

FOR SALE



**641 ST. ANDREWS BOULEVARD
CHARLESTON, SC 29407**



SALES PRICE:
\$2,695,000.00



SPACE:
6,963 SF



PROPERTY TYPE:
OFFICE



PARCEL ID:
418-14-00-164

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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PROPERTY OVERVIEW



**641 ST. ANDREWS BOULEVARD
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OVERVIEW

This stand alone building located at 641 St. Andrews Boulevard consists of approximately 6,963 square feet (sf) situated on two parcels totaling 0.453 acres. Both parcels are zoned Residential Office (RO) in the city of Charleston. The first floor is approximately 4,148sf and includes a waiting room, reception area, office/bullpen, four private offices, eight exam rooms, a CT room with an adjacent observation office, a nurses' station, and three restrooms. The second floor is comprised of approximately 1,616sf of office space with an open bullpen/conference area, file room, break area, computer room, restroom, and landing, and is accessed via an interior stairwell. The remainder of the second floor is attic/storage space. There are 23 asphalt paved parking spaces.

HIGHLIGHTS

- 1 Stand Alone Commercial Space**
Just under 7,000 sqft and plenty of parking, this location will cater to any medical/office user
- 2 Built-Out Medical/Office**
Includes 8 exam rooms, CT room, nurses station and 4 private offices
- 3 Flexible Office/Conference Space**
Second floor offers 1,616 SF of space for the tenants specific needs

INTERIOR FEATURES



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OPEN OFFICE LAYOUT

Spacious bullpen with natural light



PROFESSIONAL PATIENT RECEPTION

Welcoming waiting area with clean finishes and comfortable flow



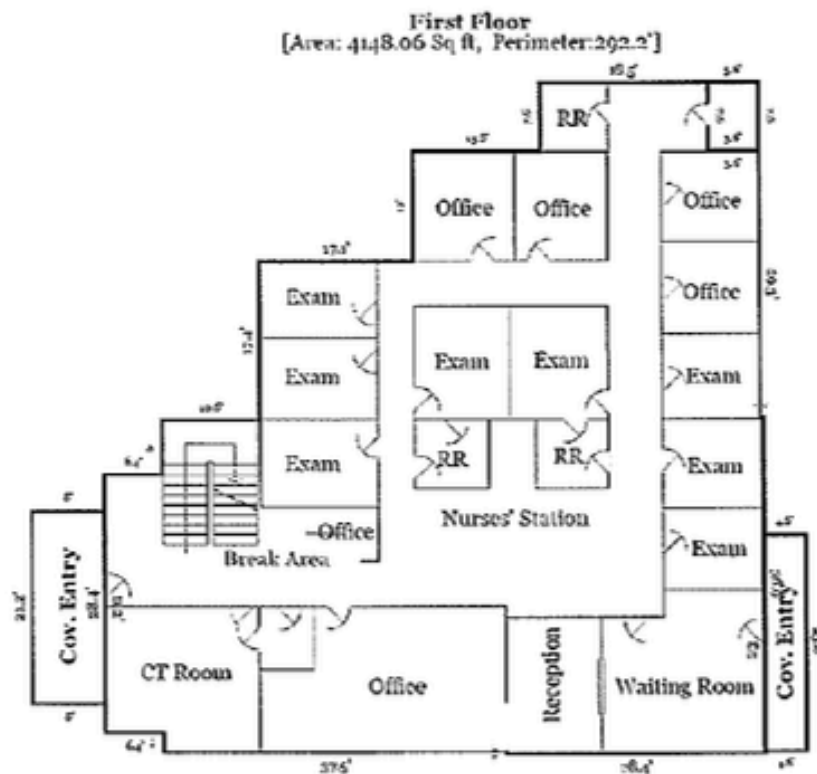
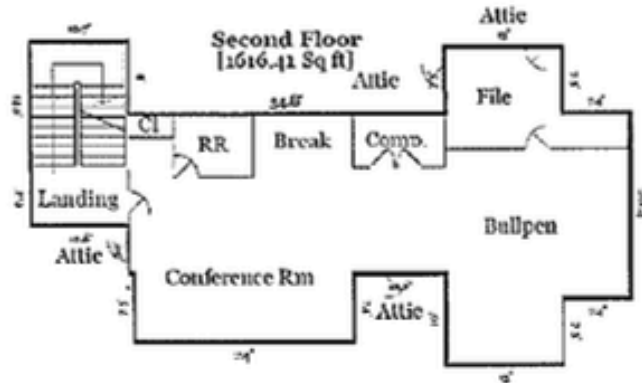
TURNKEY RECEPTION & NURSE STATION

Fully equipped front-of-house built for a medical or professional practice

FLOOR PLAN



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TOTAL: Sketch by a to made, Inc.

Area Calculations Summary

Living Area	
First Floor	4148.1 Sq ft
Second Floor	1616.4 Sq ft
Total Living Area (Rounded):	5764 Sq ft
Non-living Area	
Cov. Entry	109.5 Sq ft
Cov. Entry	109.6 Sq ft
Cov. Entry	42.6 Sq ft

LOCATION & INVESTMENT HIGHLIGHTS



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WHY THIS PROPERTY



MEDICAL-READY BUILDOUT

CT room, observation office, nurses' station, and 8 exam rooms make this a rare turnkey clinical opportunity in West Ashley



HIGH-VISIBILITY CORRIDOR

High volume of people on St. Andrews Blvd with excellent ingress/egress and 23 dedicated parking spaces



TWO-STORY EFFICIENCY

4,148 SF clinical first floor + 1,616 SF upper office suite gives operators room to grow without relocating



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