



NORTHBRIDGE EXECUTIVE PARK **OFFICE FOR LEASE**

1180 Sam Rittenberg Boulevard Charleston, SC 29407

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

WEST ASHLEY HAS A NEW OFFICE DESTINATION.

Northbridge Executive Park is a two-building office campus conveniently located at 1176 and 1180 Sam Rittenberg Blvd that provides an in-demand leasing opportunity in a tight submarket. The park is undergoing extensive interior and exterior renovations and will offer prospective tenants high-end finishes in a central location.

1180 Sam Rittenberg offers a variety of turnkey office space, with suite sizes ranging from 1,534 - 2,405 SF.

 **1180 Sam Rittenberg Boulevard, Charleston, SC 29407**

 **SIZE AVAILABLE**
(+/-) 1,534 - 2,209SF

 **LEASE RATE**
\$20.00/SF, NNN
(Estimated OPEX: \$8.00/SF)





LOCATION OVERVIEW

- 1** Old Piggly Wiggly Development
- 2** Ashley Landing Shopping Center
- 3** Home Team
- 4** Publix
- 5** Parkers Gas Station
- 6** The Truluck Center
- 7** Westwood Plaza
- 8** Citadel Mall
- 9** Mex 1
- 10** I-526



MARKET OVERVIEW

DEMOGRAPHICS:
*ALL WITHIN A 5-MILE RADIUS

146,435
TOTAL POPULATION

9,498
TOTAL BUSINESSES

65,491
TOTAL HOUSEHOLDS

36.6
MEDIAN AGE

\$100,530
AVERAGE HOUSEHOLD INCOME

224,138
TOTAL DAYTIME POPULATION

DRIVE TIMES:

