



**15 GAMECOCK AVE - UNITS 1A & B
CHARLESTON, SC 29407**

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EXECUTIVE SUMMARY

Located within the established Orange Grove Office Park in Charleston's West Ashley submarket, 15 Gamecock Avenue offers an exceptional office leasing opportunity with two available suites: Unit 1A - ± 720 SF at \$2,500/Month and Unit B - $\pm 3,625$ SF at \$26/SF, NNN. Well-suited for medical, legal, financial, or general professional office users, the property features ongoing renovations. Conveniently positioned just off Sam Rittenberg with immediate access to I-26, the property is minutes from Downtown Charleston, Charleston International Airport, and a wide range of nearby retail, dining, medical, and professional amenities.

HIGHLIGHTS:

Lease Sizes and Rates:

Unit 1A: ± 720 SF - \$2,500/Month, Gross
Unit B: $\pm 3,625$ SF - \$26/SF, NNN

Ideal Uses:

Professional uses including medical, legal, financial, or general office

Utilities:

Unit 1A - utilities included; Unit B is separately metered for power and water

Parking:

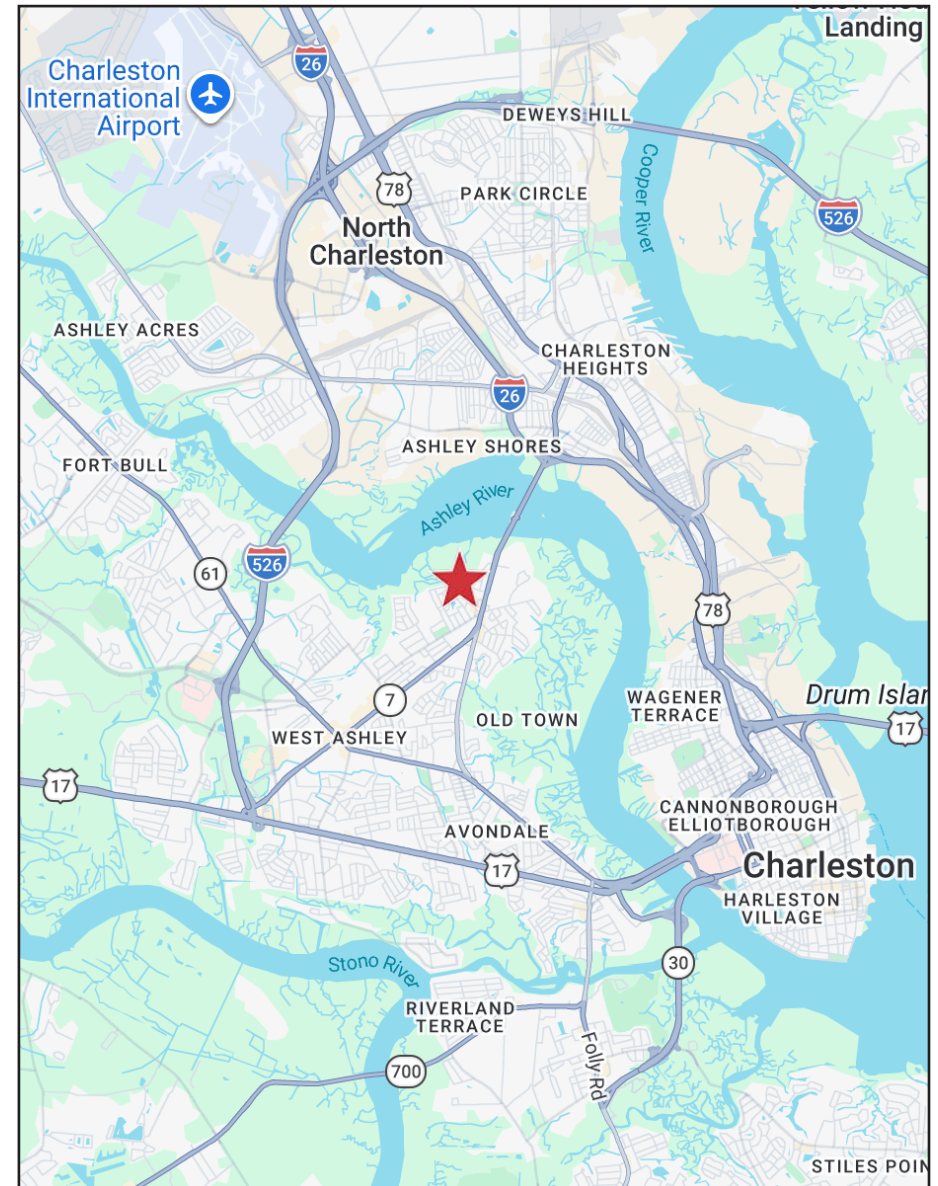
1 space per ± 230 SF

Zoning:

LB (Limited Business); City of Charleston

Available:

Unit 1A available now; Unit B available late Summer/Fall 2026



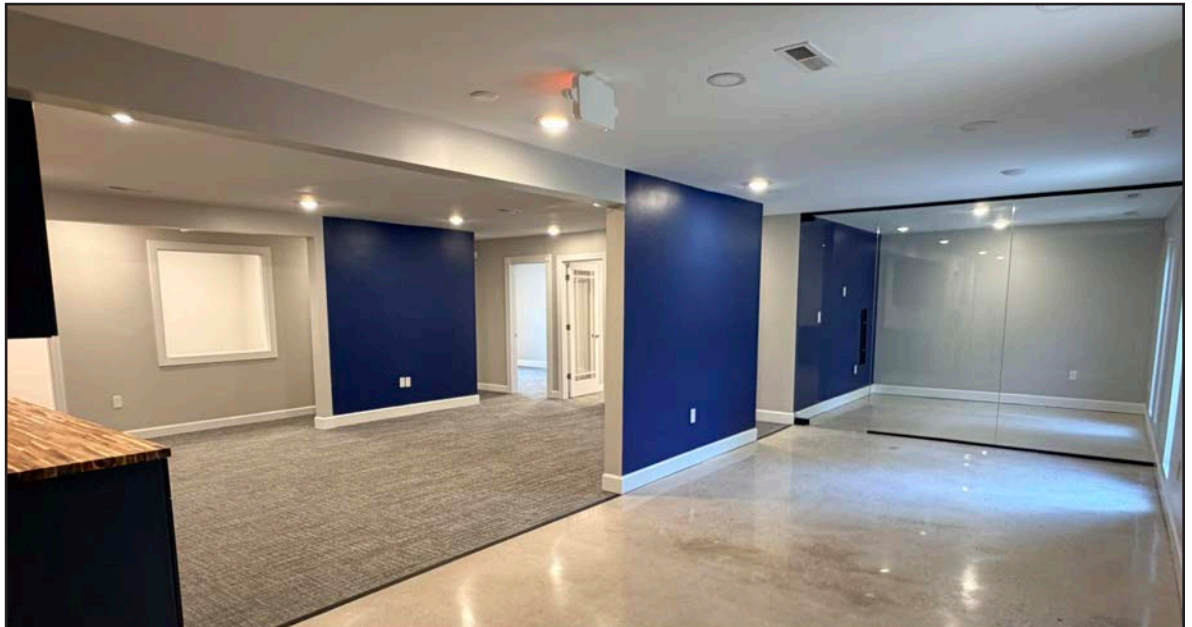
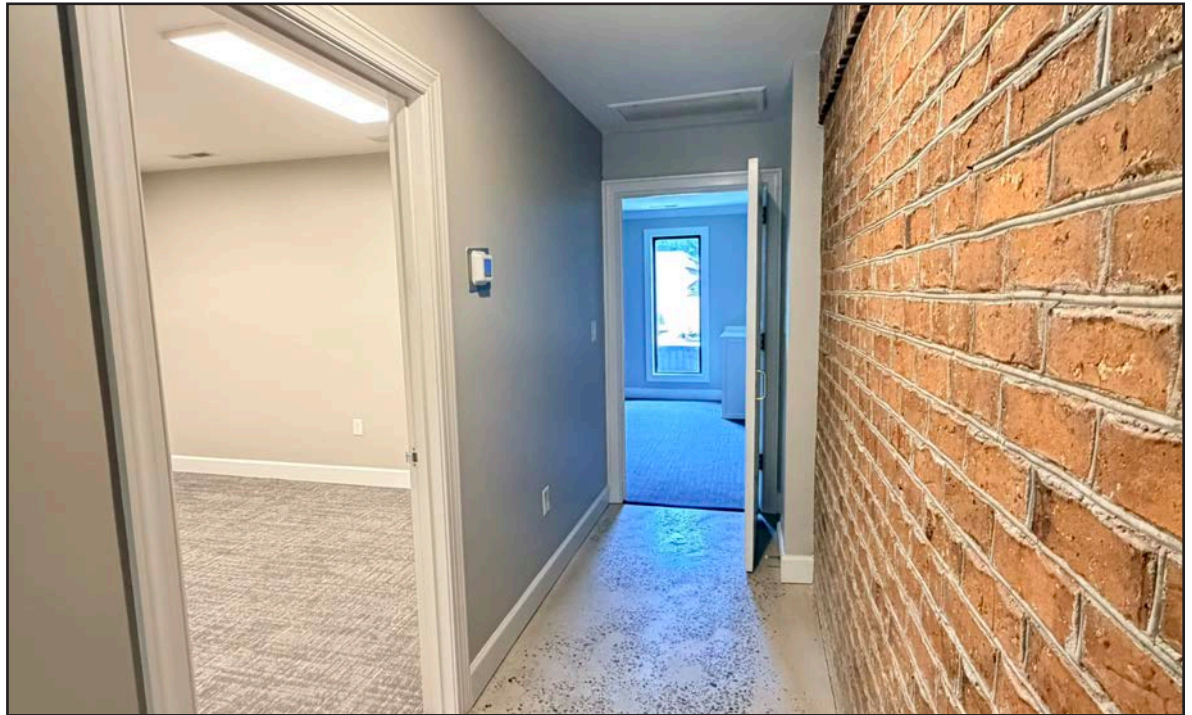
UNITS 1A & B

