

FOR LEASE

1950 Belgrade Ave

Charleston, SC 29407



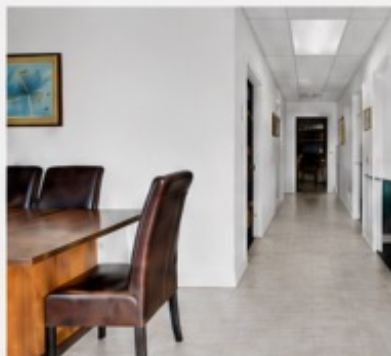
963 SF Office Available



\$24.00/SF



**Optional 489 SF
Warehouse Bay**



PROPERTY OVERVIEW

Rare West Ashley leasing opportunity offering professional office space with an optional warehouse component in one of Charleston's most convenient business corridors. Easy access to West Ashley, Downtown Charleston, and major roadways makes this an ideal fit for contractors, service businesses, and other users needing flexible office and operational space.

FEATURES

- 963 SF office suite
- 3 private offices
- Conference / reception area
- Kitchenette and full bathroom
- Optional 489 SF warehouse bay
- Loading / operational warehouse access
- Ample on-site parking
- Gated backyard / outdoor storage potential
- Flexible layout for service-based businesses

PROPERTY HIGHLIGHTS



Lease Rate:
\$24.00/SF



Office Space:
963 SF



Warehouse Bay:
489 SF Optional



Use:
Office / Warehouse



Kyle Ferguson

Managing Member

(407) 267-7878 | kyle@kingshipcollective.com

Lorne Ottinger

Managing Member

843-737-3532 | lorne@kingshipcollective.com



Presented by
Kingship Collective

AREA OVERVIEW & DEMOGRAPHICS

1950 Belgrade Ave
Charleston, SC 29407



1. WHY THIS LOCATION

- Central West Ashley location in Charleston's desirable 29407 corridor
- Convenient access to West Ashley, Downtown Charleston, and major roadways
- Strong fit for contractors, professional services, and service-based businesses
- Rare small office opportunity with optional warehouse component
- Established surrounding residential base and neighborhood-serving commercial activity



2. AREA SNAPSHOT

ZIP code 29407 offers an established West Ashley customer and labor base with strong household incomes, a well-educated population, and convenient commuting patterns. The area benefits from a dense in-town setting, easy access to major business districts, and steady demand from local service, trade, and office users.



4. IDEAL USERS

- Contractors and specialty trades
- Service-based businesses
- Email office headquarters
- Property / maintenance operations
- Businesses needing office plus light storage functionality



3. DEMOGRAPHIC SNAPSHOT | 29407



Population

36,706



Households

16,920



Median Household Income

\$85,367



Per Capita Income

\$60,114



Median Age

38



Bachelor's Degree+

49.7%



Mean Travel Time to Work

24.5 Min



Median Home Value

\$451,800



5. PROPERTY SUMMARY



Lease Rate: **\$24.00/SF**



Office Space Available: **963 SF**



Optional Warehouse Bay: **489 SF**



Location: **Charleston, SC 29407**



Use: **Office / Warehouse**

Kyle Ferguson

Managing Member

(407) 267-7878 | kyle@kingshipcollective.com

Lorne Ottinger

Managing Member

843-737-3532 | lorne@kingshipcollective.com



Presented by

Kingship Collective