

FOR LEASE



## CLASS A WEST ASHLEY MOVE-IN READY OFFICE SPACE 2287 Henry Tecklenburg Drive | Unit B | Charleston | SC

ASKING RENT:	\$24/SF
LEASE TYPE:	NNN
UNIT:	B
SQUARE FOOTAGE:	2,230 SF
BUILDING CLASS	A
YEAR BUILT	2013
PASS THRUS:	\$9.40/SF (Estimated)
AVAILABILITY:	January 1, 2025
MUNICIPALITY:	City of Charleston
ZONING:	LB - Limited Business

### AMENITIES INCLUDE

- 2 Entrances
- Breakroom
- Lab room
- 5 exam rooms
- 3 offices
- Secure medical record room
- Large waiting area

**Edward Oswald**

Office 843-388-5650

Mobile 843-810-3453

[edward.oswald@oswaldcooke.com](mailto:edward.oswald@oswaldcooke.com)



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE

**Sam Brown**

Office 843-388-5650

Mobile 843-412-9329

[sam.brown@oswaldcooke.com](mailto:sam.brown@oswaldcooke.com)

# SITE PHOTOS





## DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2022 Population	7,996	52,136	111,795
Population Growth 2010-2022	3.86%	4.45%	9.10%
2022 Average Household In- come	\$70,334	\$85,969	\$89,176
Households	4,088	23,515	46,618
Daytime Employees	7,781	27,209	61,832



**Citadel Mall**

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