

Office | For Lease

852 Orleans Rd, Charleston, SC 29407

# 852 Orleans Rd - Suite 204

1,658 SF Move-In Ready | TD Bank Building



## Contact Us

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**CBRE**

## The Details

- This suite is located on the second floor of the TD Bank building
- Situated on the corner of Sam Rittenberg & Orleans Rd
- Suite 204 is a modern vision consisting of mostly open space with a private office/breakout room, plus a bonus breakroom
- Move-in ready with ample natural light and parking
- Located across the street from the Citadel Mall & within close proximity to many retail amenities and restaurants



1,658 SF  
available on  
second floor  
with elevator



\$75,070.....1 Mile  
\$77,205.....3 mile  
Median HH Income



Abundant  
On-Site  
Parking



Nearby  
shopping/  
restaurants



Easy access  
Hwy 17 and I-526



7.68 million  
visitors  
annually

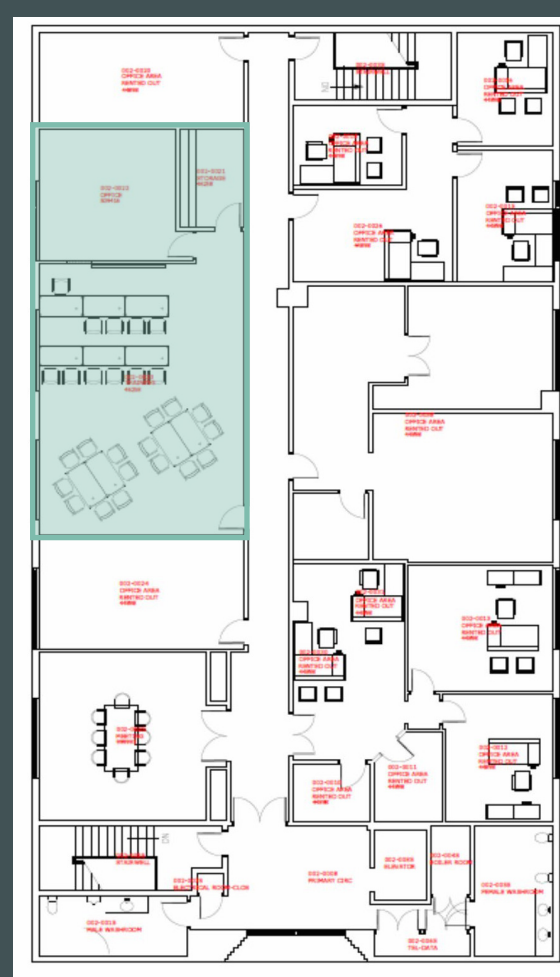
Office | For Lease

# 852 Orleans Road

## Highlights:

- + 1,658 SF available on the second floor
- + Open space with natural light
- + Across the street from Citadel Mall and walking distance to retailers and restaurants
- + Suite 204 includes open space + private office/break rooms and an additional breakout room
- + Will consider all offers

1,658 SF | For Lease



# The Landscape



Travel + Leisure  
#1 City in America  
for 11 Straight  
Years



Conde Nast  
Traveler #1  
Best Small U.S.  
City



“South’s Best City”  
“Friendliest City”  
“Prettiest City”



Tourism  
economic impact  
was over \$13  
billion in 2023



Regions  
population  
growing 3x faster  
than U.S. average



44 new people  
move to the region  
each day

Commonly known as the Lowcountry, the Charleston MSA consists of Charleston, Berkeley and Dorchester counties. The 664,607-acre region is rich in history with idyllic

beaches, well-preserved architecture and award-winning restaurants which continue to attract residents and tourists alike throughout the country.

Given a rich pool of young, well-educated workers, low cost training, desirable living conditions, business-friendly incentives and tax credits, Charleston has been proven to be a compelling region to attract and grow businesses. Top companies in the area include Mercedes-Benz, Boeing, Blackbaud, Inc. and Volvo. We will continue to see patterns of growth due to the Low Country’s strong demographics and vibrant economy.

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