



CALDWELL  
COMMERCIAL  
REAL ESTATE  
SERVICES



**HARRELL  
SQUARE**

**OFFICE SPACE FOR LEASE**

# HARRELL SQUARE

2000 SAM RITTENBERG BLVD, CHARLESTON SC 29407

CONVENIENTLY  
LOCATED IN  
WEST ASHLEY

QUICK ACCESS TO  
DOWNTOWN AND  
NORTH CHARLESTON

ONSITE FOOD AND  
PROFESSIONAL  
SERVICES

**SCHEDULE A TOUR TODAY**

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# PROPERTY OVERVIEW



## DIRECTIONS

I-526 to Highway 7 exit. Turn left on Highway 7 (Sam Rittenberg Boulevard). Harrell Square is approximately 1/4 mile on the left, on the corner of Orleans Road and Sam Rittenberg Boulevard, adjacent to Citadel Mall.

## OFFERING SUMMARY

**±2,304 SF**  
AVAILABLE SUITE

**\$28.50 SF/year (FS)**  
LEASE RATE

**53,715 SF**  
BUILDING SIZE

**2.88 ACRES**  
LOT SIZE

**1985**  
YEAR BUILT

**2004**  
RENOVATED

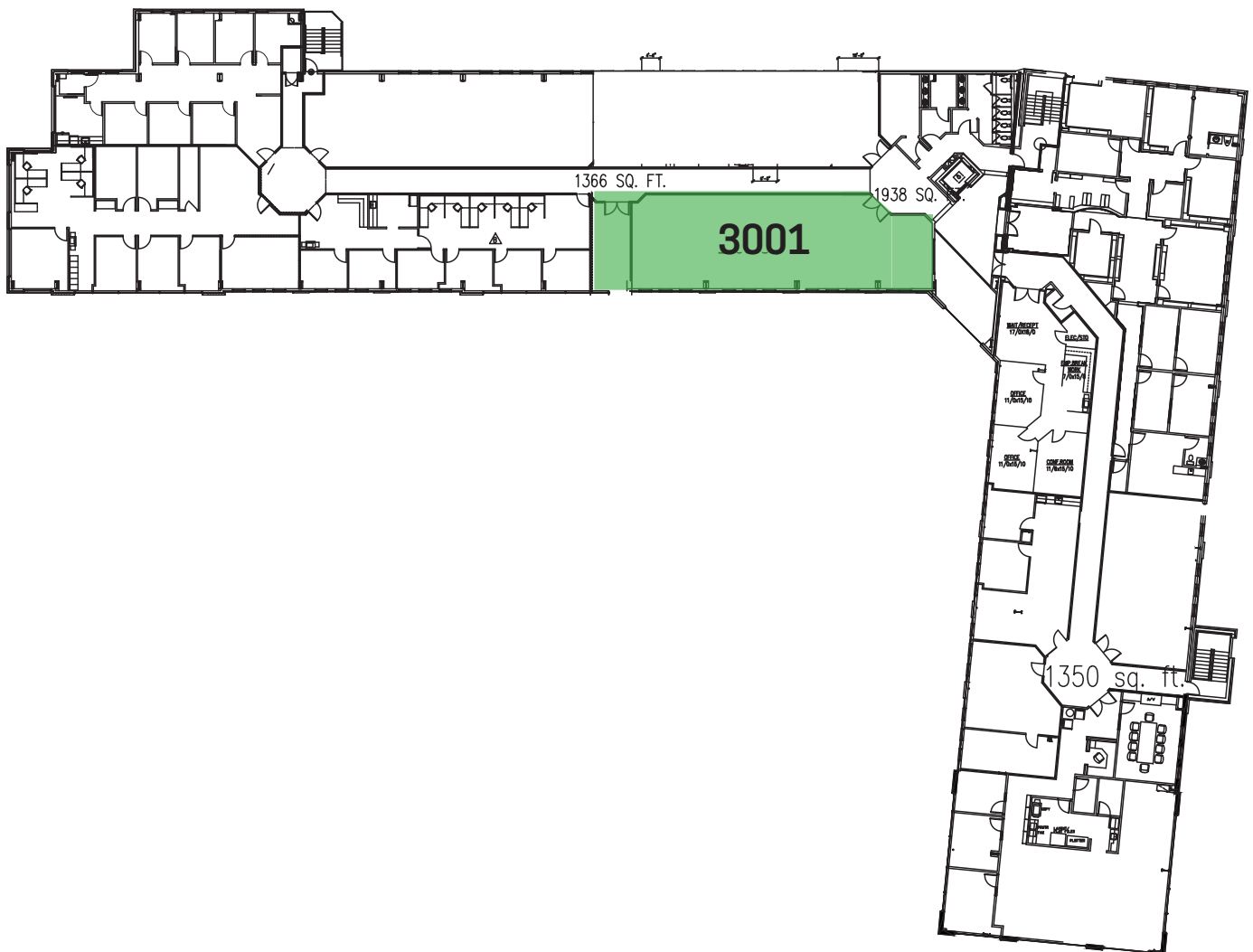
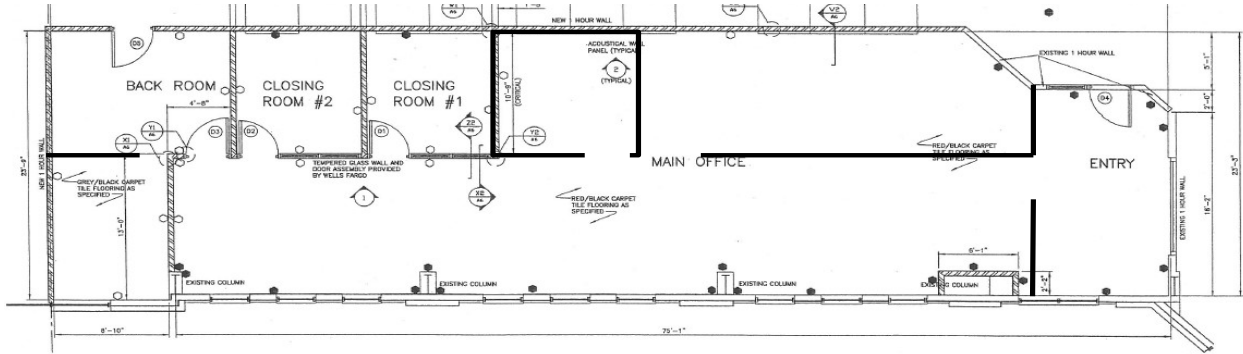
**CHARLESTON**  
MARKET