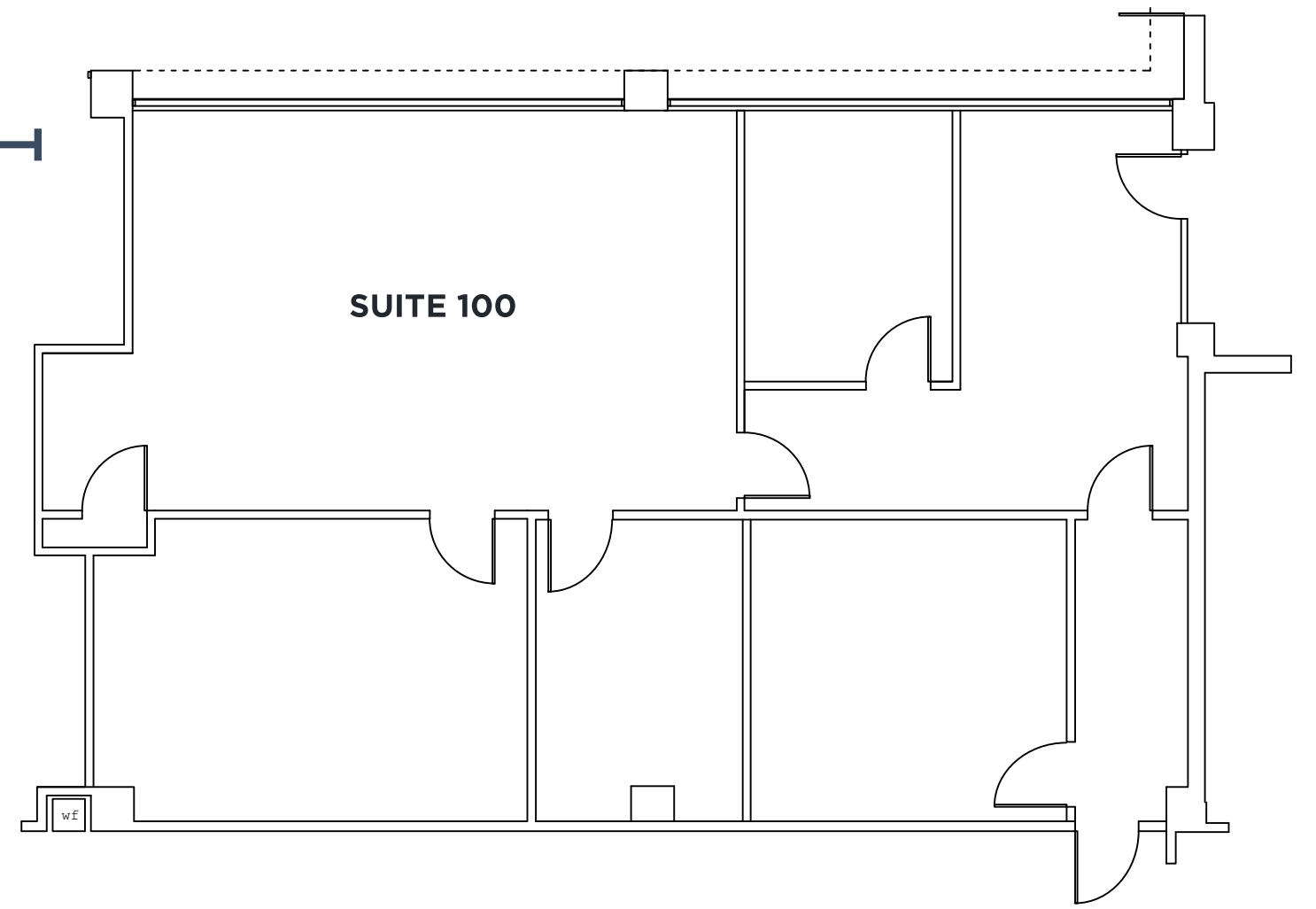
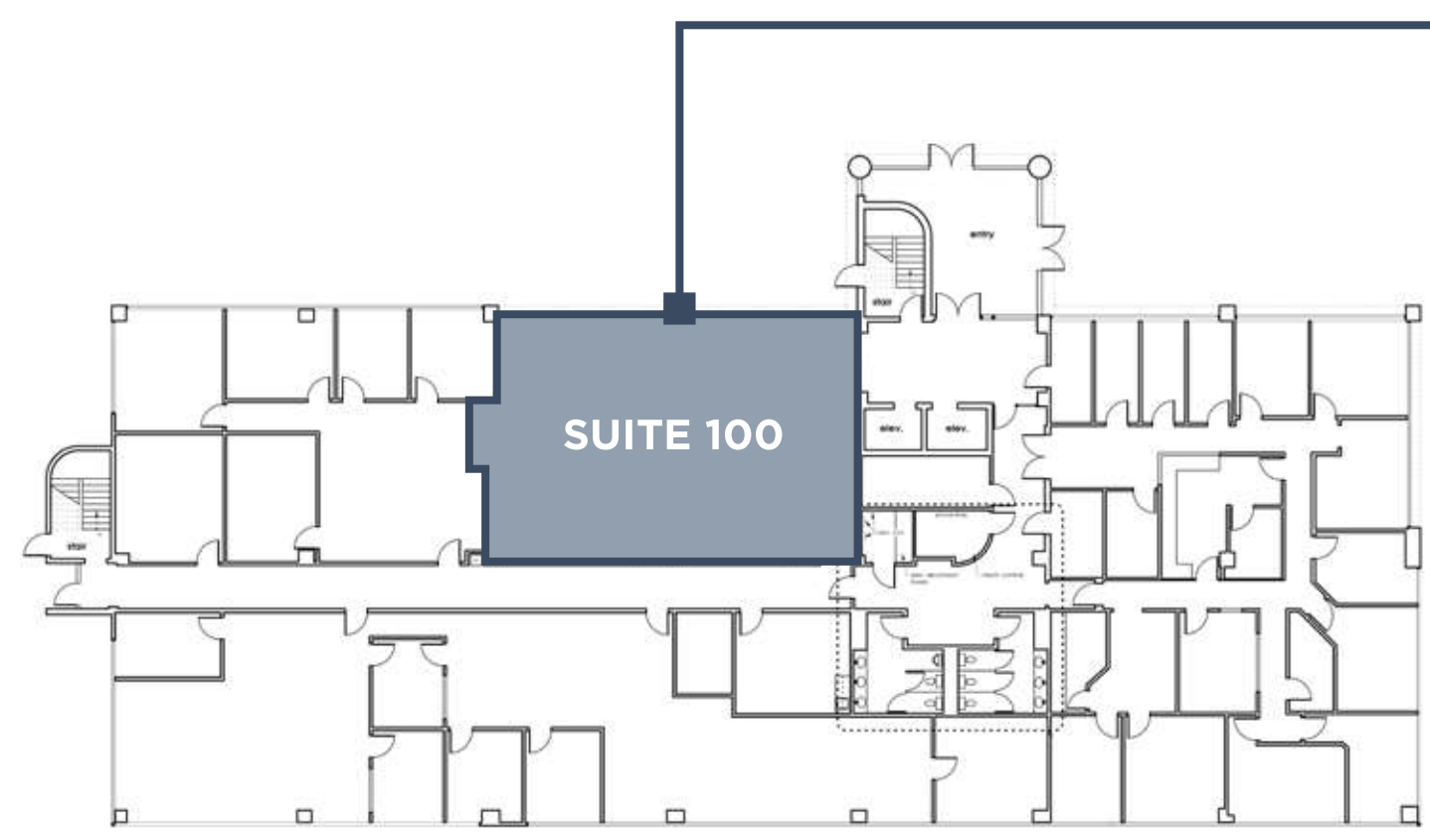
Charleston INT'L Airport	10 min
I-26	3 min
I-526	7 min
Ladson	15 min
Downtown Charleston	8 min
James Island	11 min
North Charleston	3 min
HWY 17	6 min



