



FOR LEASE

- Class A Office Space
- Single Story Office Building
- Direct Access to Suite from Parking Lot
- Close Proximity to I-526
- Available Office Space: 6,753 SF
- Shell Space Available: Up to 21,754 SF

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Beresford Creek Executive Center is a multi-building office development located in the heart of the Cainhoy peninsula. The park features excellent accessibility, ample parking and a wide range of suite availabilities.

2265

CLEMENTS FERRY RD

PROPERTY OVERVIEW

Beresford Creek Executive Center is a multi-building office development located in the heart of the Cainhoy peninsula. The park features excellent accessibility, ample parking, and a wide range of suite availabilities from a completely custom, build-to-suit suite up to 21,754 SF – with efficient existing spaces in between to suit any tenant’s needs!

Currently available in Building 300, Suite 303 contains 6,753 SF. Nicely built out, second-generation space consisting of mostly perimeter offices, a couple of conference rooms, a large central training room, and a break room. The suite is available for tenant occupancy immediately.

LOCATION OVERVIEW

Beresford Creek Executive Center is located approximately 1.5 miles north of I-526 on the brand new widened Clements Ferry Road.

PROPERTY HIGHLIGHTS

ADDRESS

2265 Clements Ferry Rd.
Charleston, SC 29492

SPACE AVAILABLE

Building 400: Up to 21,754 SF
Suite 303: 6,753 SF

LEASE RATE

\$16.75/SF NNN

EASY ACCESS

1.5 miles north of I-526

PARKING

Direct access to suite from parking lot
4 Spaces/1,000 SF

YEAR BUILT

2007



OUTDOOR SITTING AREA



OUTDOOR SEATING



SUITE 303 INTERIOR



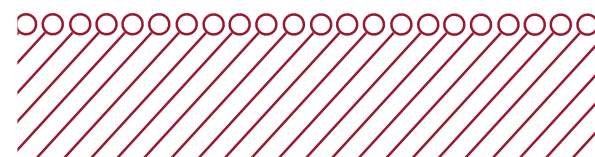
SUITE 303 KITCHEN



EXTERIOR VIEW

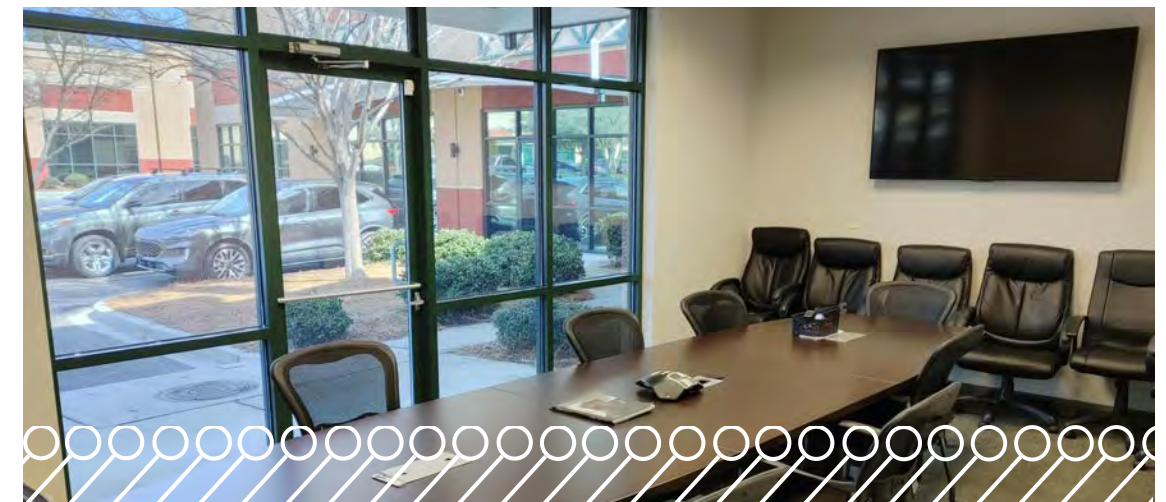
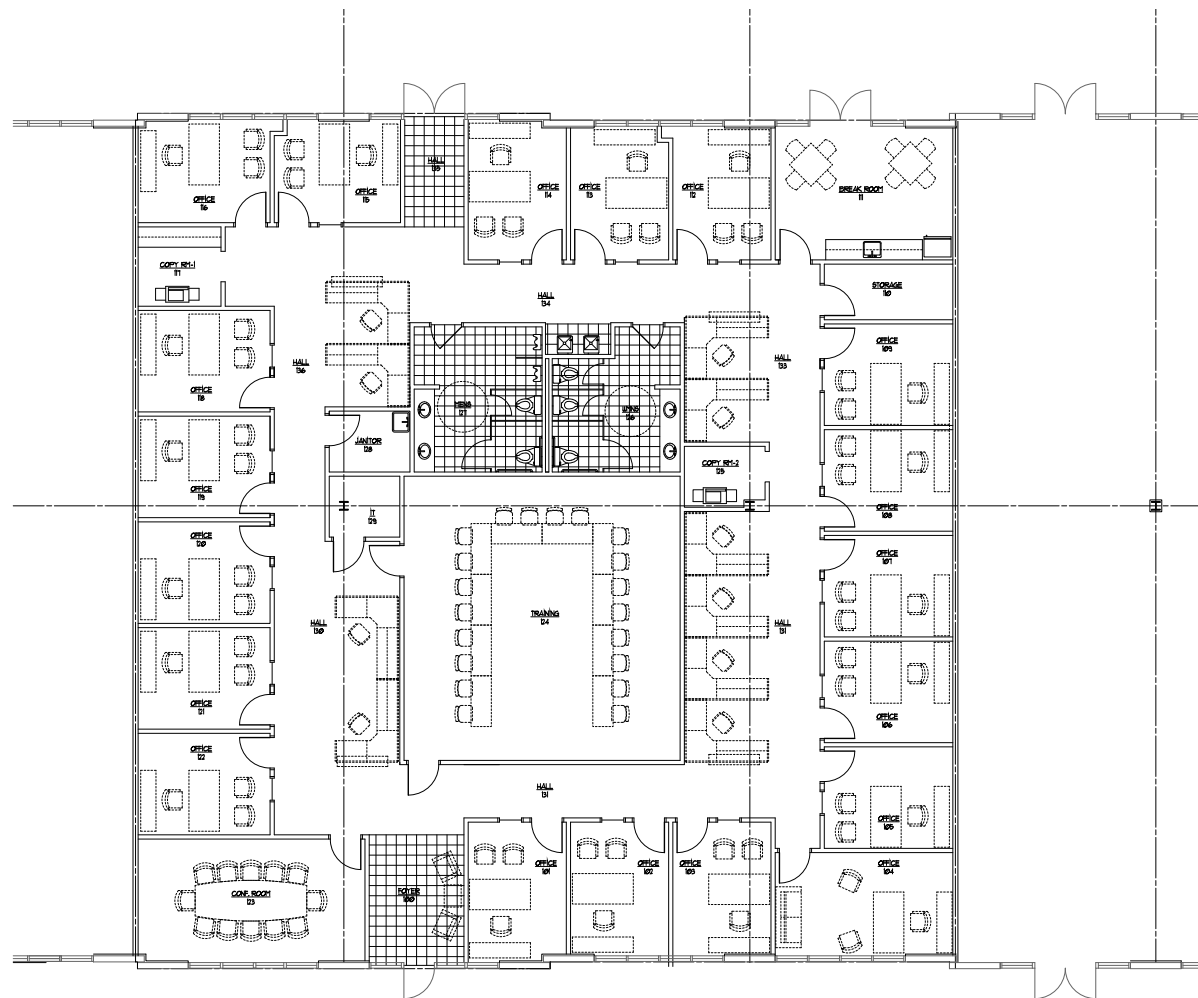
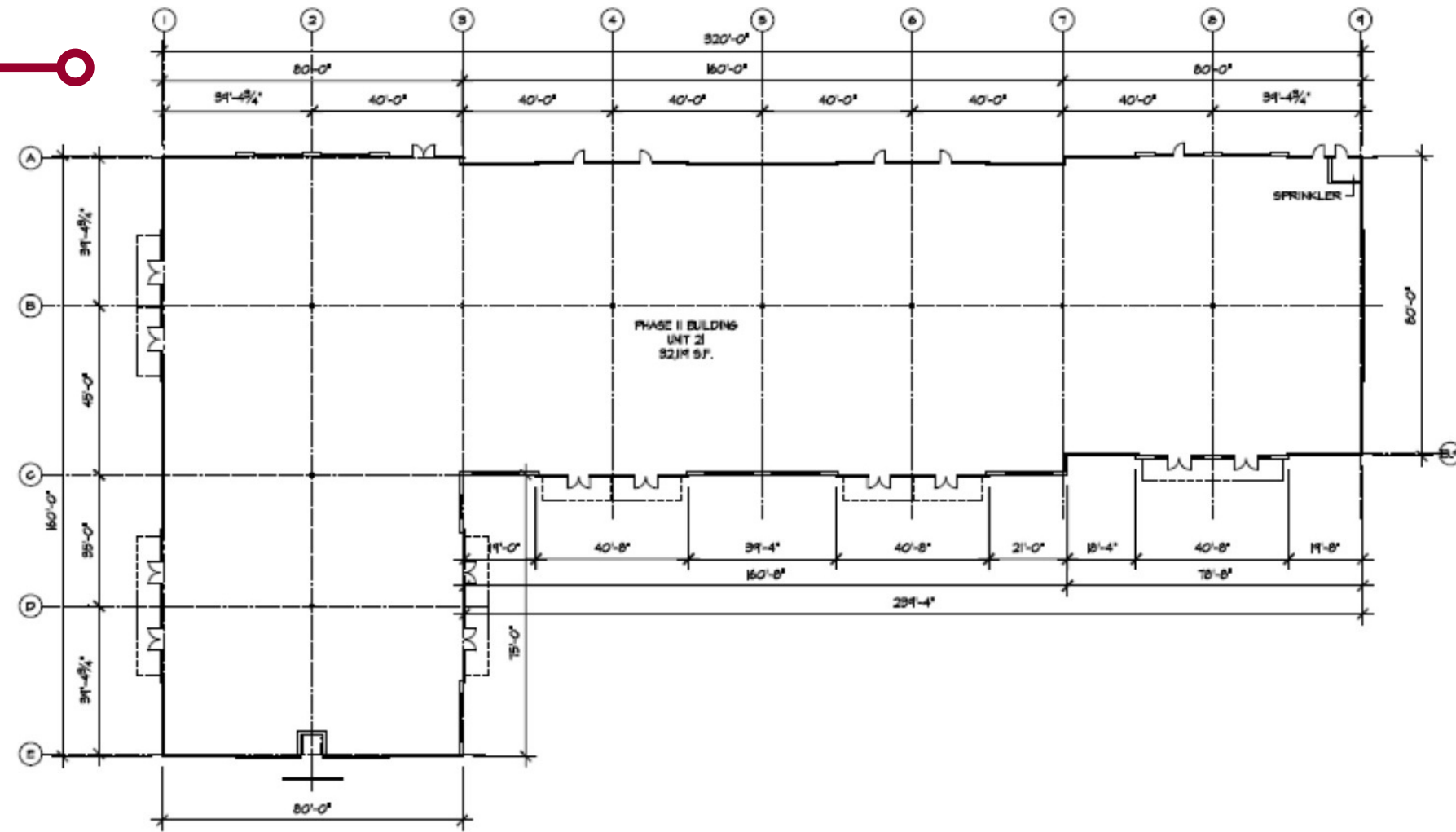


