



# NORTHBRIDGE EXECUTIVE PARK **OFFICE FOR SALE**

1176 & 1180 Sam Rittenberg Boulevard Charleston, SC 29407

*Two Buildings Totaling 54,500 SF*

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COMMERCIAL REAL ESTATE SERVICES

# THE OFFERING

Northbridge Executive Park is a two-building office campus conveniently located at 1176 and 1180 Sam Rittenberg Boulevard. Totalling roughly 54,500 SF, the campus provides tenants close proximity to Downtown Charleston as well as other submarkets in the area. The site is positioned directly across the street from the new (+/-) \$345 million Ashley Landing redevelopment that will rejuvenate the West Ashley area.

Built in 2023, 1176 Sam Rittenberg is a 15,500 SF two-story office building. The modern design allows for an abundance of natural light throughout the building, which overlooks a shared green-space and gathering areas. Fully leased to two medical users, 1176 Sam Rittenberg provides a longer-term stable asset to future owners.

1180 Sam Rittenberg was built in 1985 but since current Ownership purchased the property in 2019, the building and site has undergone major renovations including new common areas, HVAC systems, landscape and irrigation redesign and installation, and exterior windows to name a few.

Sitting on the frontline of the Ashley Landing transformation and providing current in-demand suite availabilities ranging from 1,534 SF to 2,353 SF, Northbridge Executive Park is positioned to enjoy sustained rent stability and capital appreciation as West Ashley evolves into a lively mixed-use hub.

## ADDRESS

1176 & 1180 Sam Rittenberg Blvd, Charleston, SC 29407

## PARCEL ID / COUNTY

352-08-00-012, 016 / Charleston County

## BUILDING SIZE

Total: 54,500 SF  
Bldg. 1176: 15,500 SF / Bldg. 1180: 39,000 SF

## SALE PRICE / CAP RATE

\$16,438,168 / 6.60%

## PARKING

202 Surface Spaces Available

## YEAR BUILT

Bldg. 1176: 2023 / Bldg. 1180: 1985 (Renovated in 2025)