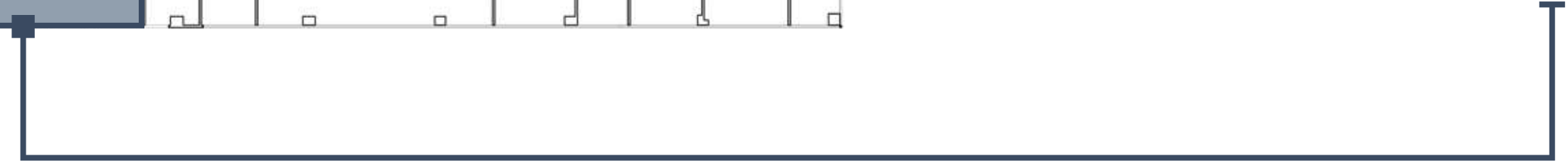
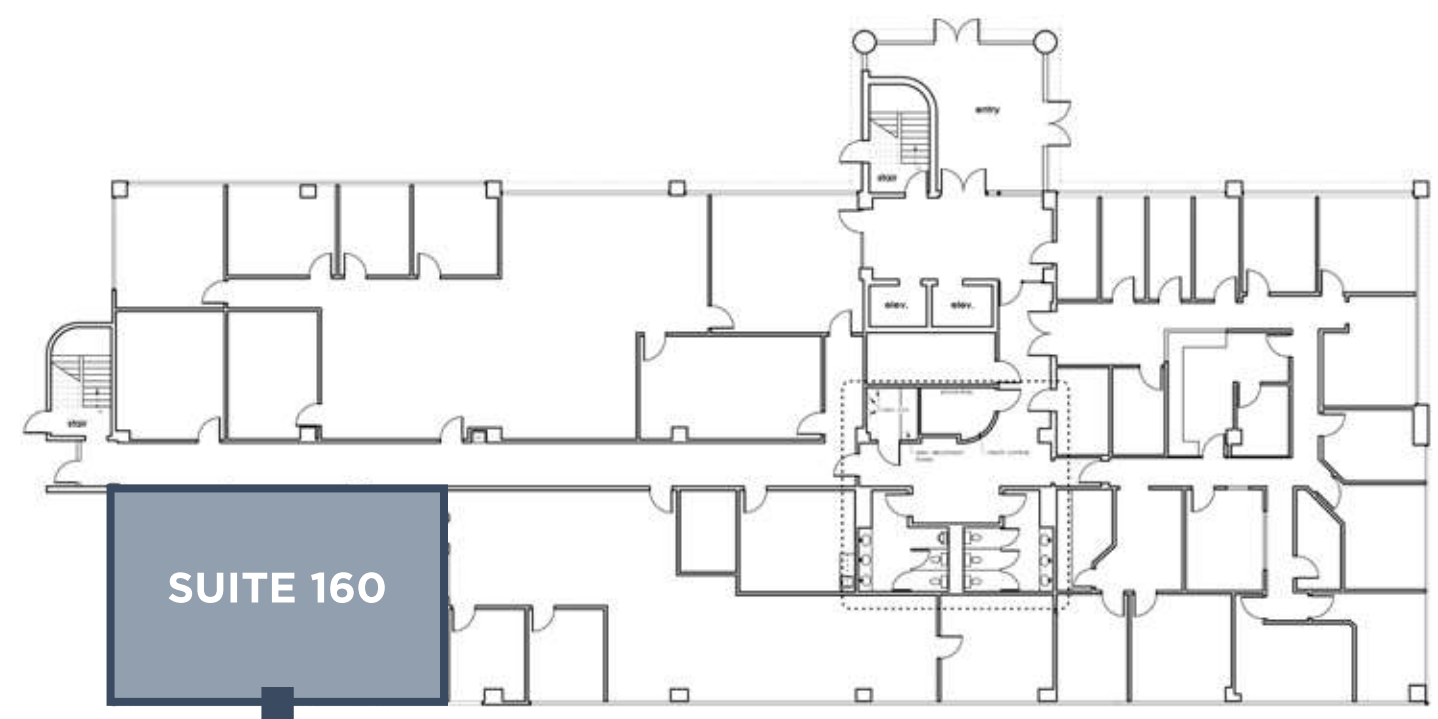
CURRENT AVAILABILITIES

