

2165 - 2185

ASHLEY PHOSPHATE RD., CHARLESTON, SC 29406



FOR LEASE

1,204 - 5,061 SF AVAILABLE

- » All New Exterior Renovations Underway!
- » Six Building Office Park
- » 5,061 SF Single Tenant Building Fronting Ashley Phosphate Available
- » 1,204-3,173 SF Available in Multi-Tenant Buildings
- » High Exposure off Ashley Phosphate Road
- » Signage Opportunities
- » Well-Lit Free Surface Parking Lots
- » Ingress/Egress From Two Streets
- » Located Between Interstate 26 and Rivers Avenue
- » Surrounded by Retail, Restaurants, Airport, and Boeing Plant

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Vice President

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PROJECT OVERVIEW

PROPERTY DESCRIPTION:

Ashley Office Park is a six-building office park located off Ashley Phosphate Road, in between I 26 and Rivers Avenue. The property features great visibility (+60,000 VPD), ample free parking, and multiple access points on the 3-acre site. Sold in 2021, the new ownership is currently planning major renovations and modernizations to the park. Exterior renovations to include new brick work, monument and suite signage, additional security, and modern design features. Current tenancy mix is essential service and medical users with a long track record at the park. The remaining availabilities range in size from 1,204 SF to 5,061 SF. Ashley Office Park has first and second floor availabilities with a multitude of options currently move-in ready. The subject property's location features major national brands within short distance of the site providing multiple food, retail, and hospitality service providers to the tenancy.

AREA DESCRIPTION:

The surrounding area is filled with national retailers, food options, and hotels. Property has close proximity to the Charleston International Airport (CHS), Northwoods Mall, Trident Technical College, and Charleston Southern University.



ADDRESS

2165-2185 Ashley Phosphate Rd.,
Charleston, SC 29407

TMS

478-03-00-012

AVAILABLE SPACE

1,204 SF - 5,061 SF

LEASE RATE

\$13.00 - \$17.00/SF
NNN

PARKING & ACCESS

Easy Ingress / Egress from
two streets

YEAR BUILT / RENOVATED

1979 / Renovations in
planning stages



SIGNAGE CONCEPT

PRINTED LOGO & GRAPHICS
20" X 54 5/8"

0.080 ALUMINUM SHEETS (2)
24" X 84"

TOTAL SIZE
120" X 12" X 96"

