



Colliers

±1,350 SF Office
Space Available in
West Ashley

OFFICE BUILDING | FOR LEASE

ASKING PRICE:

\$3,000/month/MG

**634 Orleans Road
Charleston, SC**



One minute drive
to both I-526 and
Highway 17



Office layout
suitable for a diverse
array of businesses



±56,200 VPD
via Highway 17
(2024)

Accelerating success.



At-a-Glance

±1,350 SF

Available space

±1,350 SF

Total building size

0.63 acres

Land size

Class B

Building class

One Story

Office building

On-site

Parking available

Demographics

within 5 miles



\$125,085

2025 average
household income



±135,689

2025 total
population



±164,143

2025 total daytime
population

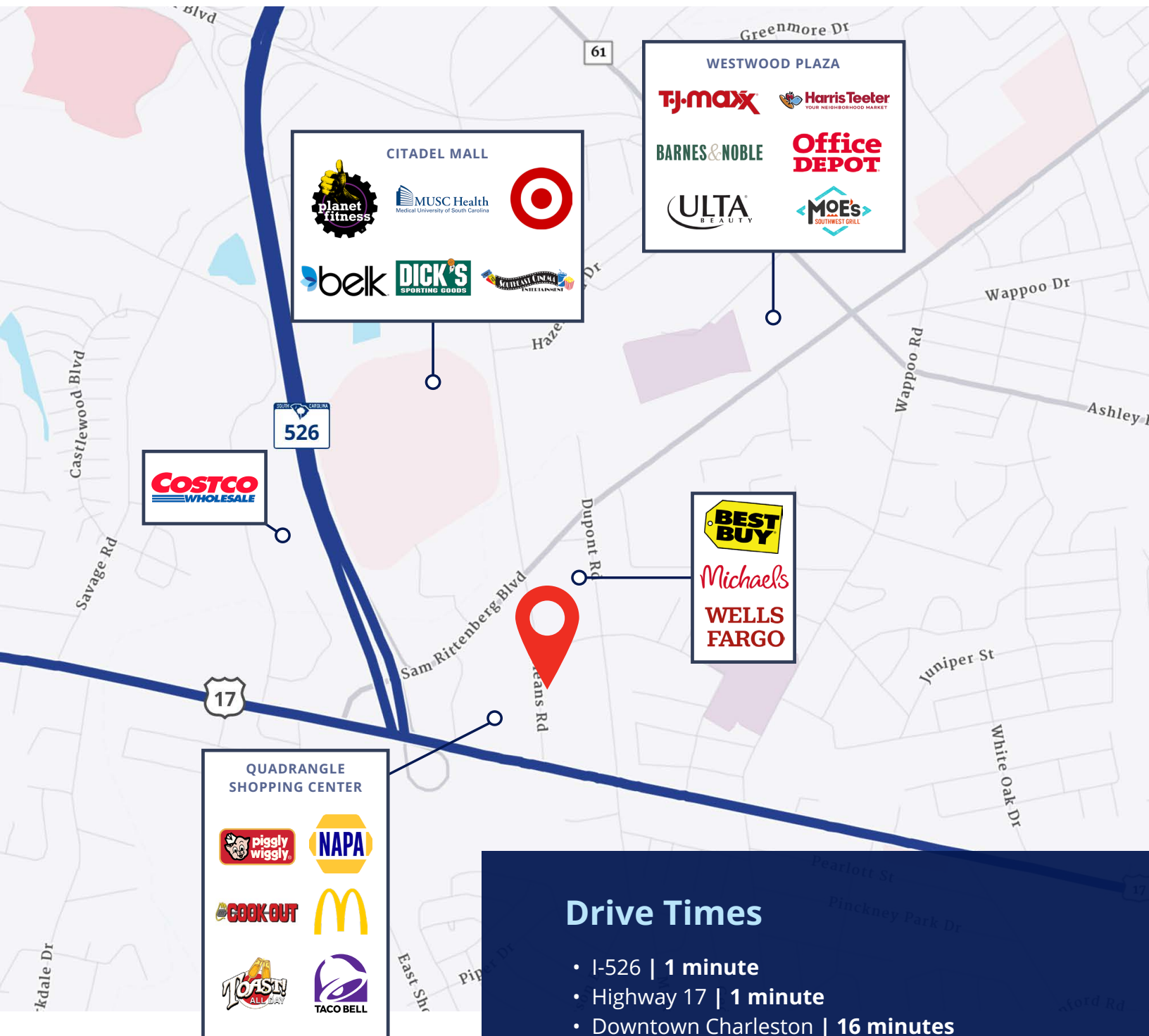
Easily Accessible Professional Space Available Now

This 1,350 SF office space at 634 Orleans Road delivers the versatility your business requires. Five private offices provide dedicated space for focused work or client meetings, while an adaptable common area accommodates reception, collaborative workspace, or client-facing operations.