**CLASS A
OFFICE SPACE &
SINGLE-STORY
OFFICE BUILDING**



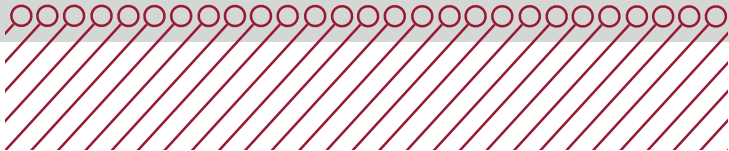
FLOOR PLANS

BUILDING 400

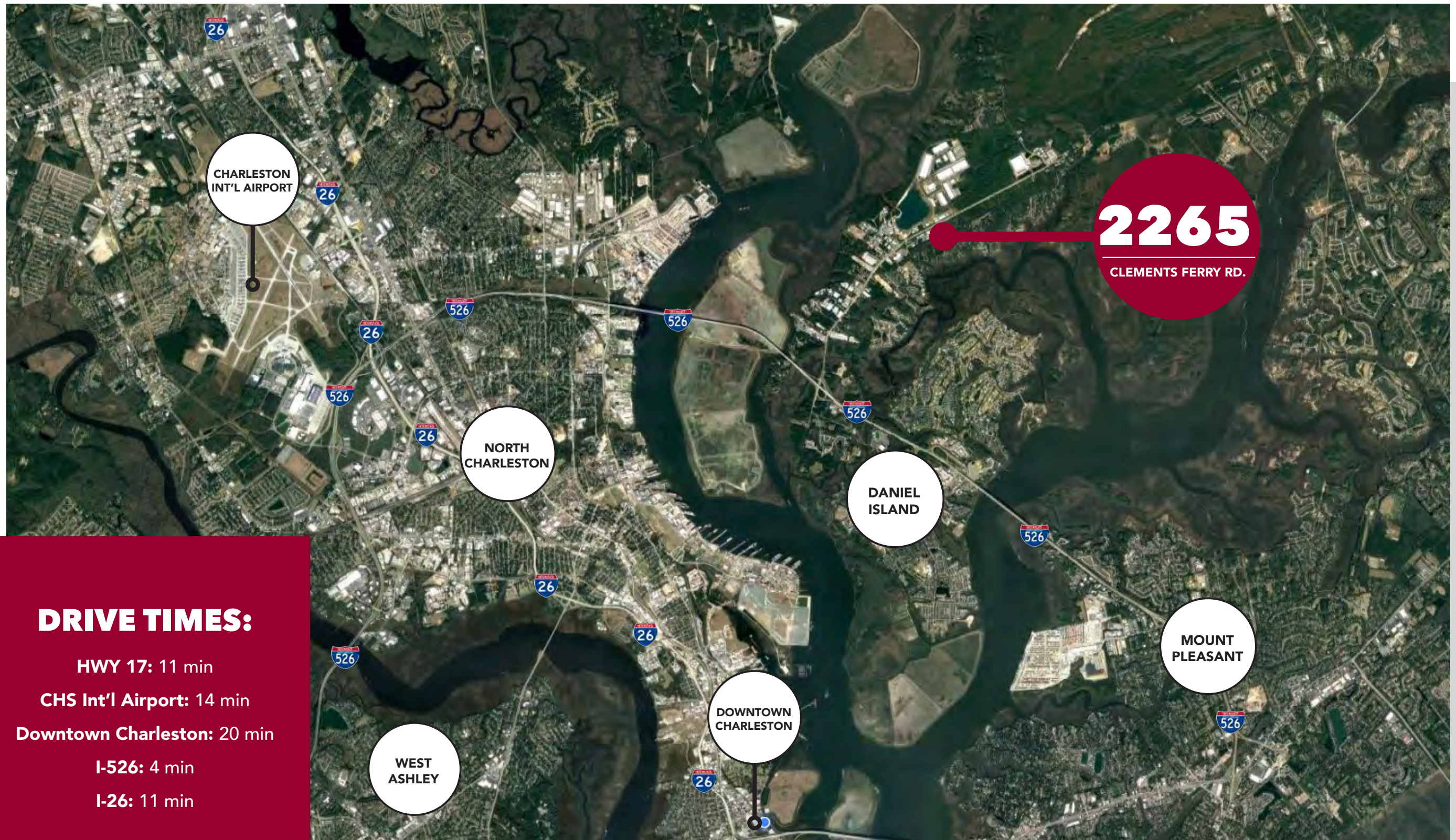
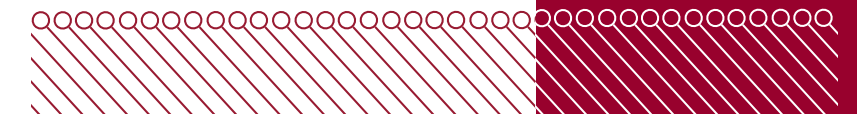


SUITE 303

LOCATION OVERVIEW



METRO VIEW



DRIVE TIMES:

HWY 17: 11 min

CHS Int'l Airport: 14 min

Downtown Charleston: 20 min

I-526: 4 min

I-26: 11 min



2265

CLEMENTS FERRY RD.

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