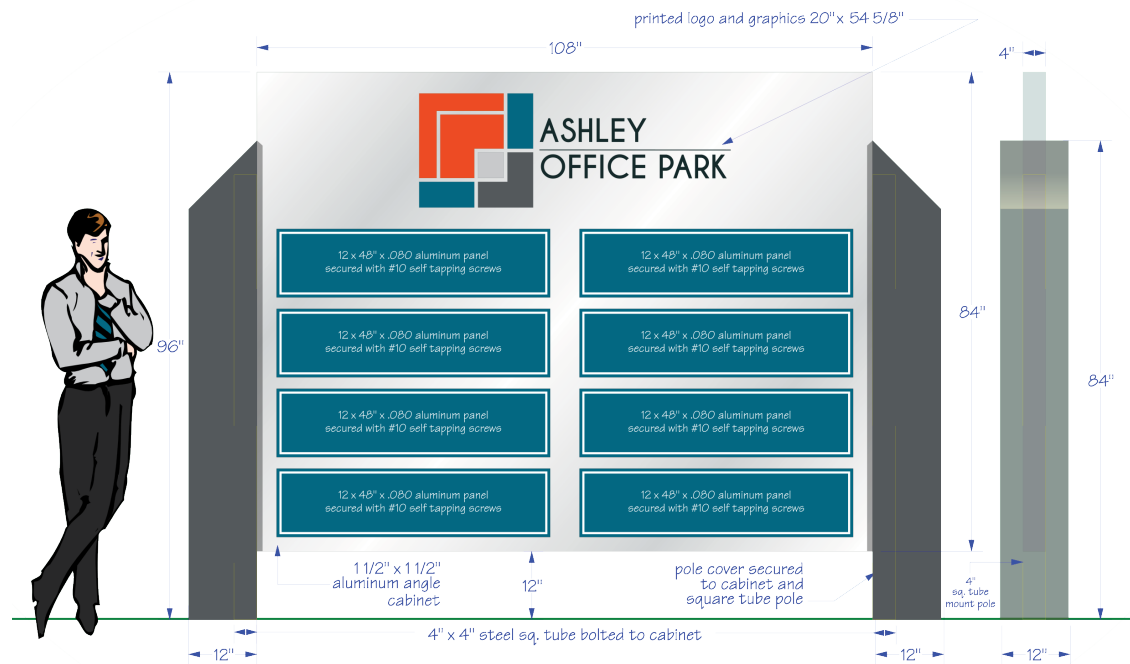


scale 1/2" = 1'

PRINTED LOGO & GRAPHICS
20" X 54 5/8"

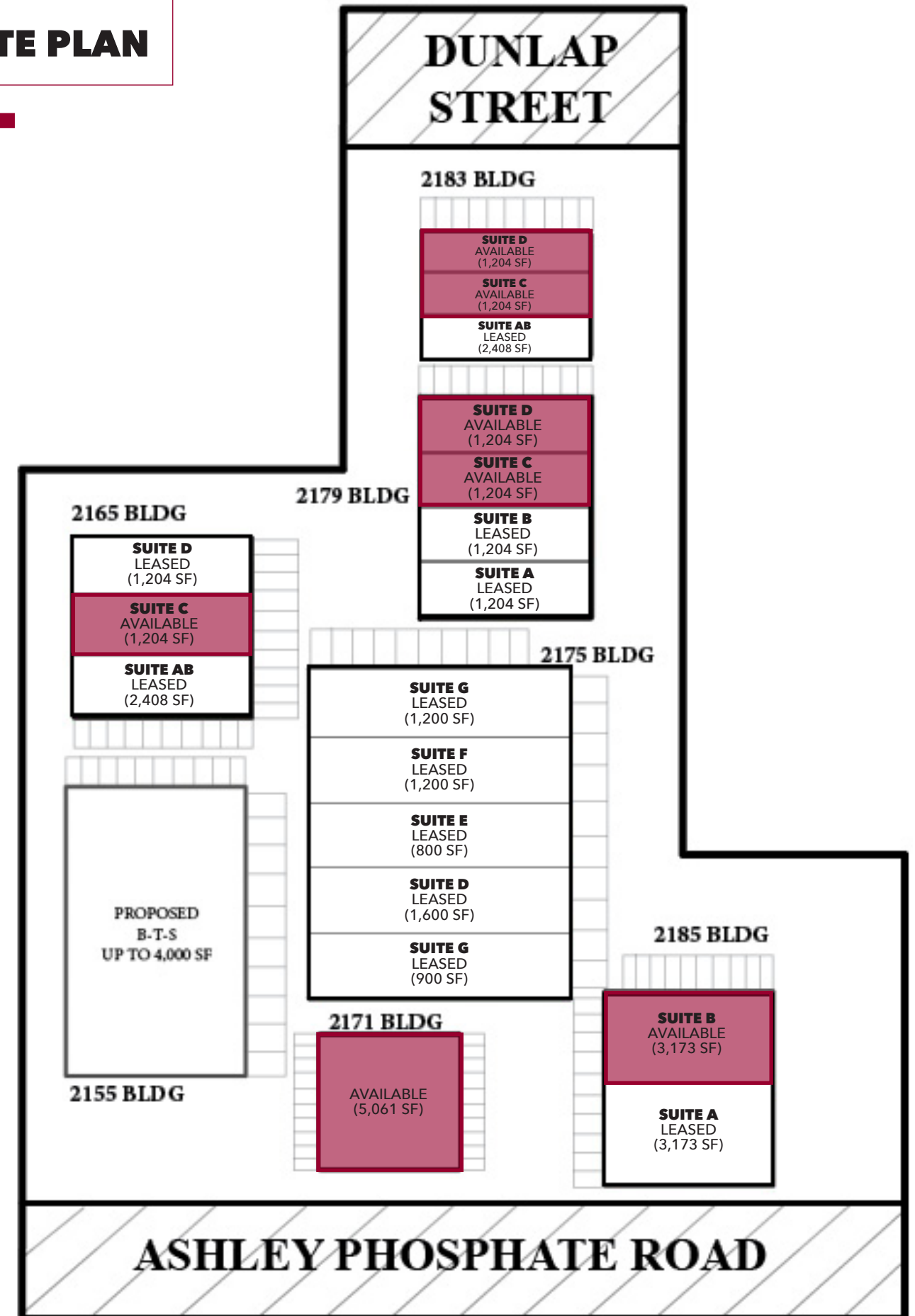
0.080 ALUMINUM SHEETS (8)
24" X 84"