## ACREAGE

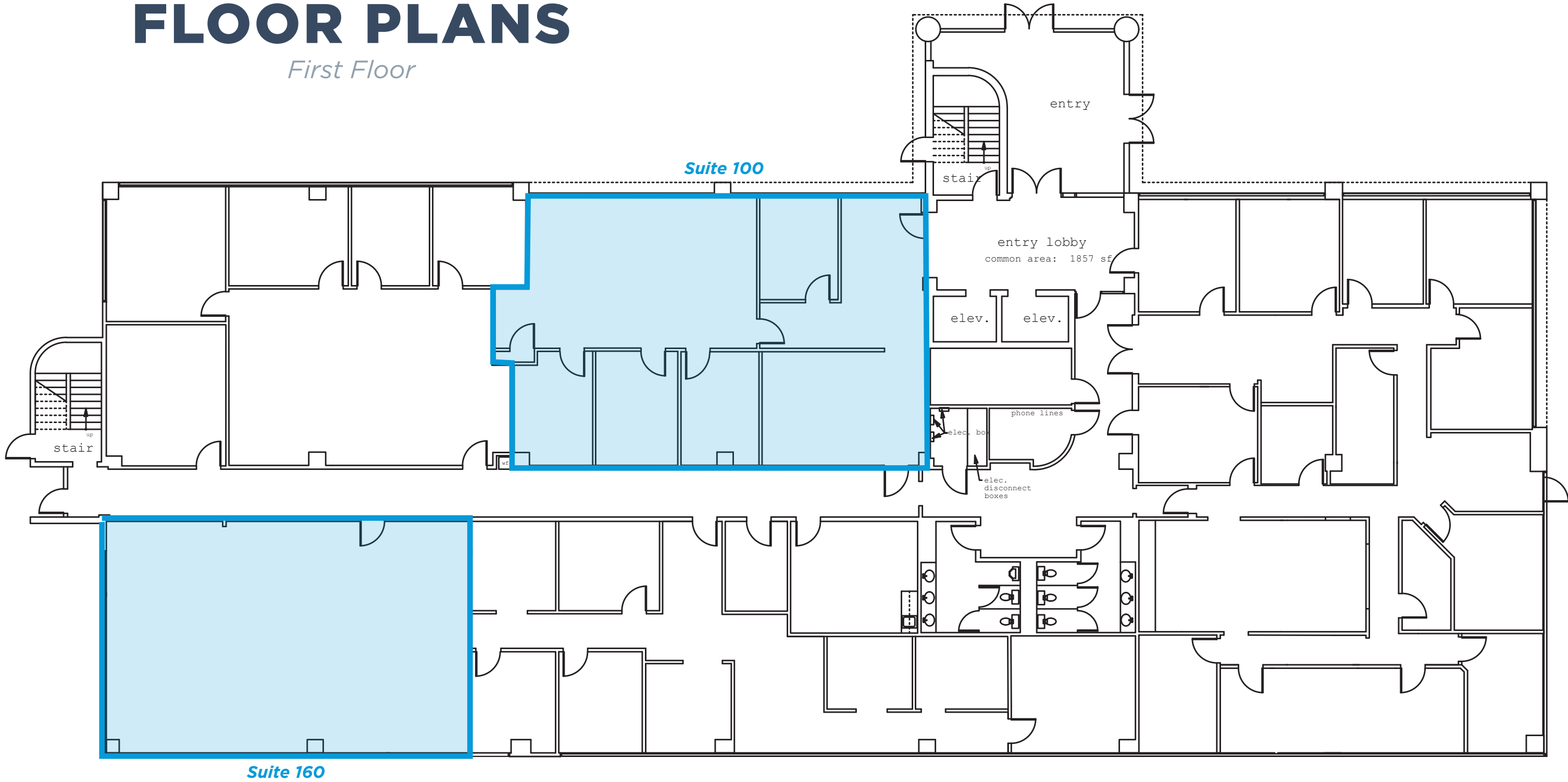
3.25 Acres





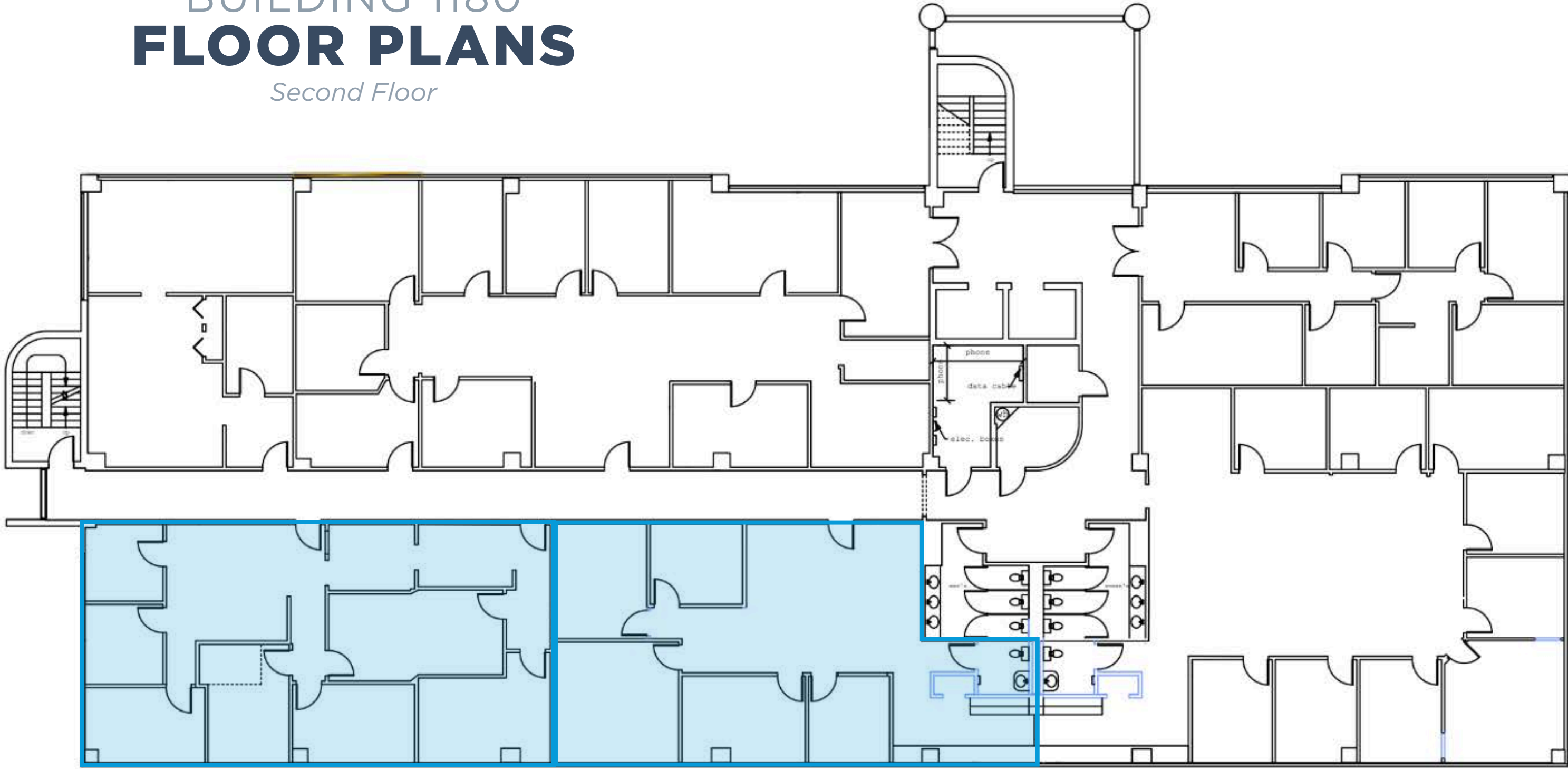
# BUILDING 1180 FLOOR PLANS

*First Floor*



