

Charleston Gateway Campus

40 Calhoun Street
Charleston, SC 29401

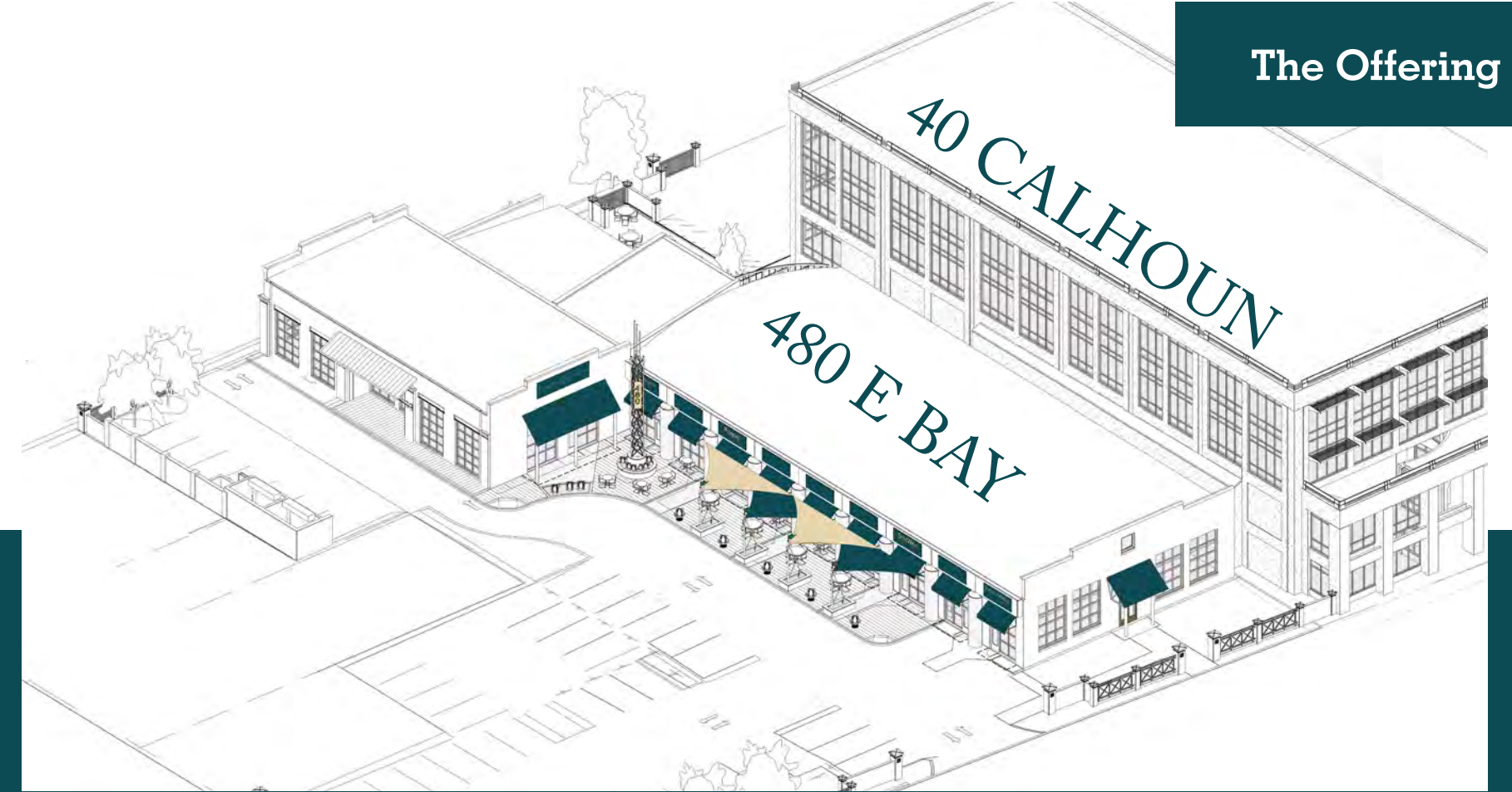


AVISON
YOUNG

40 CALHOUN ROOFTOP GARDEN



The Offering



Charleston Gateway Campus offers a unique walkable complex of buildings occupied by office and service related businesses. 480 East Bay tenants include a new restaurant Marbled & Fin and Charleston Prestige Cleaners. Numerous other daytime and evening amenities are a short walking distance from the campus.