TOTAL SIZE
132" X 12" X 96"



scale 1/2" = 1'

SITE PLAN



DESIGN CONCEPT



EXISTING BUILDING - 2 STORY FRONT VIEW



2165 ASHLEY OFFICE PARK CONCEPTUAL DESIGN SKETCH RENDERING

DESIGN RENDERING IS REPRESENTATIVE OF THE COLOR
AND MATERIAL PLACEMENT. ACTUAL WILL VARY.

DESIGN CONCEPT



EXISTING BUILDING - 2 STORY SIDE VIEW



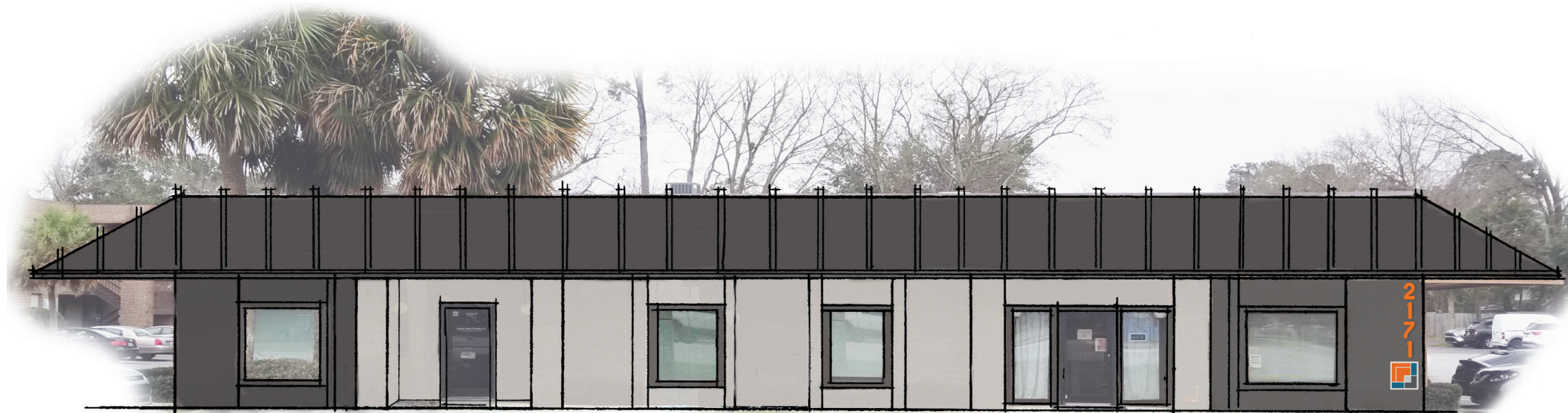
2165 ASHLEY OFFICE PARK CONCEPTUAL DESIGN SKETCH RENDERING