**11 - WEST ASHLEY INSIDE  
I-526 TO ASHLEY RIVER**  
SUBMARKET

**27,700**  
TRAFFIC COUNT

# AVAILABLE SPACE

**3001** • LEASE RATE: \$28.50 SF/yr • SPACE SIZE: ±2,304 SF



# HARRELL SQUARE

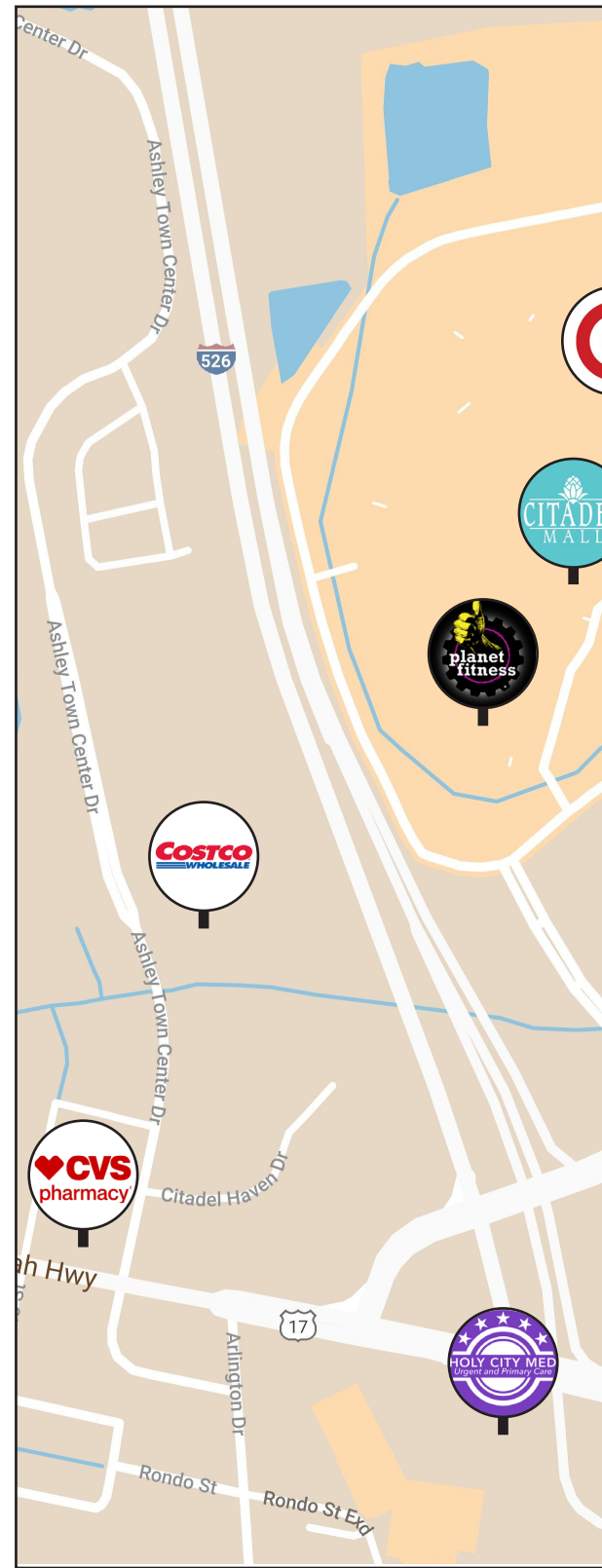
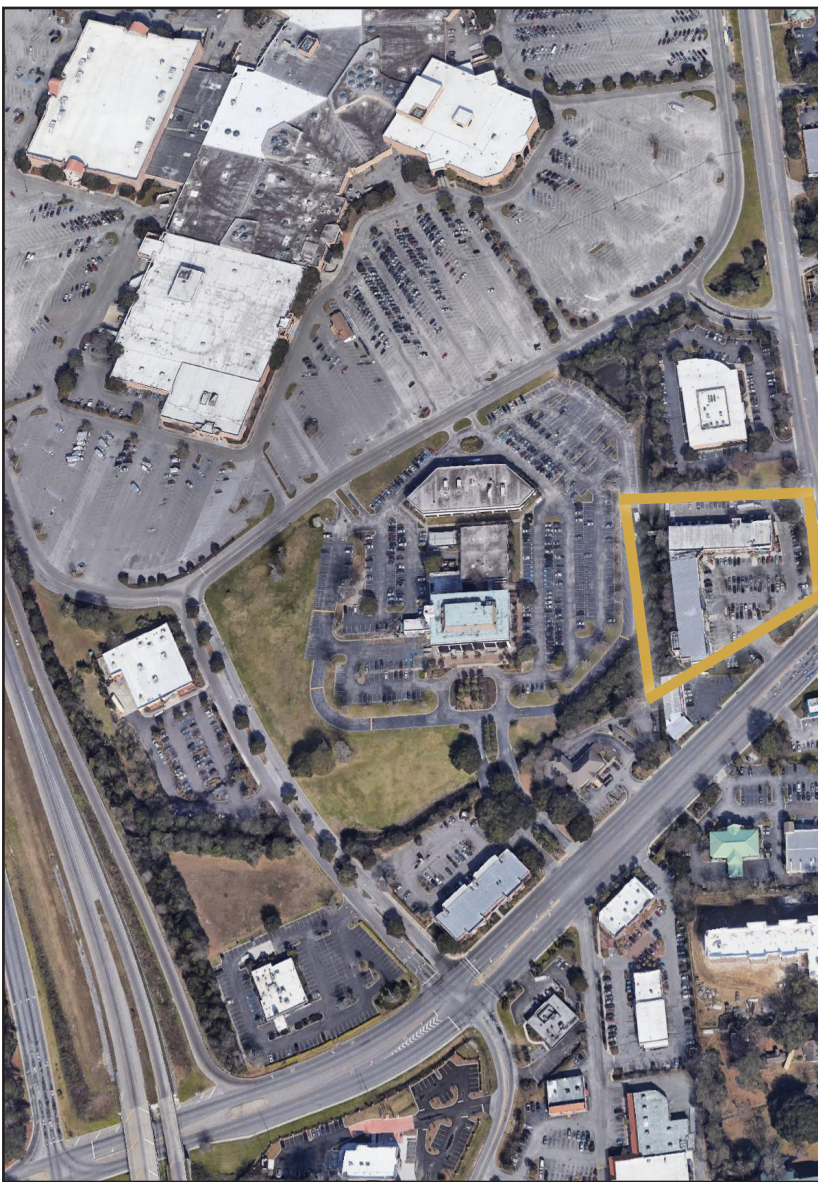


