



TECH/OFFICE SPACE FOR SUBLEASE

125 Fairchild Street
Charleston, SC

CBRE



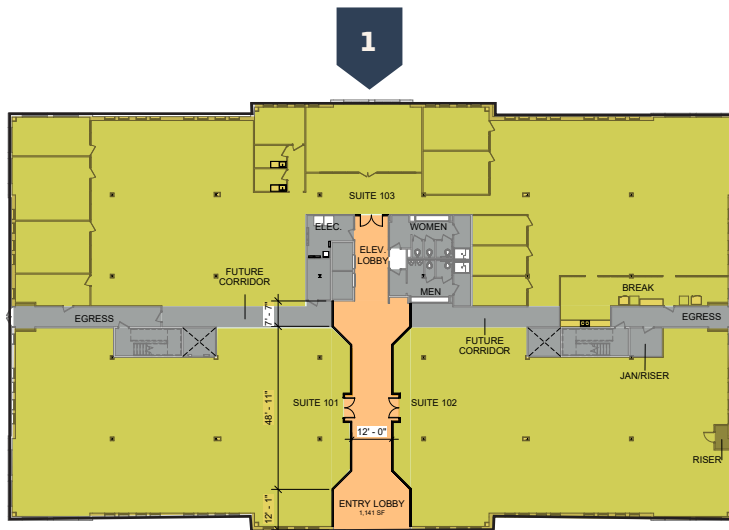
Property Overview

125 Fairchild Street offers a modern, move-in-ready office opportunity totaling $\pm 34,500$ RSF across the first and second floors, including $\pm 26,000$ RSF on the first floor and $\pm 8,500$ RSF on the second floor. The space features flexible, divisible floor plates and a turnkey layout with furniture in place, supporting a seamless and efficient occupancy. Ideally located less than one mile from I-526, the property provides exceptional regional connectivity within one of Charleston's most desirable and high-performing office submarkets.

Availability

Total Building	$\pm 78,000$ SF
First Floor	$\pm 26,000$ SF Available
Second Floor	$\pm 8,500$ SF Available
Third Floor	Leased
Total Available	$\pm 34,500$ SF