The preminent site provides the opportunity to establish a presence in one of the city's most visible properties conveniently located at the intersection of Calhoun and East Bay streets within close proximity to the base of the Ravenel Bridges and I-26.

THE LOCATION AND AMENITIES



12 miles from the
Charleston
International
Airport



Near the Aquarium
and the International
African American
Museum
both providing cultural
enhancement



Within walking distance
of hotels, dining,
entertainment, banking
& parking



Located near
six publicly
accessible parks
and a public library



40 CALHOUN



The class A office building is offered on full service basis and the tenant mix is primarily legal, insurance and financial services companies. Some on-site parking is available for lease at the rate of \$175.00/space/month and additional parking is for lease in the Aquarium/Gaillard garages at \$160.00/space/month.

A back-up generator allows for uninterrupted service in the event of a power outage. Access to rooftop with harbor news is available after hours by reservation.

LEASE RATE

Suite	Square Footage	Lease Rate	Date Available
260 - North	9,375 rsf	\$34.50/sf/yr	Immediately
210 - South	2,672 rsf	\$34.50/sf/yr	October 1, 2024

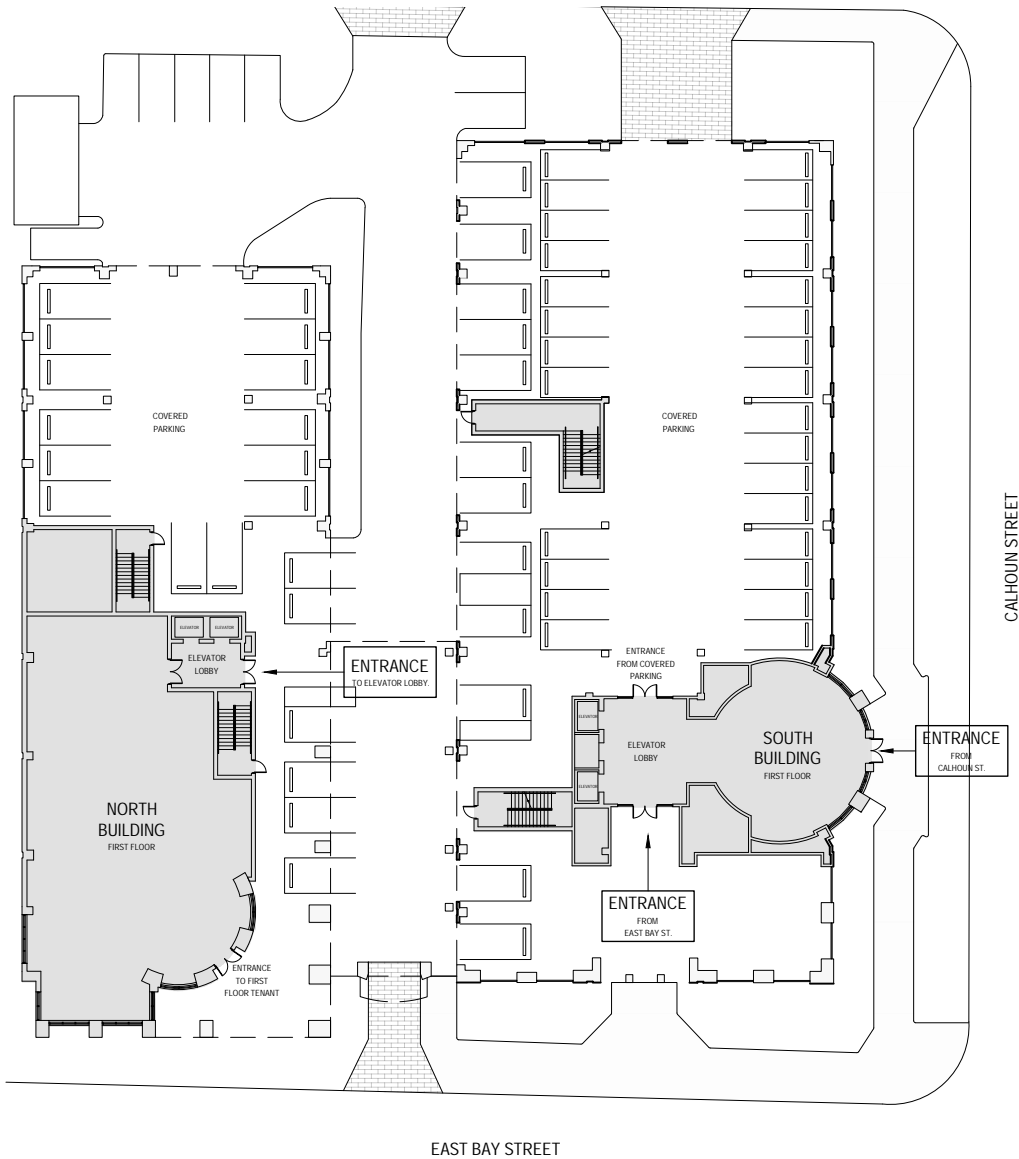
“ We enjoy our tenancy at Charleston Gateway Center. The Management staff is cordial, professional, and always responsive to our needs. It is a pleasure to be located here knowing we can conduct our business, and not have to worry about day to day operation of the facility.