SUITE NUMBER	SPACE USE	LEASE RATE	SIZE (SF)
SUITE 100	OFFICE SPACE	\$20.00/SF NNN	2,209 SF
SUITE 160	OFFICE SPACE	\$20.00/SF NNN	1,534 SF
SUITE 215	OFFICE SPACE	\$20.00/SF NNN	1,872 SF

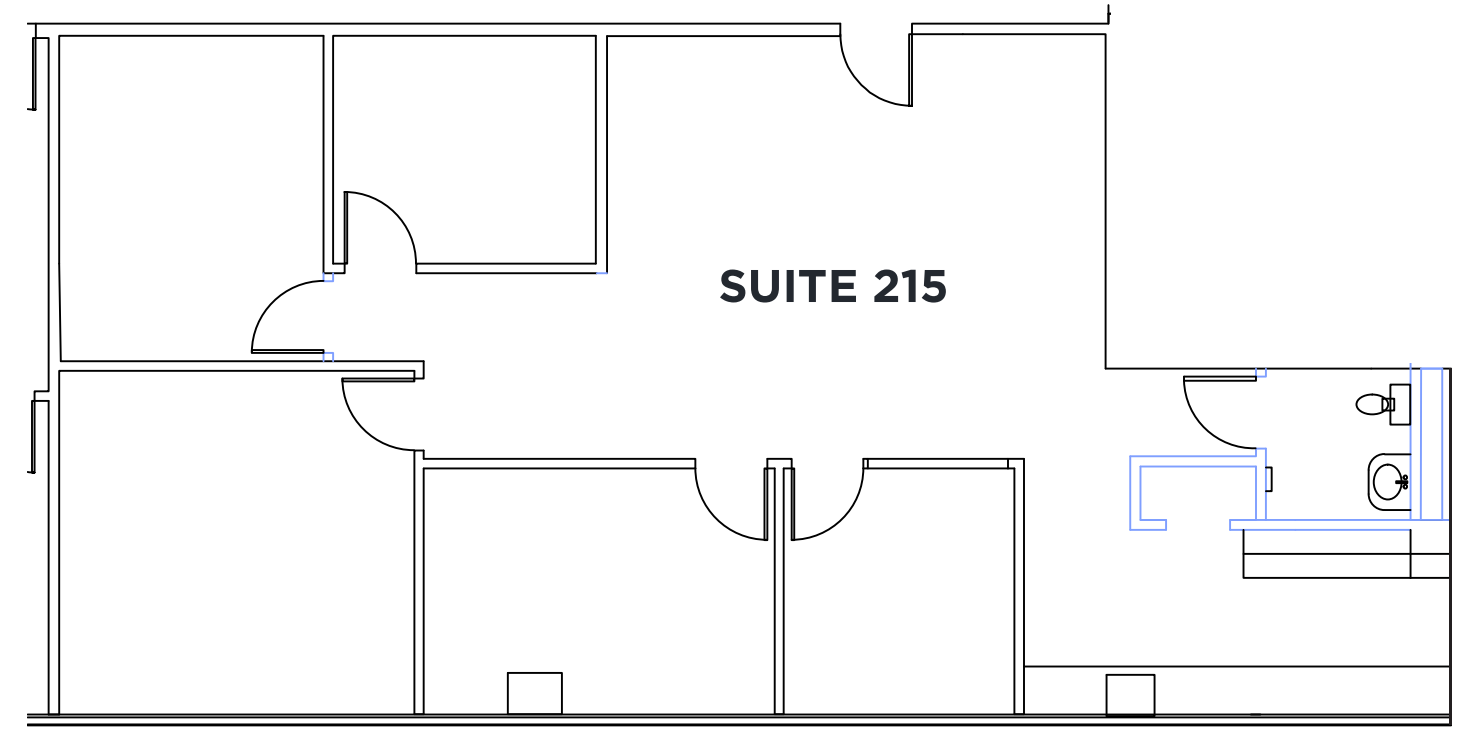
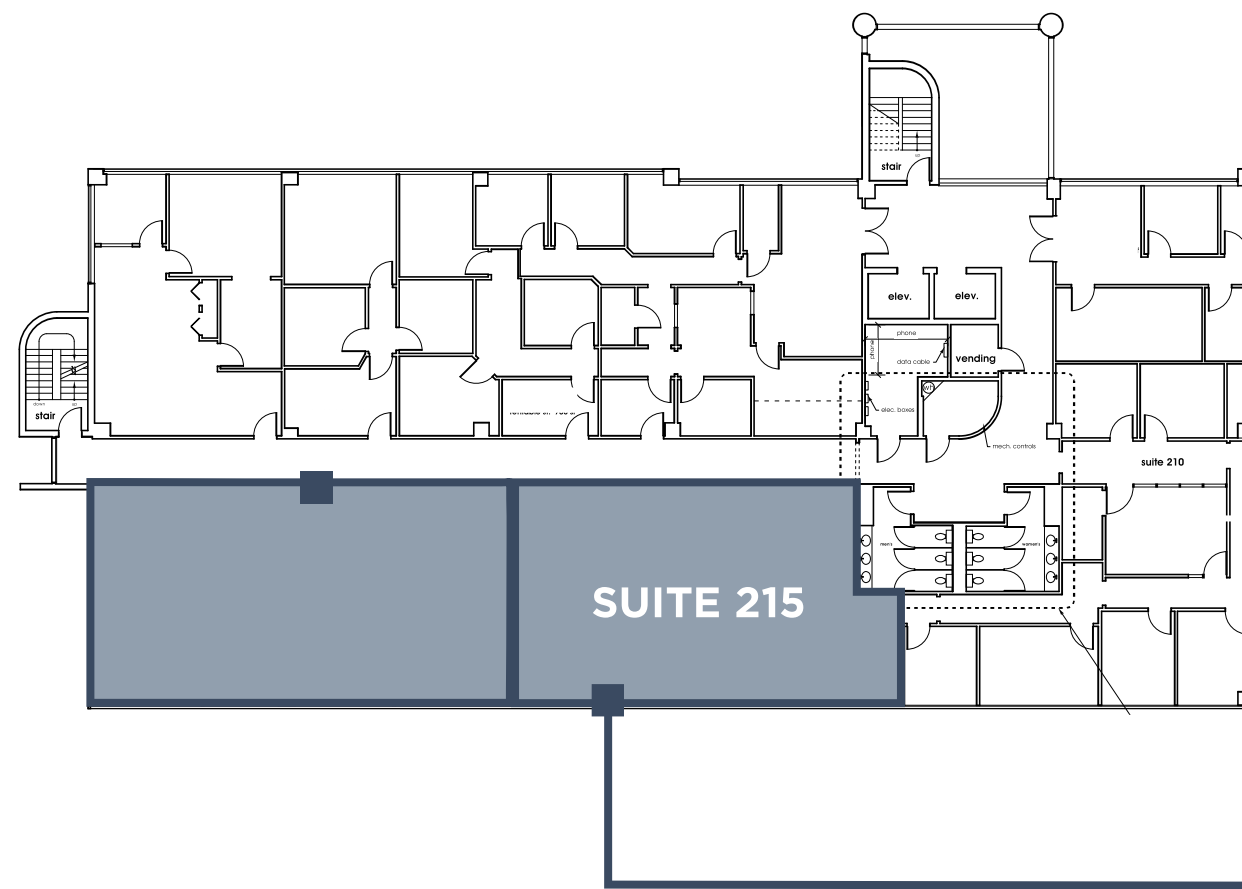
FIRST FLOOR FLOOR PLANS



FIRST FLOOR
FLOOR PLANS CONT.



SECOND FLOOR FLOOR PLANS



INTERIOR PHOTOS



EXTERIOR PHOTOS





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