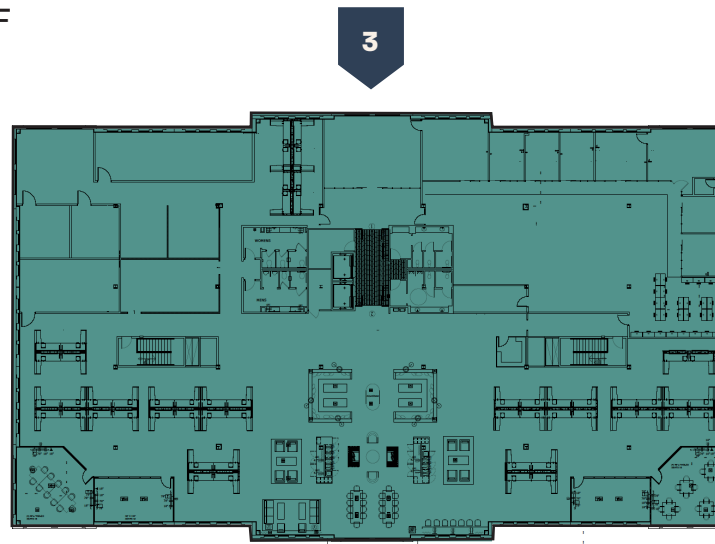
Building Floor Plan



First Floor
± 26,000 RSF



Second Floor
± 8,500 RSF



Third Floor
LEASED

- AVAILABLE
- LEASED
- ENTRY/LOBBY
- BUILDING

Location Map

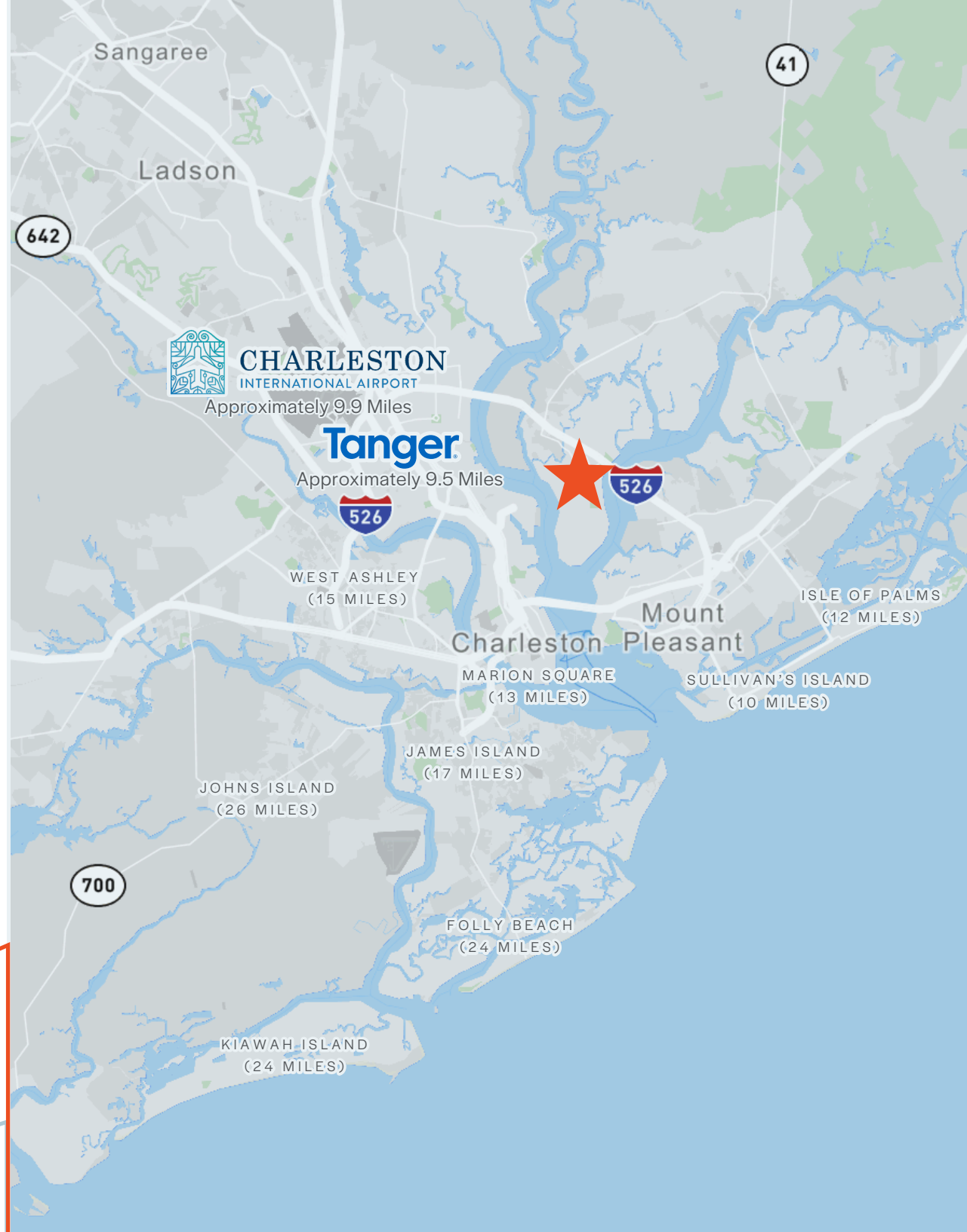
125 Fairchild Street offers a highly accessible office location less than one mile from I-526, providing convenient connectivity to Charleston's major business corridors. Its position within a strong office submarket supports easy commutes and efficient access for both employees and clients.

I-526

Less than 1 mile

I-26

~7.5 miles away



The CBRE logo is located in the top right corner of the image. It consists of the letters "CBRE" in a bold, white, sans-serif font, set against a green circular background with an orange outline. The background of the entire slide is a photograph of a modern, multi-story office building with a light-colored facade and large windows. The building has "BENEFIT FOCUS" and "DESIGN+ENGINEERING" signs on its upper floors. There are trees in front of the building, and a parking lot with a car is visible on the right side. The bottom of the slide features a dark green banner with white text and decorative curved lines in orange and yellow.

125 Fairchild Street

CHARLESTON, SC

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