- WebsterRogers, LLP

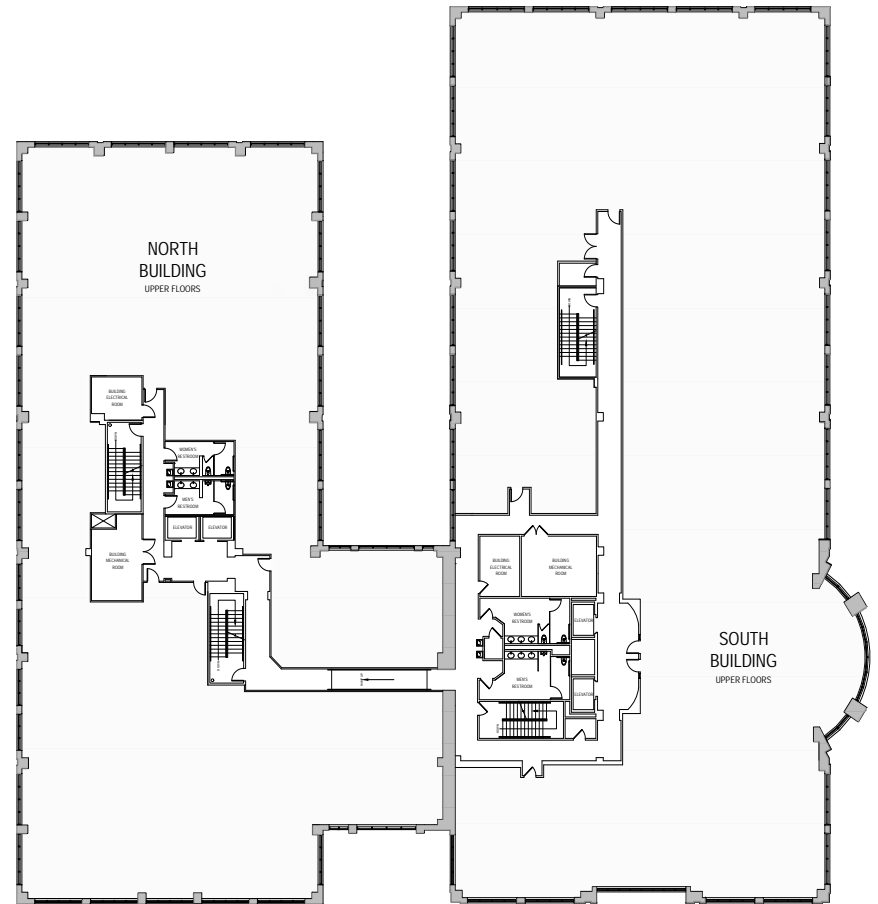
“ Our firm has been a tenant at Charleston Gateway Center for the last decade. We have grown and expanded several times during this time frame and have chosen each time to remain a tenant in the Charleston Gateway Center. The quality of space and of the property management satisfies our needs and continues to be a first class office solution for us. We appreciate the manner in which property and leasing management have worked with us to accommodate our growth

- Turner, Padget, Graham & Laney, P.A.