DESIGN RENDERING IS REPRESENTATIVE OF THE COLOR
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DESIGN CONCEPT



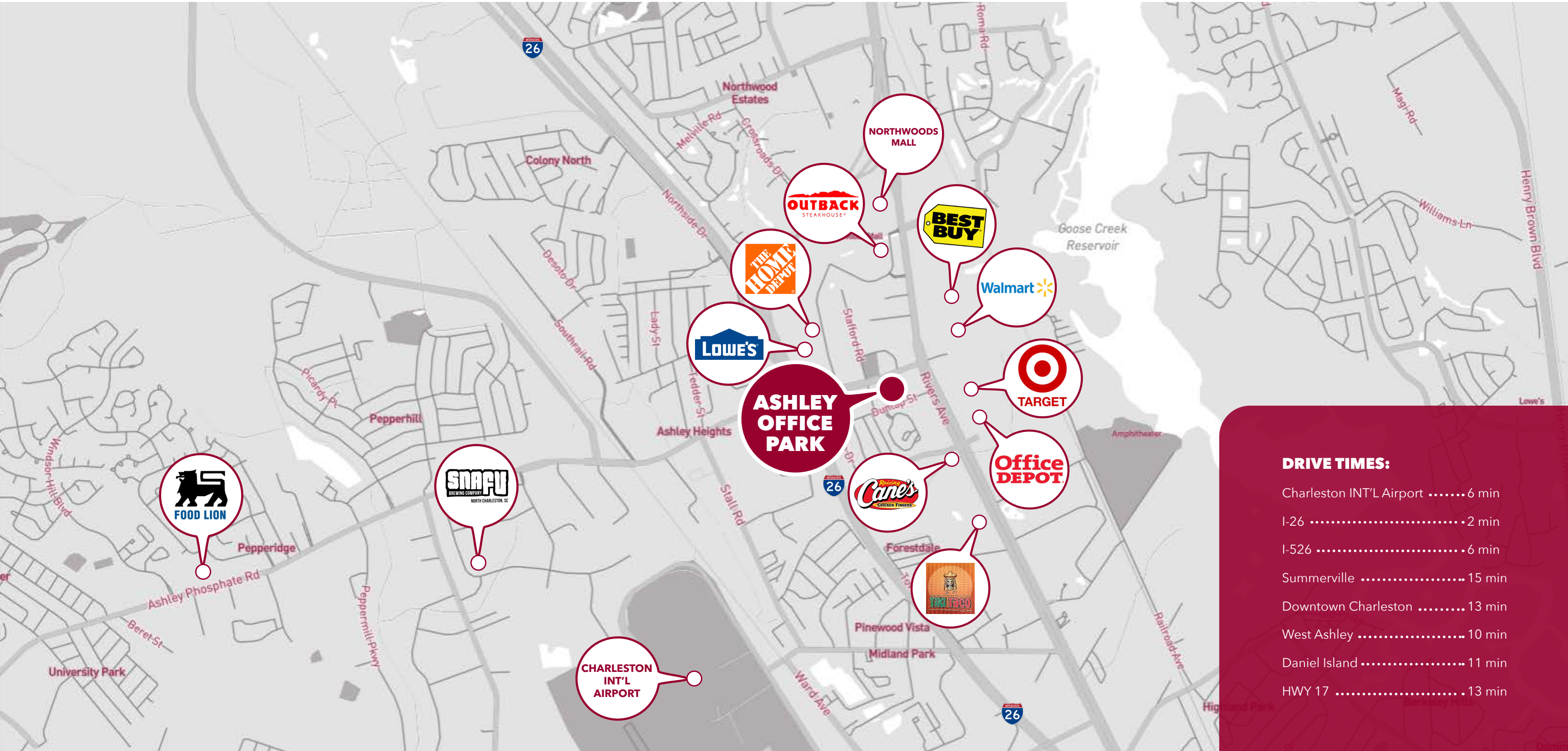
EXISTING BUILDING - 1 STORY FRONT VIEW



2171 ASHLEY OFFICE PARK CONCEPTUAL DESIGN SKETCH RENDERING

DESIGN RENDERING IS REPRESENTATIVE OF THE COLOR
AND MATERIAL PLACEMENT. ACTUAL WILL VARY.

