

FOR SALE



 **1470 TOBIAS GADSON BOULEVARD SUITE 201
CHARLESTON, SC 29407**



SALES PRICE:
\$1,250,000.00



SPACE:
3,622 SF



PARKING:
FREE ON-SITE PARKING



PARCEL ID:
351-02-00-092



Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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CONYERS HALLMAN
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PROPERTY OVERVIEW



**1470 TOBIAS GADSON BOULEVARD SUITE 201
CHARLESTON, SC 29407**



OVERVIEW

1470 Tobias Gadson Blvd, Suite 201 is a 3,622 square foot (sf) medical office condominium zoned General Office (GO) in the City of Charleston. The property is part of the Tobias Gadson "A" Horizontal Property Regime. Located on the second floor, Suite 201 features a highly functional medical layout, including five exam rooms, two procedure rooms, five private offices, a reception area, waiting room, consulting room, file room, lab, break room, bullpen area, and three restrooms; one of which includes a shower. This suite offers an efficient and well-appointed setup ideal for a wide range of medical practices. There is free on-site parking available.

HIGHLIGHTS

- 1 Turnkey Medical Suite**
Move in and start seeing patients on day one
- 2 Room For Your Whole Team**
5 private offices, bullpen, break room & consulting room
- 3 Built For Procedures**
5 exam rooms, 2 procedure rooms, lab & shower-equipped restroom
- 4 Free Parking**
No meters, no decks, no hassle for you or your patients

INTERIOR FEATURES



**1470 TOBIAS GADSON BOULEVARD SUITE 201
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FLEXIBLE OPEN OFFICE LAYOUT

Open-concept bullpen with natural light



PROFESSIONAL PATIENT RECEPTION

Bright, welcoming lobby with contemporary finishes



TURNKEY RECEPTION & NURSES STATION

Professionally designed front-of-house configured for medical or office use

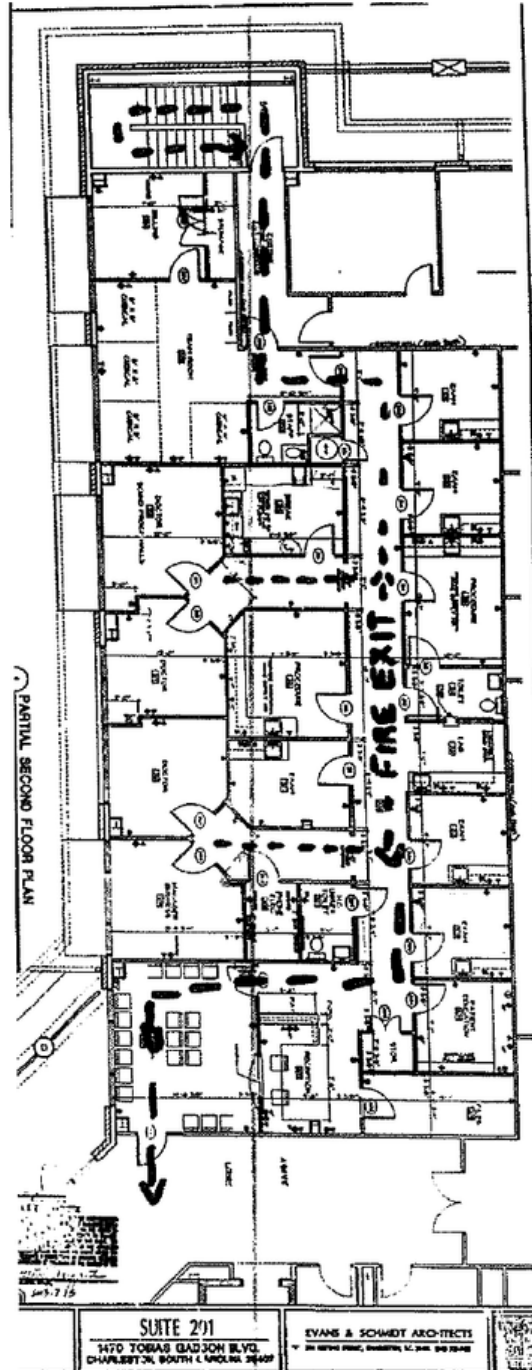
FLOOR PLAN



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SUBJECT UNIT FLOORPLAN



LOCATION & INVESTMENT HIGHLIGHTS



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WHY THIS PROPERTY



MEDICAL-READY BUILDOUT

Five exam rooms, two procedure rooms, a lab, and nurses' area make this a turnkey clinical suite ready for immediate occupancy



WEST ASHLEY PROFESSIONAL CORRIDOR

Situated in a well-established medical office park with free on-site surface parking and easy access off Paul Cantrell Blvd



GO ZONING FLEXIBILITY

General Office zoning supports a broad range of medical and professional office uses in the City of Charleston



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