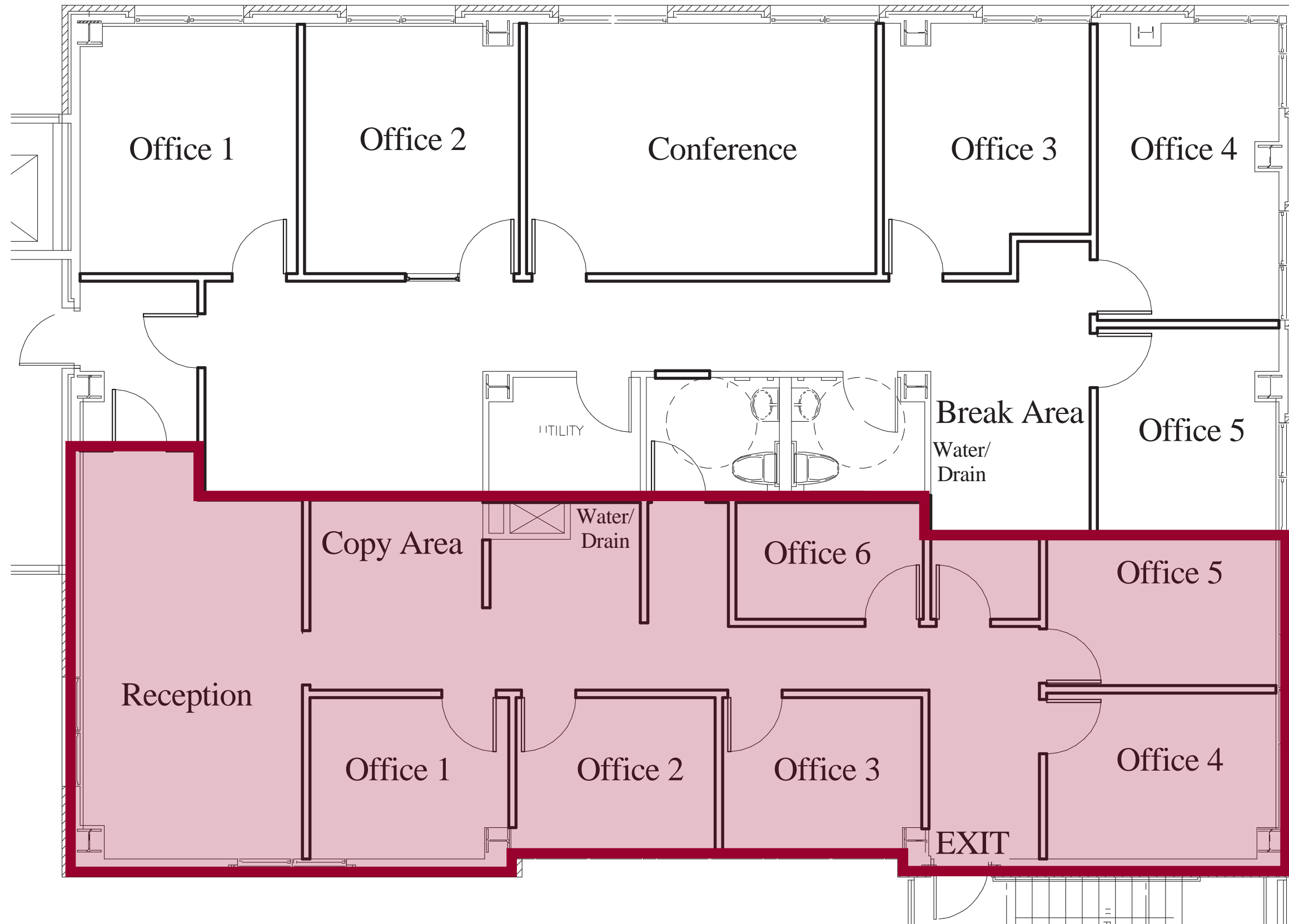
Surface Parking Available

### YEAR BUILT

2006

**"THE BUILDING  
OFFERS INCREDIBLE  
VIEWS OF THE RIPLEY  
LIGHT MARINA,  
THE ASHLEY RIVER,  
AND DOWNTOWN  
CHARLESTON."**

# SUITE 200 FLOOR PLAN



# LOCATION OVERVIEW



## DRIVE TIMES:

<b>CHS INT'L AIRPORT</b>	15 MIN
<b>I-26</b>	7 MIN
<b>I-526</b>	10 MIN
<b>HWY 17</b>	2 MIN
<b>DOWNTOWN CHARLESTON</b>	2 MIN
<b>NORTH CHARLESTON</b>	13 MIN
<b>JAMES ISLAND</b>	4 MIN

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