

FOR LEASE

1,550 – 3,290 SF MEDICAL/
GENERAL OFFICE SPACE



3030 ASHLEY TOWN CENTER DRIVE
BLDG A, UNIT 102, Charleston, SC 29414



PROPERTY DESCRIPTION

This office condo is located within the Town Center Office Park and could serve a variety of medical or general office uses. Available sizes range between 1,550 and 3,290 SF and include a variety of exam rooms and private offices, a conference room and a large procedure/ conference room. Other existing users located within this business park include a law practice, land development firm, a counseling center and a professional office. The property is located just off of Savannah Highway, and is less than a half a mile from Interstate 526. Current NNN's are estimated to be \$7.22 PSF.

AREA / LOCATION DESCRIPTION

The Town Center Office Park is a modern, suburban development designed to accommodate a mix of professional services and medical office users. It consists of two low-rise buildings, each featuring contemporary architecture with clean lines, ample windows for natural light, and inviting entryways. The buildings feature well-maintained landscaping, including manicured lawns and decorative trees, creating a professional yet welcoming atmosphere.

Parking is convenient and abundant.

The office park is strategically located near key suburban amenities, including: Restaurants and Cafes, Casual dining spots, Retail Centers, coffee shops, Health and Fitness Facilities all within a short driving distance.

PROPERTY SPECS

TAX ID/APN:	310-08-00-028
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CLASS OF SPACE	Class A
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COUNTY	Charleston
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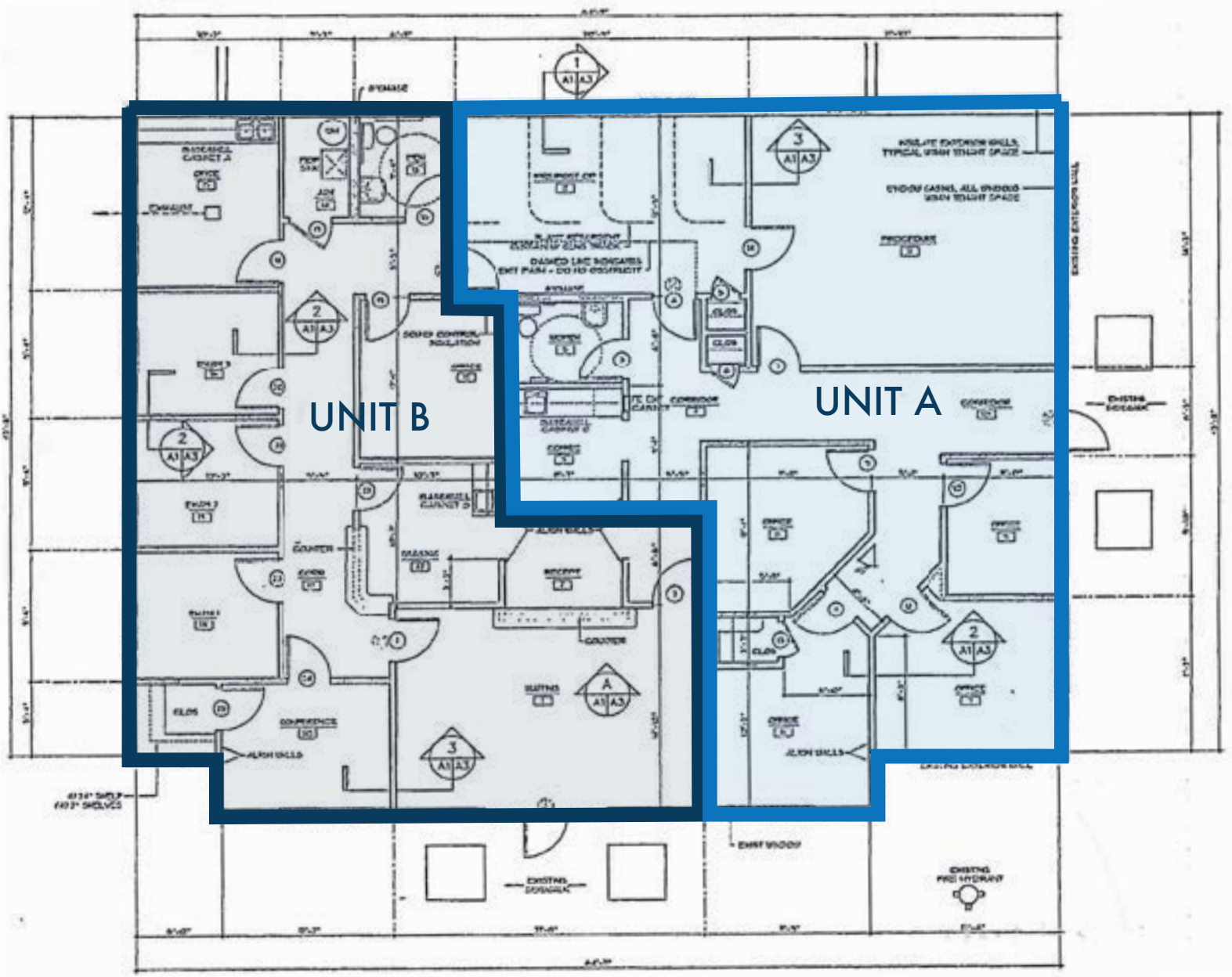
ZONING	General Business
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THE OFFERING

