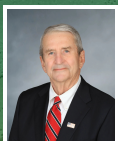


OFFICE BUILDING FOR LEASE

MEDICAL OFFICE BUILDING-FIRST FLOOR

2125 CHARLIE HALL BLVD, CHARLESTON, SC 29414



W. CARLYLE BLAKENEY

O: 843.266.3928

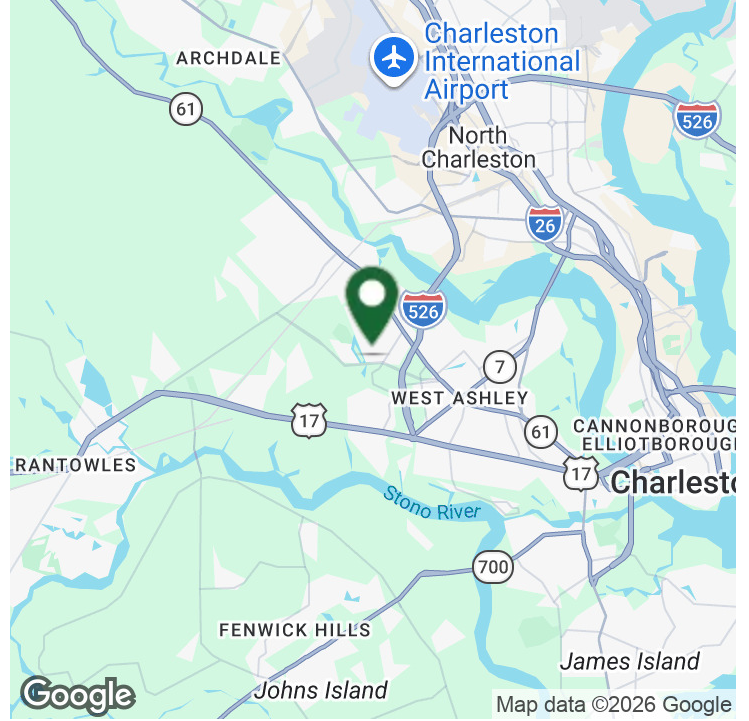
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cblakeney@ravenelcommercial.com

MEDICAL OFFICE BUILDING-REDEVELOPMENT

2125 CHARLIE HALL BLVD, CHARLESTON, SC 29414

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (NNN)
Building Size:	26,226 SF
Available SF:	13,113 SF
Lot Size:	2.37 Acres
Year Built:	1999
Renovated:	2014
Zoning:	General Office
Traffic Count:	40,300

PROPERTY OVERVIEW

Two-story freestanding office building centrally located in West Ashley in the heart of the medical and retail district. Roof and HVAC replaced in 2014. Property fronts Glenn McConnell Parkway and Charlie Hall Blvd, which includes numerous medical offices and facilities. Ample parking available for single or multiple tenant occupancy. Entire first floor available for lease. Second floor fully leased. Former MUSC Health building.

PROPERTY HIGHLIGHTS

- Centrally located in West Ashley
- Entire first floor available for lease
- Second floor fully leased
- Built in 1999; new roof & HVAC in 2014
- Half mile to I-526/Paul Cantrell Blvd intersection
- TMS 309-00-00-032