UNIT 1A: ±720 SF

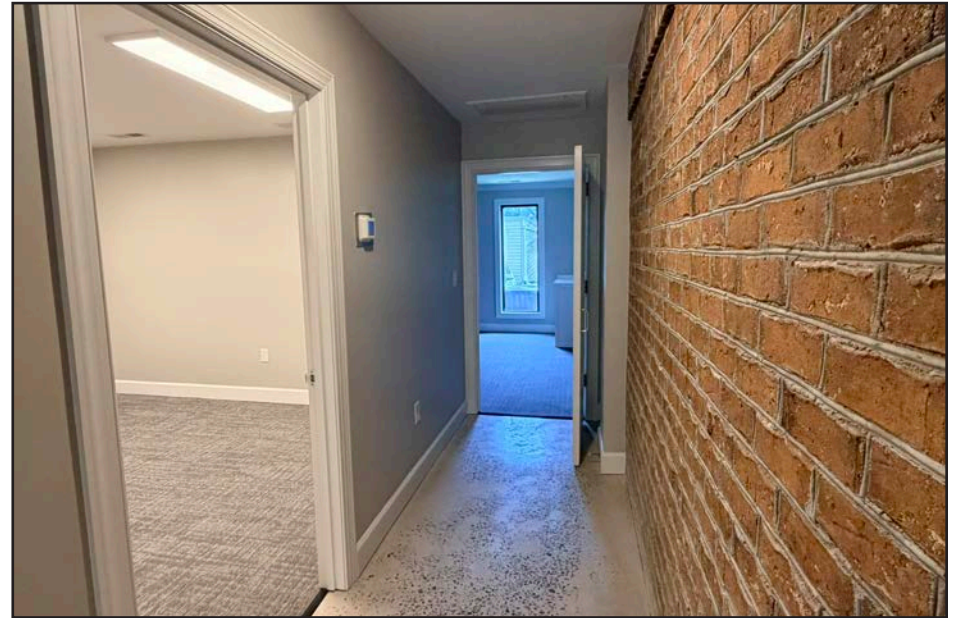


UNIT B: ±3,625 SF

*Unit B is based on a potential buildout;
subject to change per tenant preferences