The floor plan is suitable for an array of businesses, from professional practices to service-oriented firms seeking a polished, functional environment. An equipped kitchen and efficient layout ensure daily office operations run without a hitch.

Tenant responsibilities are straightforward: base rent, utilities, janitorial services, and grounds maintenance. This opportunity is ideal for professional services, medical/dental practices, consulting firms, and service businesses that need a well-located presence in the Charleston market.

LOCATION OVERVIEW



Drive Times

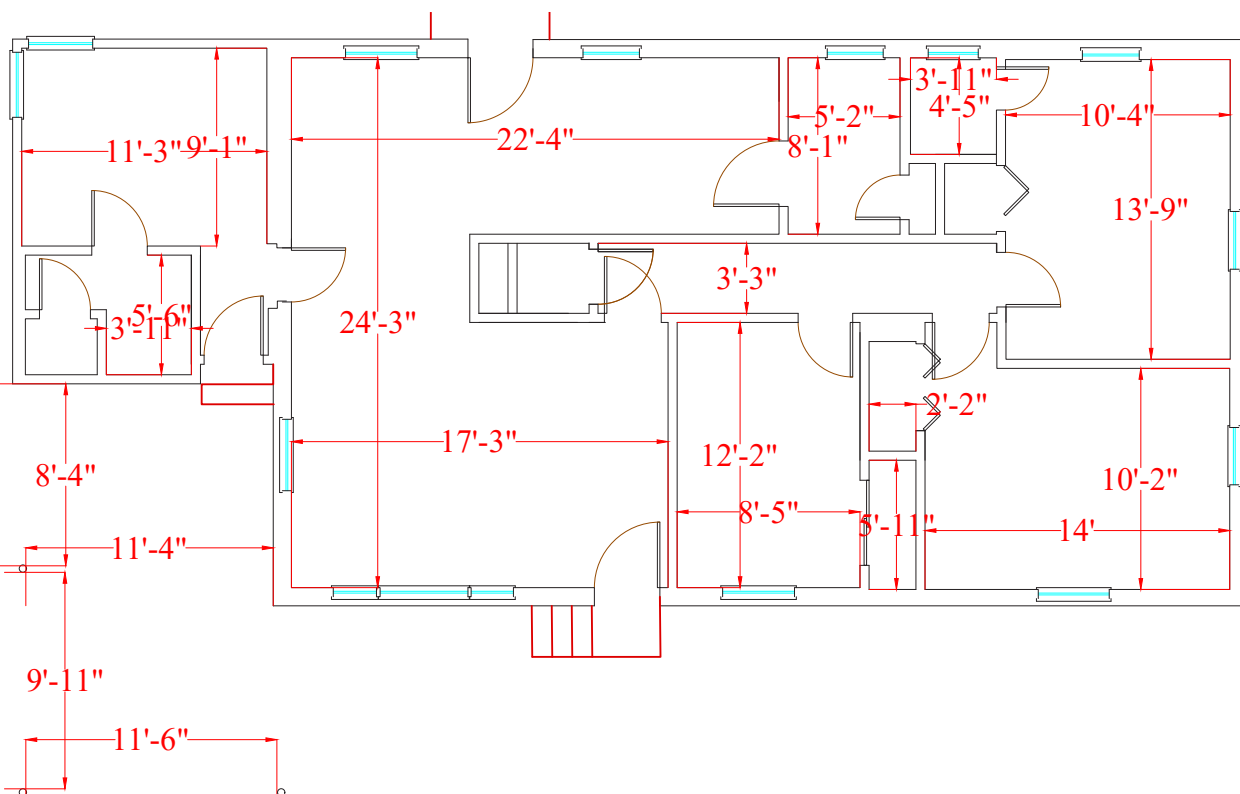
- I-526 | **1 minute**
- Highway 17 | **1 minute**
- Downtown Charleston | **16 minutes**
- I-26 | **10 minutes**
- Mount Pleasant | **22 minutes**
- Charleston International Airport | **13 minutes**

For Lease | 634 Orleans Road

Property Images



Building Floor Plan



For Lease

Contact

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