BUILDING 1180  
**FLOOR PLANS**

*Second Floor*

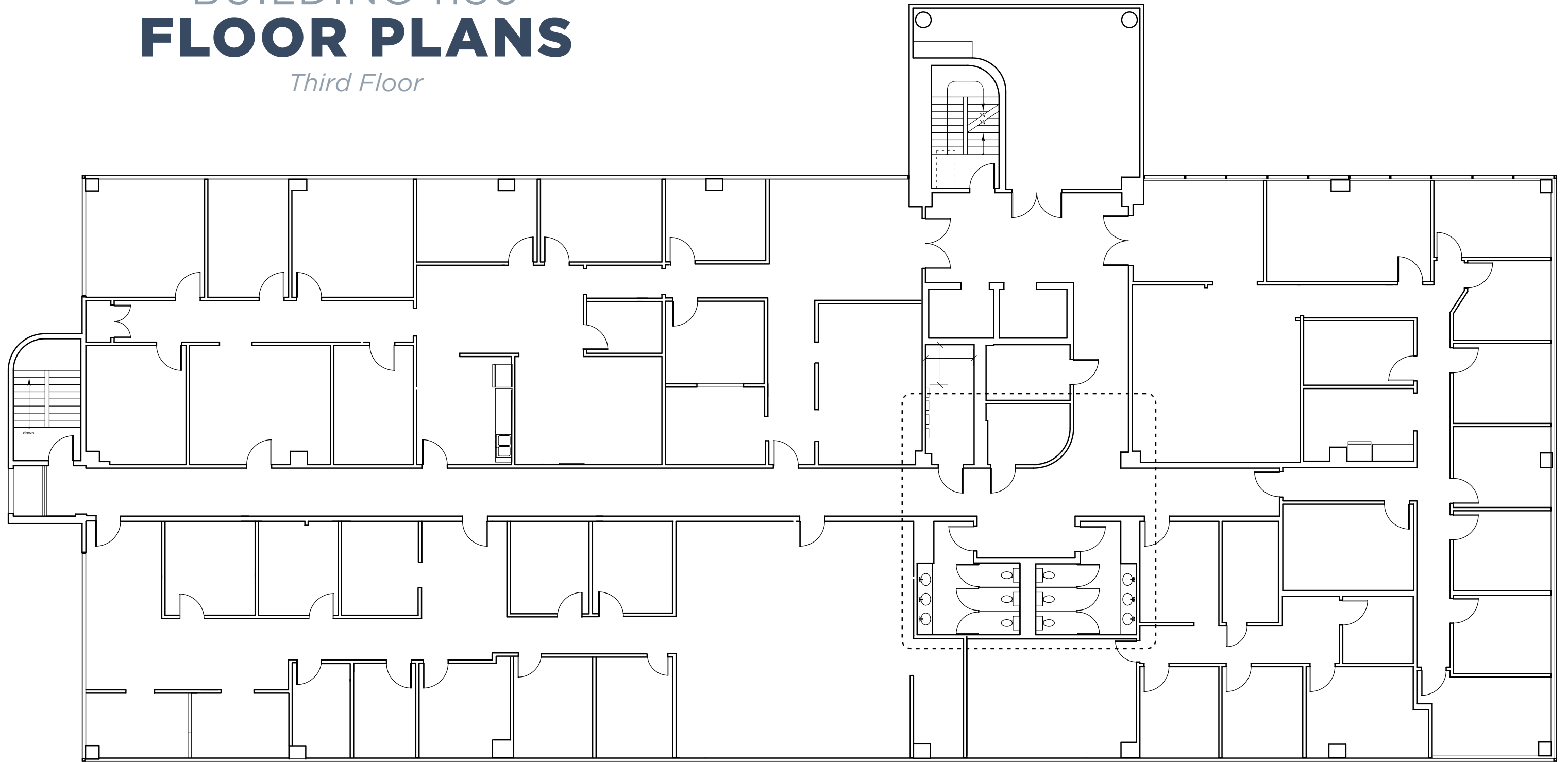


*Suite 240*

*Suite 215*

BUILDING 1180  
