



FOR LEASE

±3,000 SF Premier Class A Office Space Located on Daniel Island

109 River Landing Drive, Charleston, SC 29492

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Property Overview

Exceptional third-floor office suite offering ±3,000 square feet of workspace in the submarket of Daniel Island. This move-in ready suite combines functional, open floor plan efficiency with premium finishes throughout.

The suite is thoughtfully laid out with seven private offices, a conference room, a reception area, a kitchen, a copier/mail area and two unisex restrooms. A corridor connects all spaces efficiently, and the suite includes convenient access to a shared elevator and two stairwells.

Suite 300 has exclusive access to ±1,300 SF of private balcony space — ideal for team gatherings, client entertaining or simply enjoying the Lowcountry surroundings. The balcony is provided as a bonus amenity and is not included in the rentable square footage, tenants can enjoy this outdoor space at no extra cost.

Property Highlights

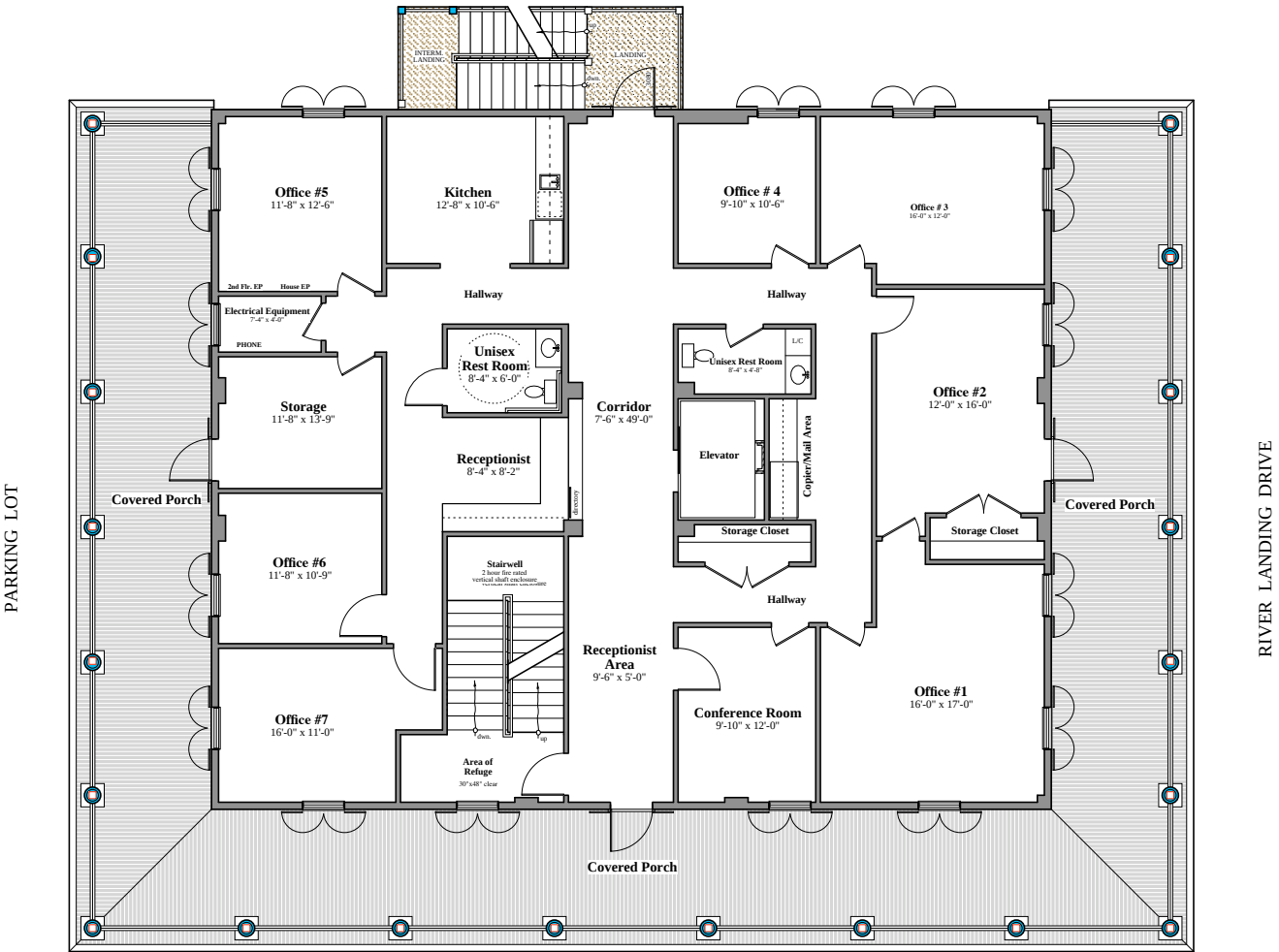
- 7 private offices
- Reception area, kitchen and copier/ mail room
- Third-floor suite with prominent address on River Landing Drive
- Daniel Island location with convenient access to I-26 and downtown Charleston