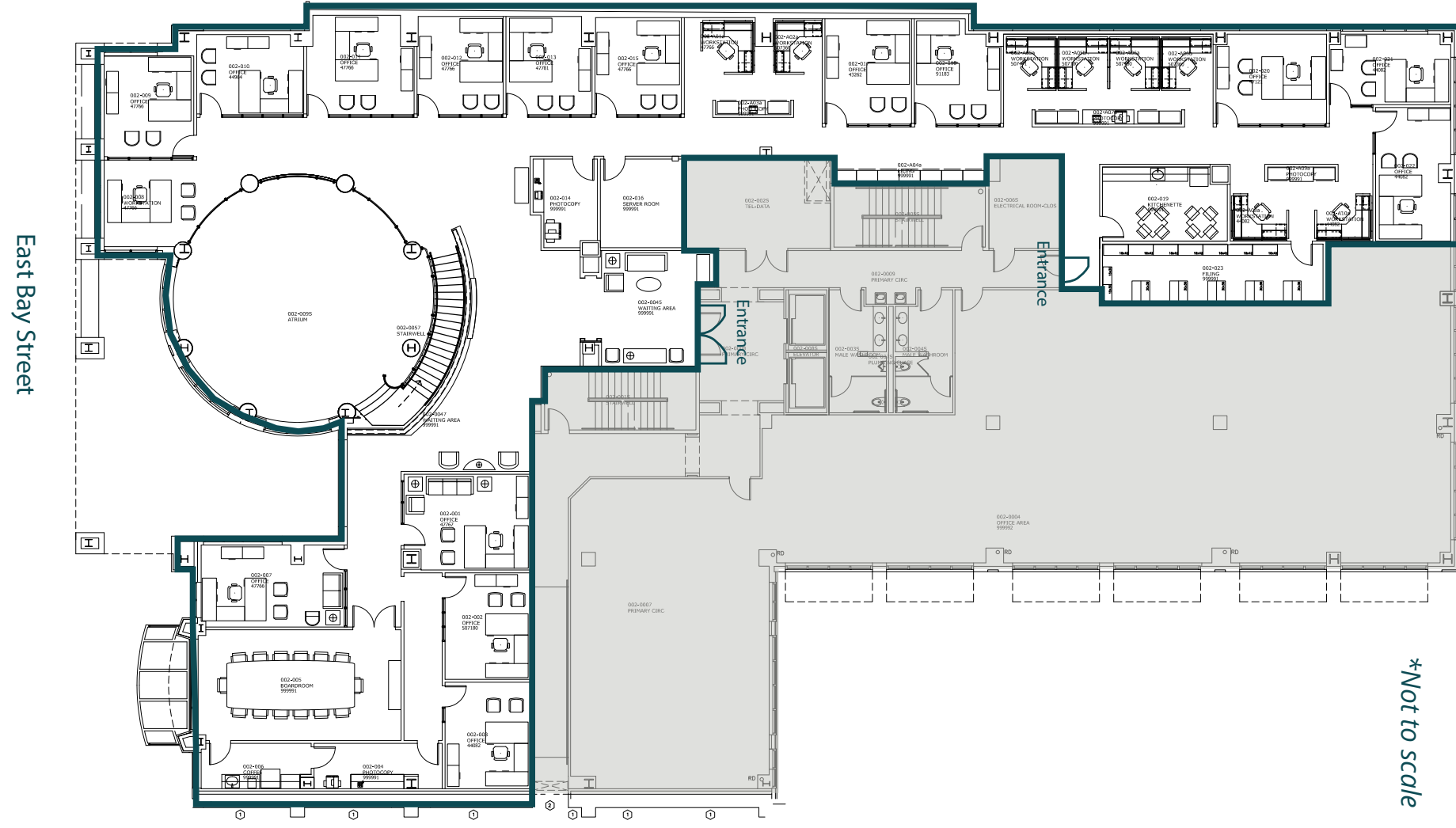
Building Footprint | First Floor



Upper Floors



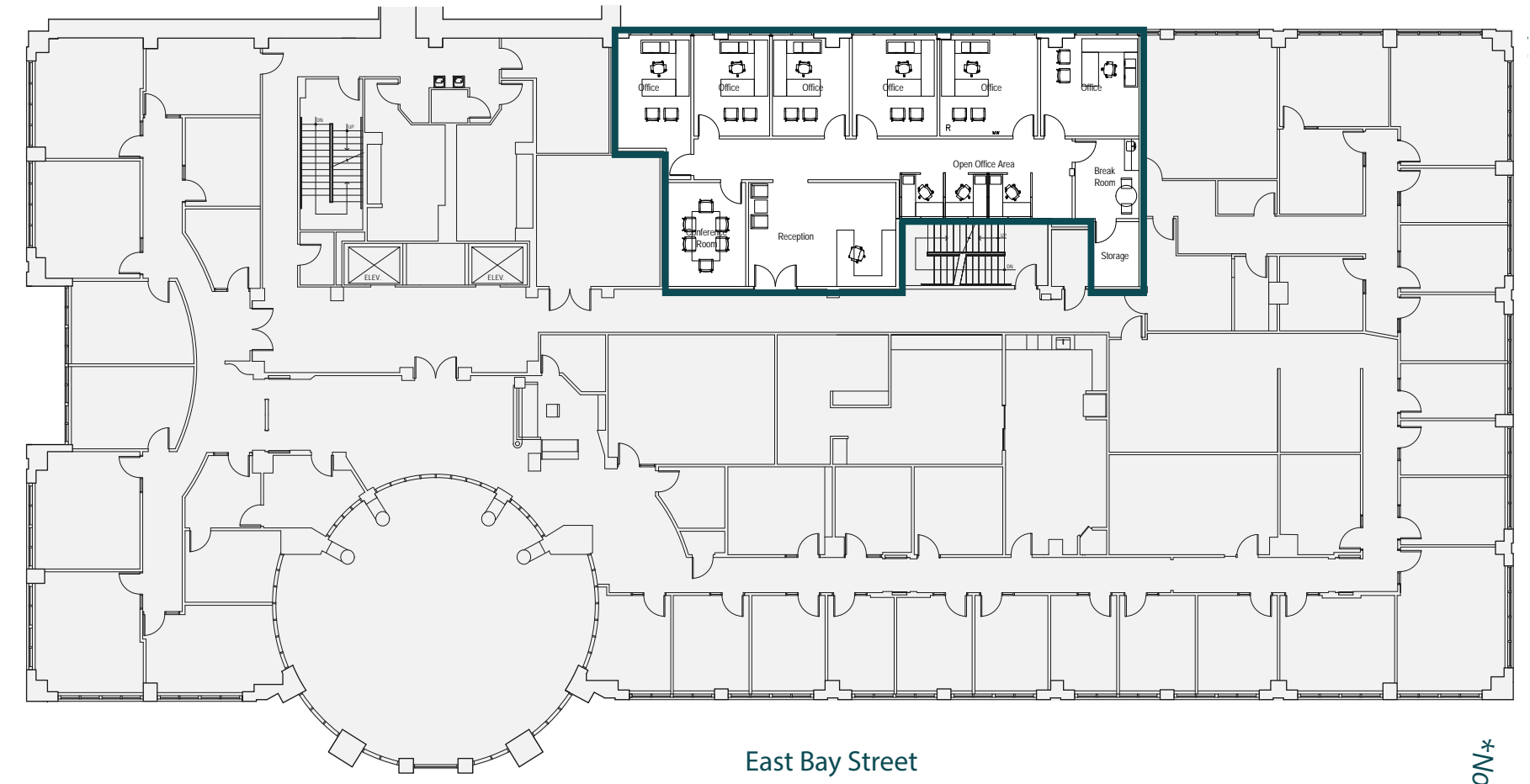
Suite 260 - NORTH | 9,375 rsf



*Not to scale

Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)

Suite 210 - SOUTH | 2,672 rsf



*Not to scale

Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)

LIVE, WORK, PLAY IN THE NEIGHBORHOOD



Join the historic
downtown atmosphere





South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

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