UNITS	SIZE	LEASE RATE	NNN	AVAILABLE
A	1,740 SF	\$19.50 PSF NNN	\$7.22 PSF	Now
B	1,550 SF	\$19.50 PSF NNN	\$7.22 PSF	Now
A&B	3,290 SF	\$19.50 PSF NNN	\$7.22 PSF	Now

FLOOR PLAN

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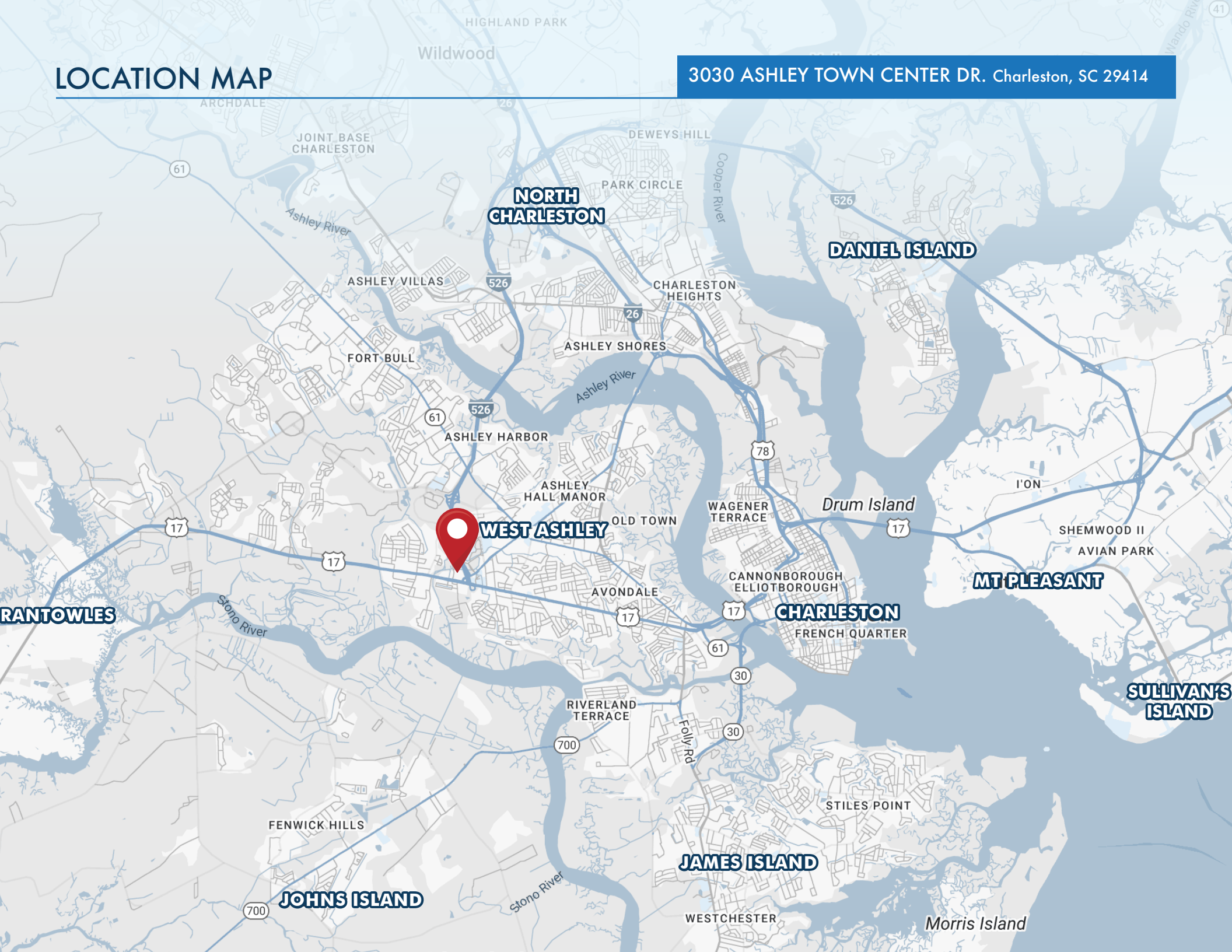
3030 ASHLEY TOWN CENTER DR. Charleston, SC 29414

IMAGES



LOCATION MAP

3030 ASHLEY TOWN CENTER DR. Charleston, SC 29414





THE HOME DEPOT
Chick-fil&
McDonald's

LOWE'S
O'Charley's
RESTAURANT + BAR

HACHIYA
FOOD LION
COSTCO
CVS pharmacy
Hampton Inn
TOYOTA

ExtraSpace Storage
Audi
KIA

Hardee's
WAFFLE HOUSE
Advance Auto Parts

PET SMART
GameStop
CVS pharmacy
belk
planet fitness
TARGET
Starbucks
Dick's SPORTING GOODS
Panera BREAD

CUBE SMART self storage
DUNKIN'
Ruby Tuesday
Holiday Inn

SMOOTHIE KING
SUBWAY
Dairy Queen
Wendy's
Total Wine & MORE

WELLS FARGO
Michaels
BEST BUY

verizon
COOK OUT
Taco Bell
Piggly Wiggly
McDonald's

Pep Boys
Chick-fil&

Ford
Krispy Kreme
Mercedes-Benz
GMC
Cadillac
Honda



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