Address	109 River Landing Drive Charleston, SC 29492
Available	Suite 300: ±3,000 SF
Date Available	August 1, 2026
Lease rate	\$39.00 PSF, Modified Gross
Accessibility	Elevator and stair access with front and rear entrances
Parking	Free surface parking on-site
TMS #	275-00-00-161
Restrooms	Two (2)
Private Balcony	±1,300 SF (bonus - not changed in rent)



Floor Plan

Suite 300: 7 private offices, conference room, reception area, kitchen, two unisex restrooms and a copier/ mail area



THIRD FLOOR PLAN

Heated	2,773 Sq Ft
Deck	1,855 Sq Ft
Stairwell	106 Sq Ft
Area of Refuge	68 Sq Ft
Elevator Shaft	53 Sq Ft
TOTAL	4,855 Sq Ft

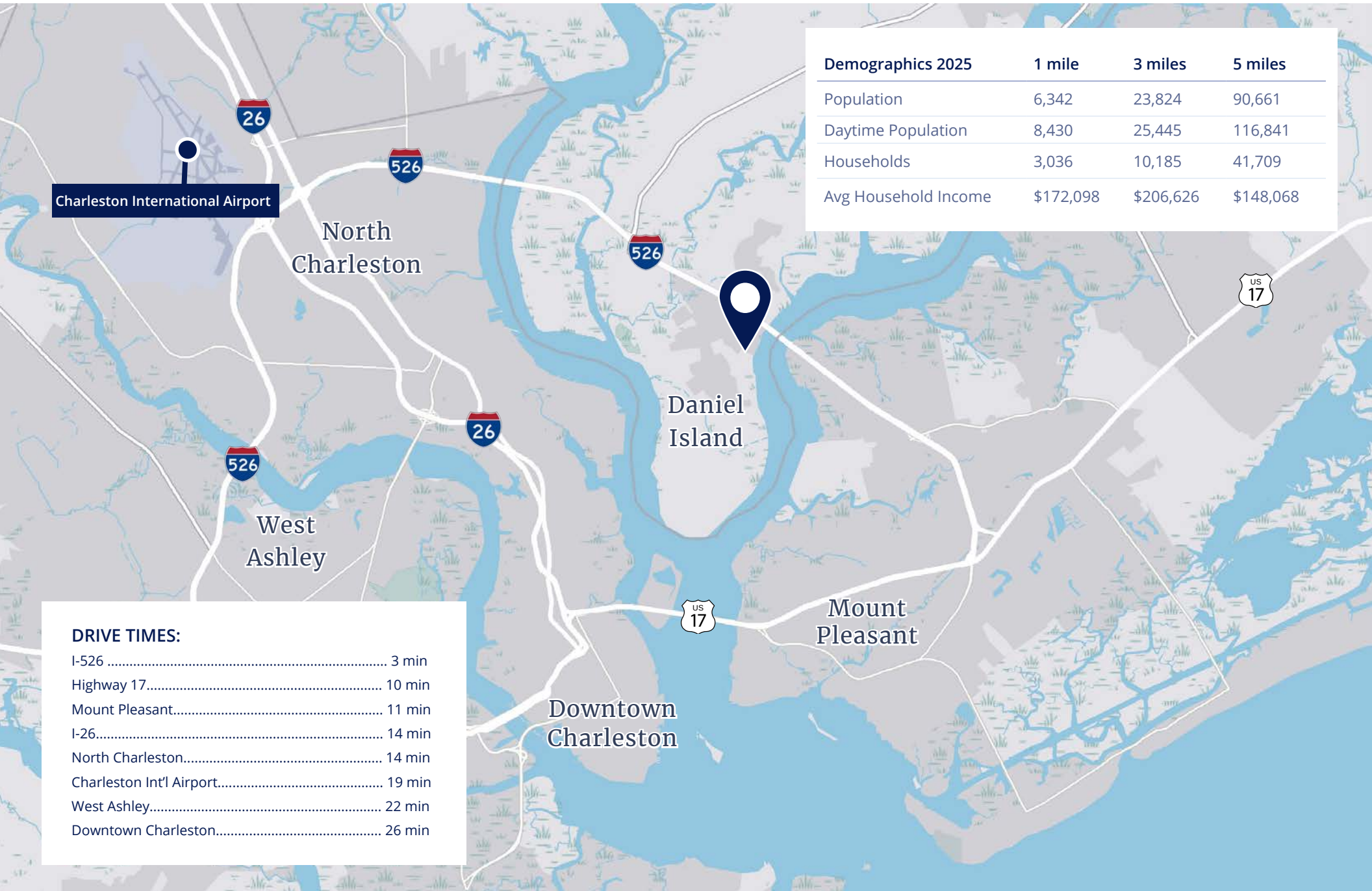
Property Photos



Market Overview



Location Overview



Demographics 2025	1 mile	3 miles	5 miles
Population	6,342	23,824	90,661
Daytime Population	8,430	25,445	116,841
Households	3,036	10,185	41,709
Avg Household Income	\$172,098	\$206,626	\$148,068

DRIVE TIMES:

- I-526 3 min
- Highway 17..... 10 min
- Mount Pleasant..... 11 min
- I-26..... 14 min
- North Charleston..... 14 min
- Charleston Int'l Airport..... 19 min
- West Ashley..... 22 min
- Downtown Charleston..... 26 min



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