**FLOOR PLANS**

*Third Floor*



# NEIGHBORING REDEVELOPMENT

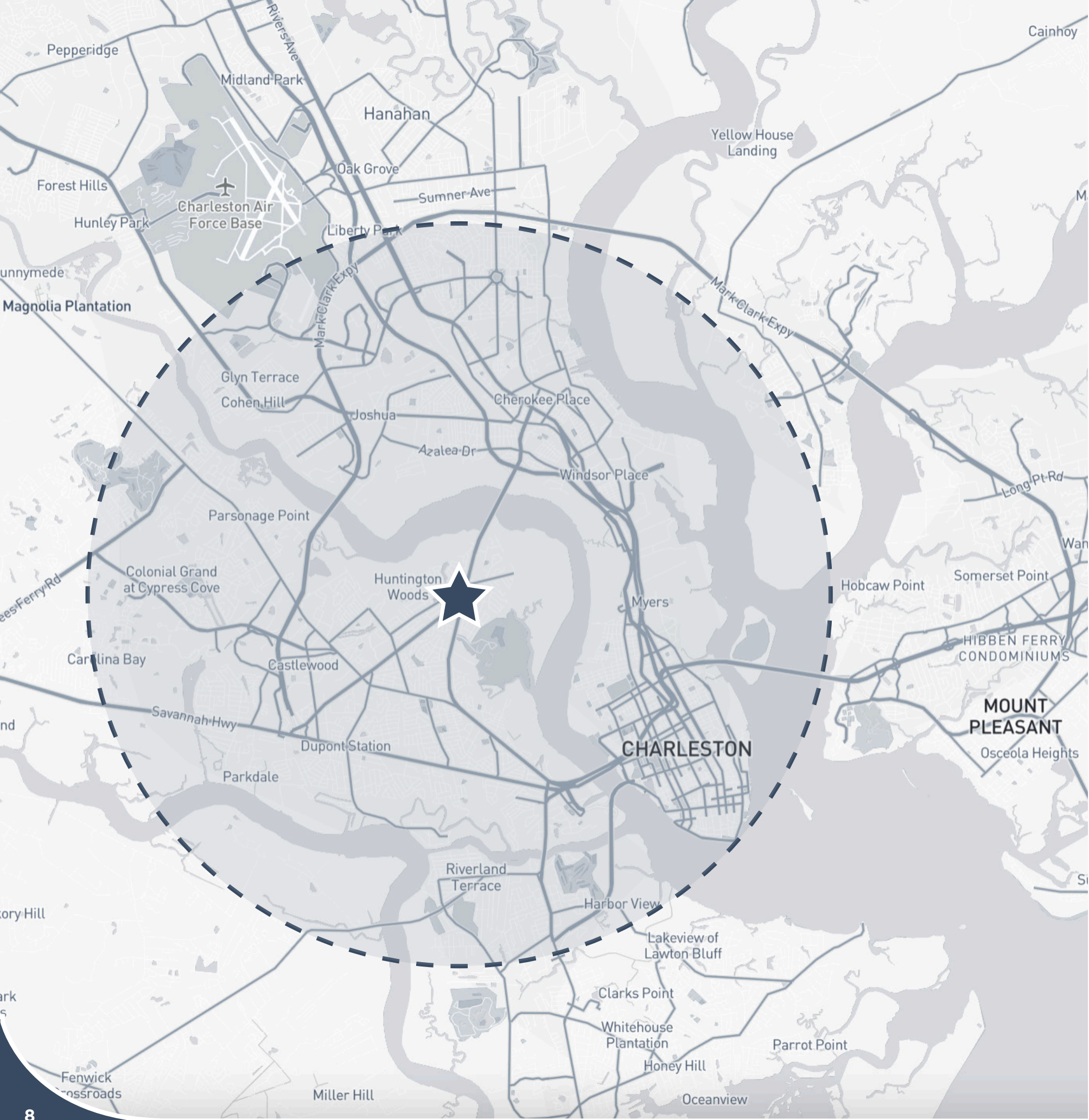
## 35 AC MIXED-USE DEVELOPMENT: ASHLEY LANDING