UNIT 1A PHOTOS



UNIT B PHOTOS

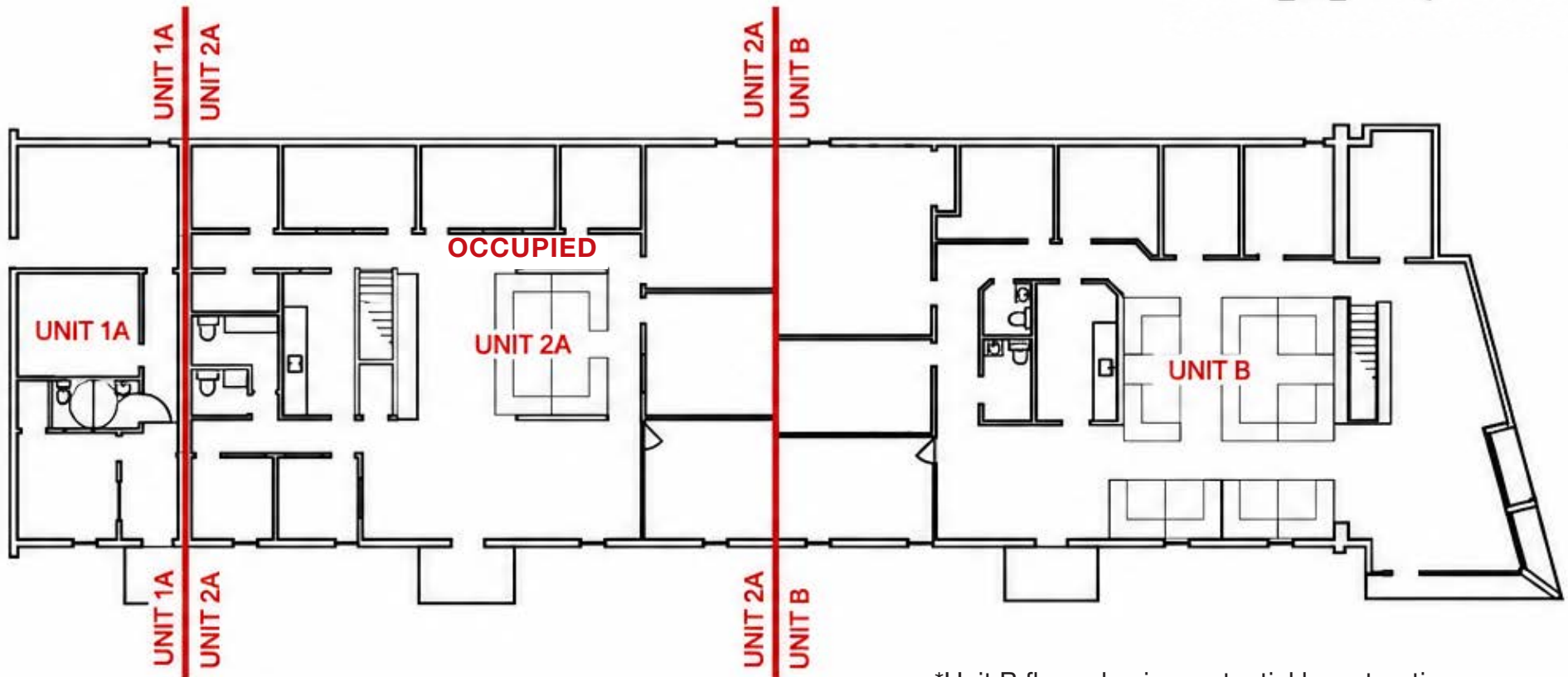
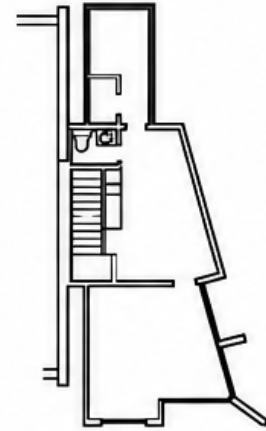


