

Office | For Lease

852 Orleans Rd, Charleston, SC 29407

852 Orleans Rd - Suite 204

1,658 SF Move-In Ready | TD Bank Building



Contact Us

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CBRE

The Details

- This suite is located on the second floor of the TD Bank building
- Situated on the corner of Sam Rittenberg & Orleans Rd
- Suite 204 is a modern vision consisting of mostly open space with a private office/breakout room, plus a bonus breakroom
- Move-in ready with ample natural light and parking
- Located across the street from the Citadel Mall & within close proximity to many retail amenities and restaurants



1,658 SF
available on
second floor
with elevator



\$75,070.....1 Mile
\$77,205.....3 mile
Median HH Income



Abundant
On-Site
Parking



Nearby
shopping/
restaurants



Easy access
Hwy 17 and I-526



7.68 million
visitors
annually

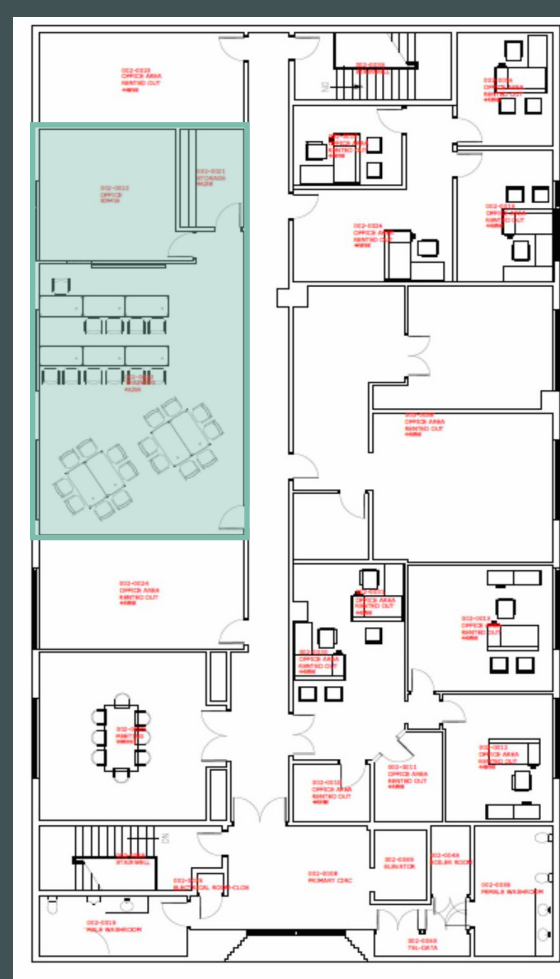
Office | For Lease

852 Orleans Road

Highlights:

- + 1,658 SF available on the second floor
- + Open space with natural light
- + Across the street from Citadel Mall and walking distance to retailers and restaurants
- + Suite 204 includes open space + private office/break rooms and an additional breakout room
- + Will consider all offers

1,658 SF | For Lease



The Landscape



Travel + Leisure
#1 City in America
for 11 Straight
Years



Conde Nast
Traveler #1
Best Small U.S.
City



“South’s Best City”
“Friendliest City”
“Prettiest City”



Tourism
economic impact
was over \$13
billion in 2023



Regions
population
growing 3x faster
than U.S. average



44 new people
move to the region
each day

Commonly known as the Lowcountry, the Charleston MSA consists of Charleston, Berkeley and Dorchester counties. The 664,607-acre region is rich in history with idyllic

beaches, well-preserved architecture and award-winning restaurants which continue to attract residents and tourists alike throughout the country.

Given a rich pool of young, well-educated workers, low cost training, desirable living conditions, business-friendly incentives and tax credits, Charleston has been proven to be a compelling region to attract and grow businesses. Top companies in the area include Mercedes-Benz, Boeing, Blackbaud, Inc. and Volvo. We will continue to see patterns of growth due to the Low Country’s strong demographics and vibrant economy.

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