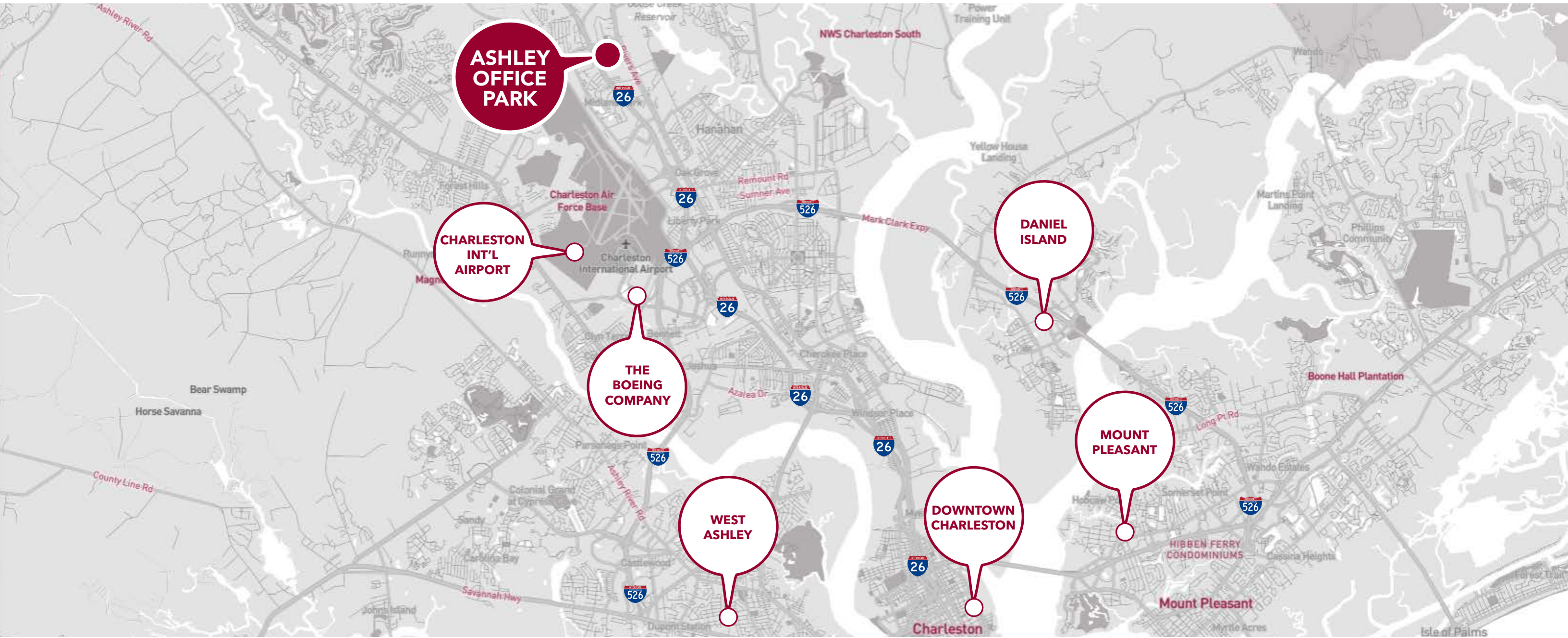
LOCATION OVERVIEW



DRIVE TIMES:

- Charleston INT'L Airport 6 min
- I-26 2 min
- I-526 6 min
- Summerville 15 min
- Downtown Charleston 13 min
- West Ashley 10 min
- Daniel Island 11 min
- HWY 17 13 min

MARKET OVERVIEW



DEMOGRAPHICS:

*within a 5 mile radius

144,331

TOTAL POPULATION

54,023

TOTAL HOUSEHOLDS

32.7

MEDIAN AGE

\$52,480

MEDIAN HH INCOME

\$67,807

AVERAGE HH INCOME

150,152

TOTAL DAYTIME POP.

4,711

TOTAL BUSINESSES



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