FLOOR PLAN

UNIT 1A: ±720 SF

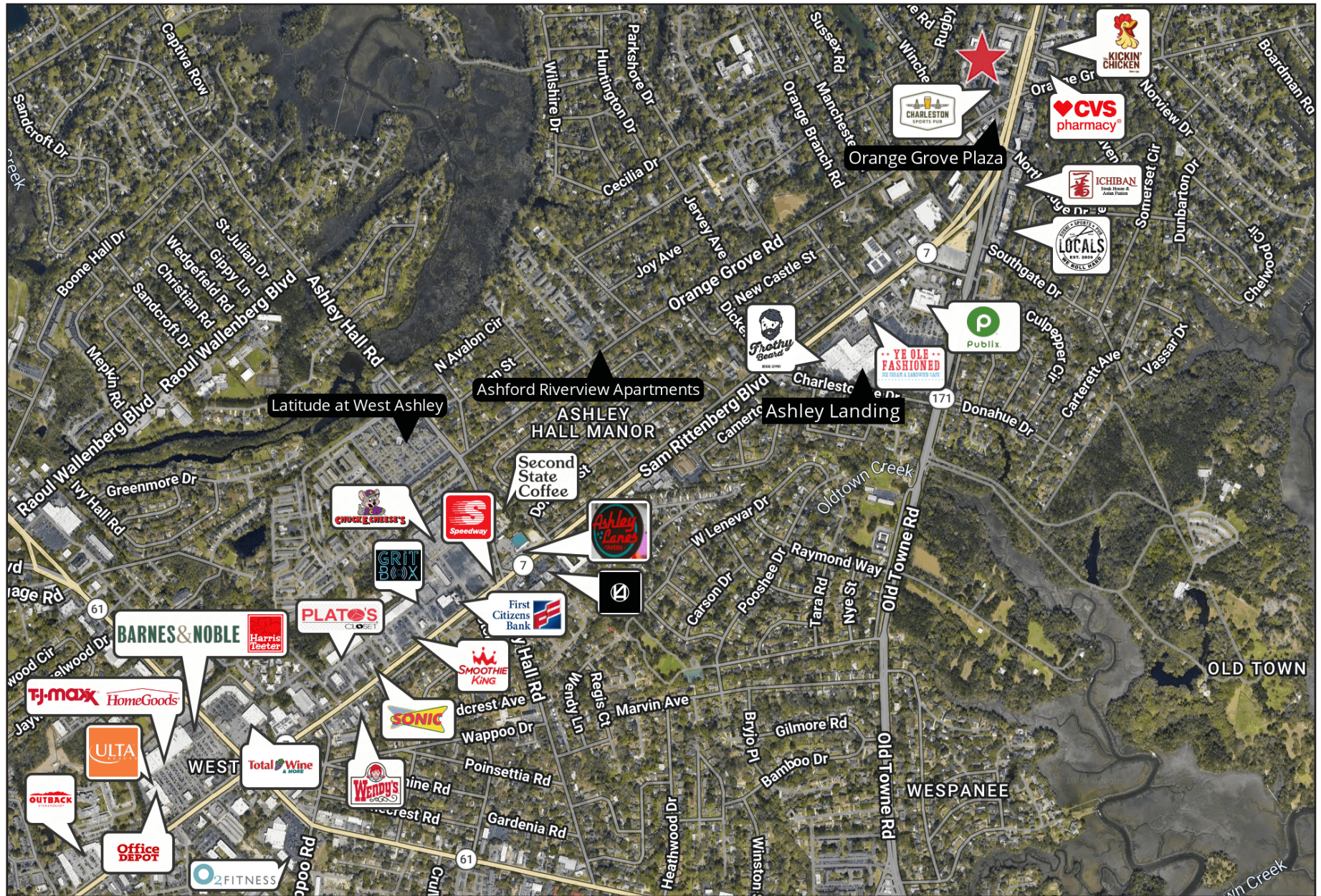
UNIT 2A: Occupied

UNIT B: ±3,625 SF



*Unit B floor plan is a potential layout option;
subject to change per tenant preferences

AREA MAP



Contact Us

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.