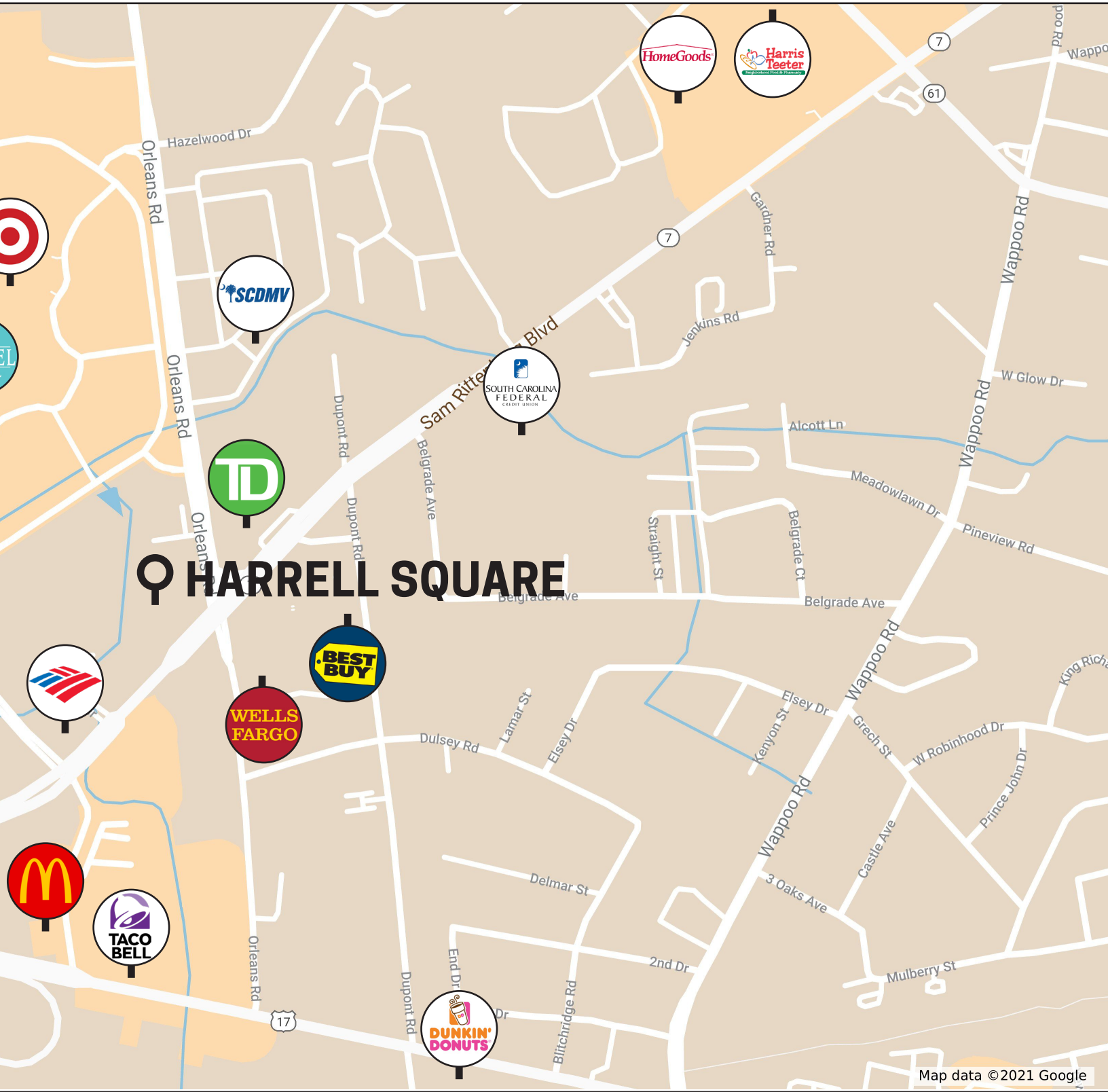


# IDEAL LOCATION

Harrell Square is a top location in West Ashley at the corner of Sam Rittenberg Blvd and Orleans Rd. I-526 offers quick access to downtown and North Charleston.

This is a high traffic area, and there's no shortage of food, shopping, and professional services located conveniently nearby.





# MEET YOUR NEIGHBORS





Harrell Square offers office, flex, and retail space. We are proud to host a variety of tenants:

- 1 H&R BLOCK**
- 2 FOCUS MEDS PHARMACY AND WELLNESS**
- 3 GAMESTOP**
- 4 EDWARD JONES**
- 5 HARRELL INSURANCE**
- 6 CENTURY 21**
- 7 HARRELL LAW FIRM**
- 8 AMERICAN RED CROSS**
- 9 CHECK N GO**
- 10 PANERA BREAD**



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