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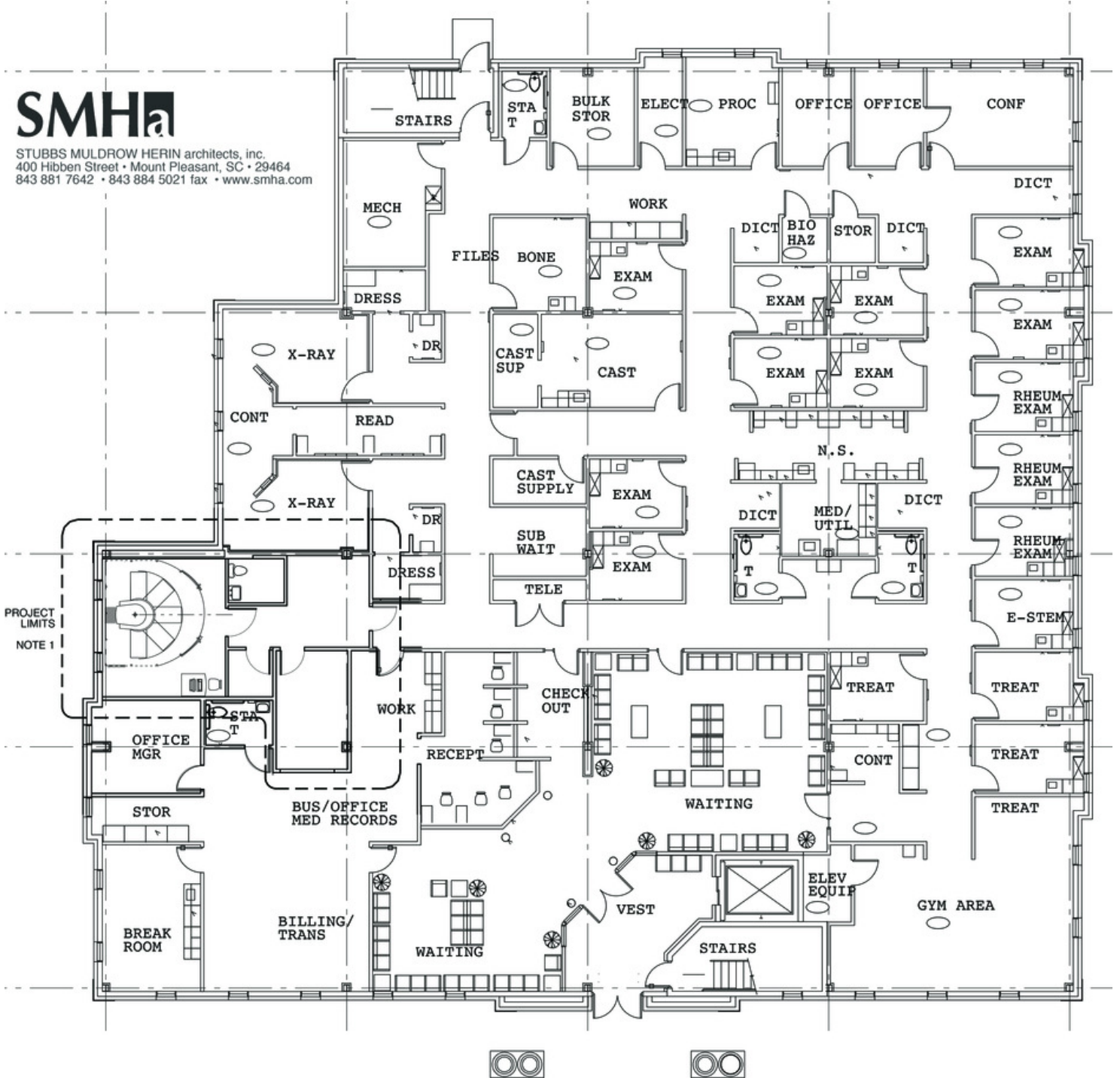
MEDICAL OFFICE BUILDING-REDEVELOPMENT

2125 CHARLIE HALL BLVD, CHARLESTON, SC 29414

FIRST FLOOR PLAN

SMHa

STUBBS MULDROW HERIN architects, inc.
400 Hibben Street • Mount Pleasant, SC • 29464
843 881 7642 • 843 884 5021 fax • www.smha.com



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MEDICAL OFFICE BUILDING - REDEVELOPMENT OPPORTUNITY
2125 CHARLIE HALL BLVD, CHARLESTON, SC 29414

SECOND FLOOR PLAN



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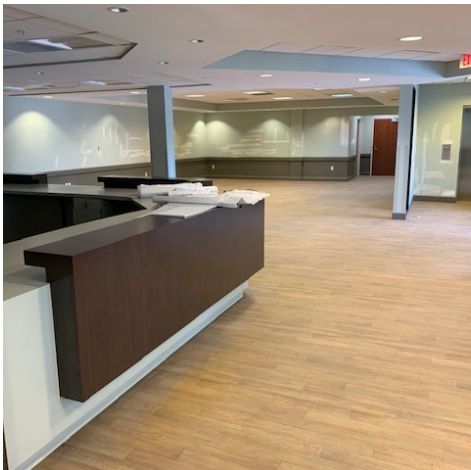
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MEDICAL OFFICE BUILDING-REDEVELOPMENT