“Ashley Landing is poised to become a vibrant, community-centric shopping, dining, and recreational destination that reflects the unique character of West Ashley and serves as the heart of the community. With its eclectic boho-chic design, it will blend vibrant aesthetics with comfortable, inviting spaces, creating an environment that is as endearing as it is dynamic. Embracing the spirit of West Ashley, this re-imagined destination has the potential to become a beacon of community connection, recreation, and enjoyment for all.

Developed by Edens, the overall site covers 35 acres with plans calling for more than 6 acres of civic green space, a four- to five story apartment complex with 285 units, 100 townhomes and (+/-) 230,000 square feet of retail and restaurant space.”

- edens.com, 2025





# MARKET OVERVIEW

**DEMOGRAPHICS:**  
\*ALL WITHIN A 5-MILE RADIUS

**149,312**  
TOTAL POPULATION

**10,460**  
TOTAL BUSINESSES

**67,519**  
TOTAL HOUSEHOLDS

**36.5**  
MEDIAN AGE

**\$109,472**  
AVERAGE HOUSEHOLD INCOME

**230,757**  
TOTAL DAYTIME POPULATION

**DRIVE TIMES:**

I-26 .....	3 min
North Charleston .....	3 min
HWY 17 .....	6 min
I-526 .....	7 min
Downtown Charleston .....	8 min
Charleston INT'L Airport .....	10 min
James Island .....	11 min
Ladson .....	15 min

# CHARLESTON METRO AREA

## CHARLESTON'S PREMIERE OFFICE MARKET

The office market in Charleston has held up better than many others over the past several years. While the market has not been immune to the impacts of remote work and smaller lease sizes, Charleston's office market has shown signs of stabilization as of early 2025. Absorption returned to positive territory in mid-2024, and the vacancy rate has stabilized at nearly half of the market wide rate. Charleston's roster of mid-size professional services tenants and relatively modest supply expansions, compared to larger markets, have kept rent growth stable and well above the national benchmark. Rent growth has been particularly strong in the highest-quality, newest spaces. While some supply is expected in the suburbs, a recent decline in construction starts should help the market avoid surges in new availabilities in the longer run. Charleston is likely to attract renewed interest from investors as the space market tightens through 2025.



## TRAVEL+ LEISURE

Best City in the US for the 12th  
Consecutive Year (2024)



No. 2 Travelers' Choice Best  
Food Destinations (2024)

## Southern Living

Friendliest City in the  
South (2024)

## Condé Nast Traveler

Ranked No. 1 Small City in  
the US (2024)

## Southern Living

Ranked #1 in The South's  
Best Cities (2024)

## U.S. News & WORLD REPORT

Ranked #2 Best Place to Live  
on the East Coast (2024)



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