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OFFICE BUILDING FOR LEASE



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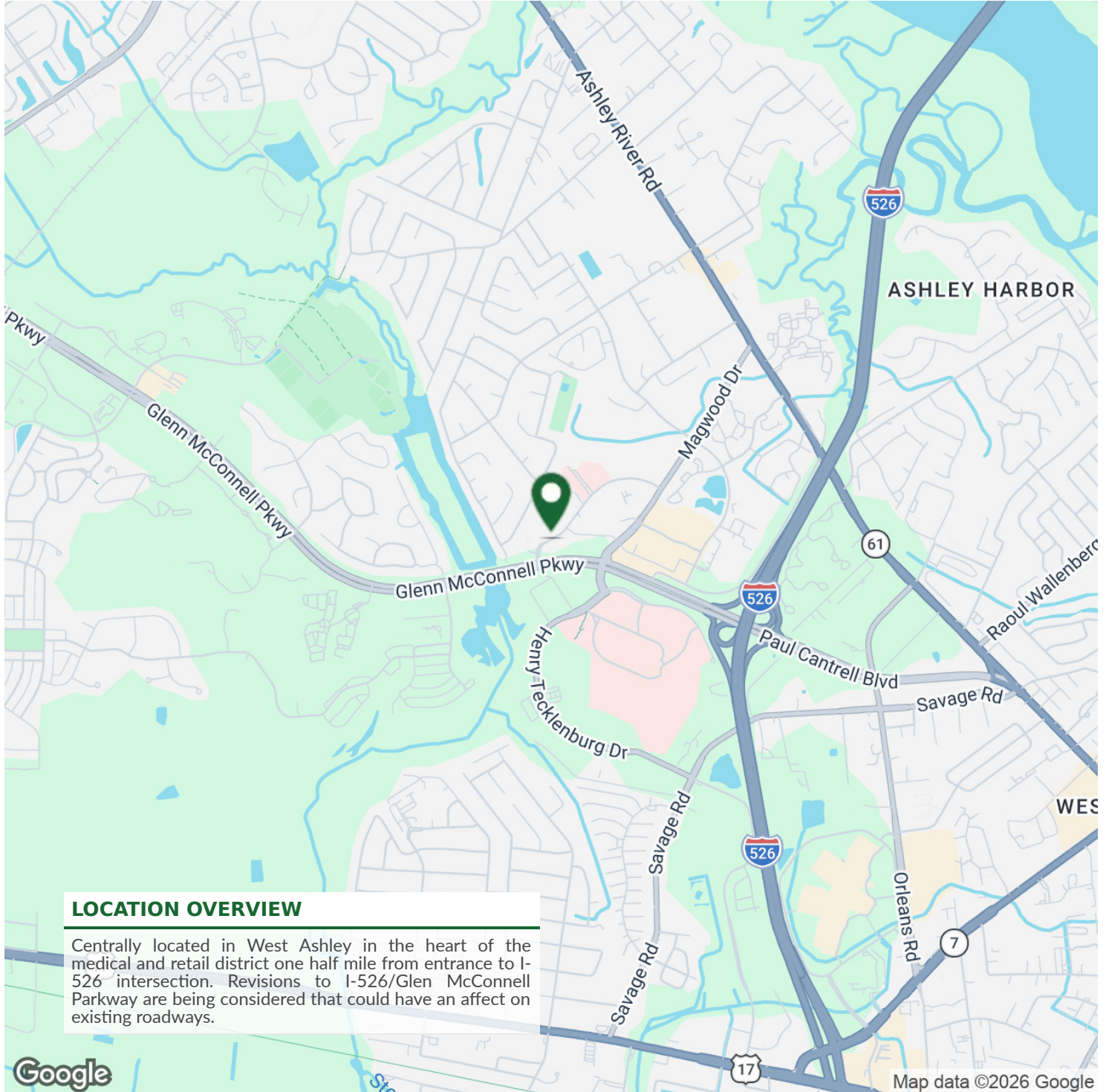
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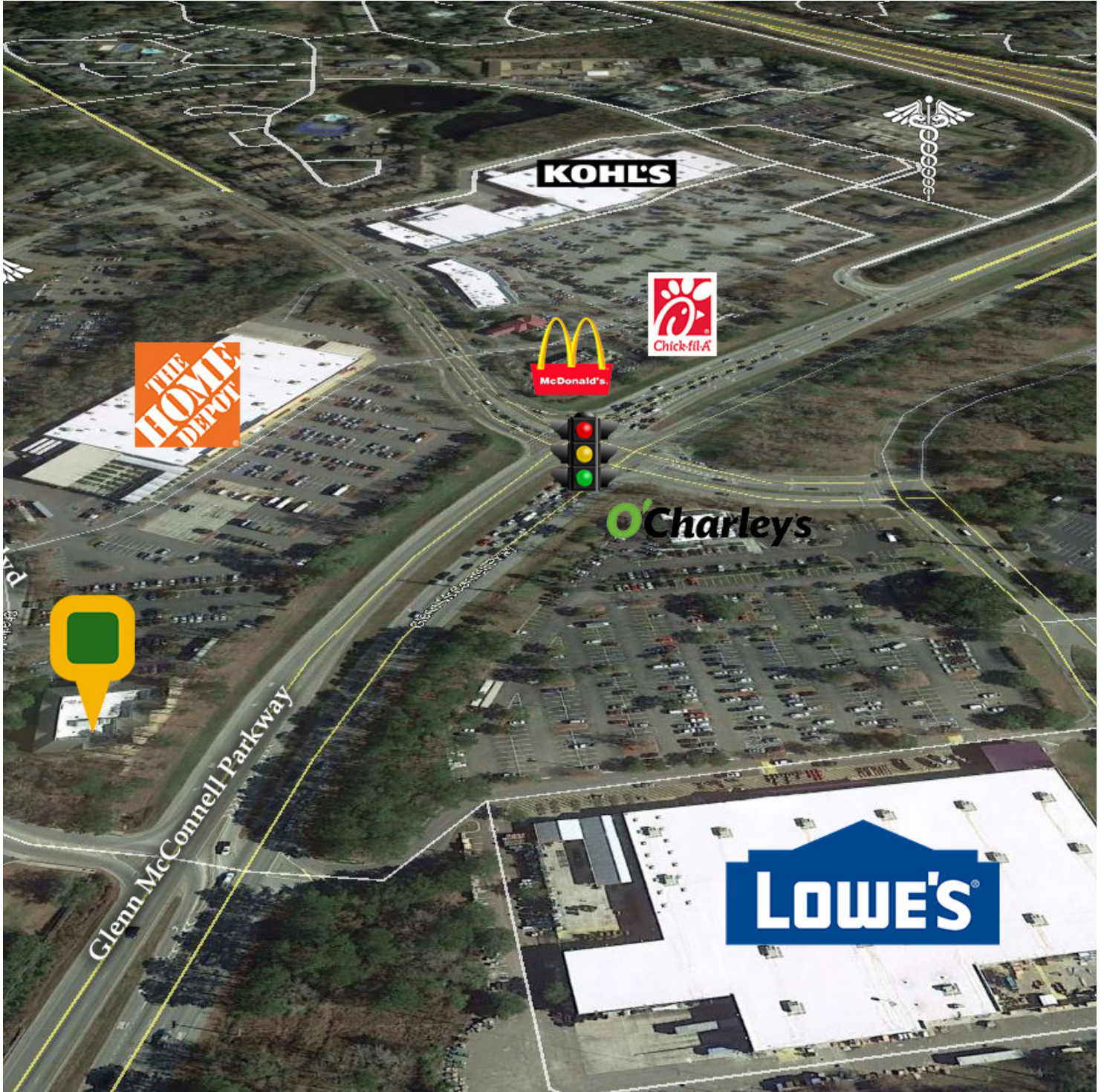
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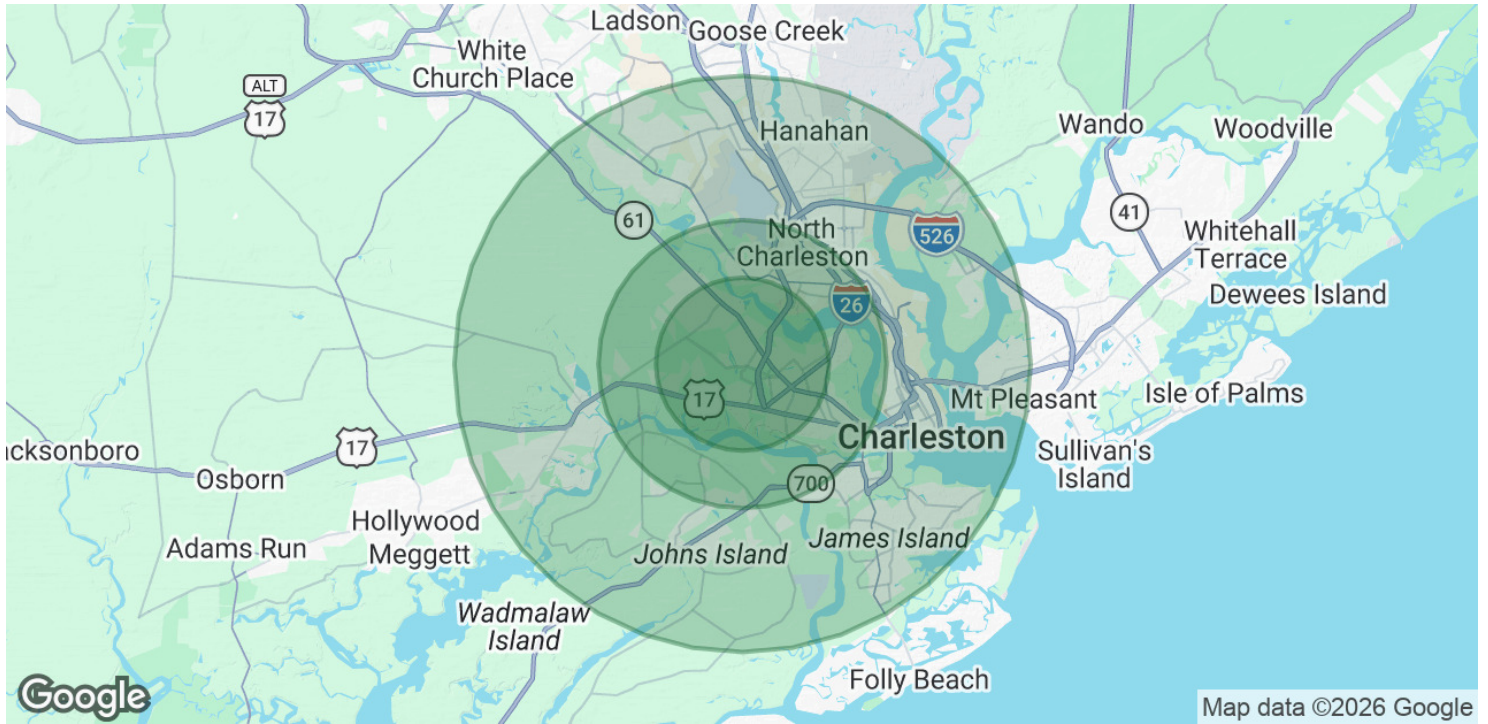
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MEDICAL OFFICE BUILDING-REDEVELOPMENT

2125 CHARLIE HALL BLVD, CHARLESTON, SC 29414

OFFICE BUILDING FOR LEASE



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	38,083	86,582	289,755
Average Age	35.6	36.6	34.2
Average Age (Male)	34.3	35.5	33.3
Average Age (Female)	37.0	37.8	35.5

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,447	35,743	115,925
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$59,706	\$59,336	\$61,356
Average House Value	\$224,597	\$223,238	\$258,890

2020 American Community Survey (ACS)

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MEDICAL OFFICE BUILDING*

2125 CHARLIE HALL BLVD, CHARLESTON, SC 29414 *LISTING AGENT HAS OWNERSHIP INTEREST

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All information provided is deemed reliable, but is not guaranteed and should be independently verified.

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