

Suite 300-E : ±3,732 SF
Suite 500-D: ±2,080 SF

Two Suites Available For Lease at **West Charleston Business Center**

1941 Savage Road, Charleston, SC 29407

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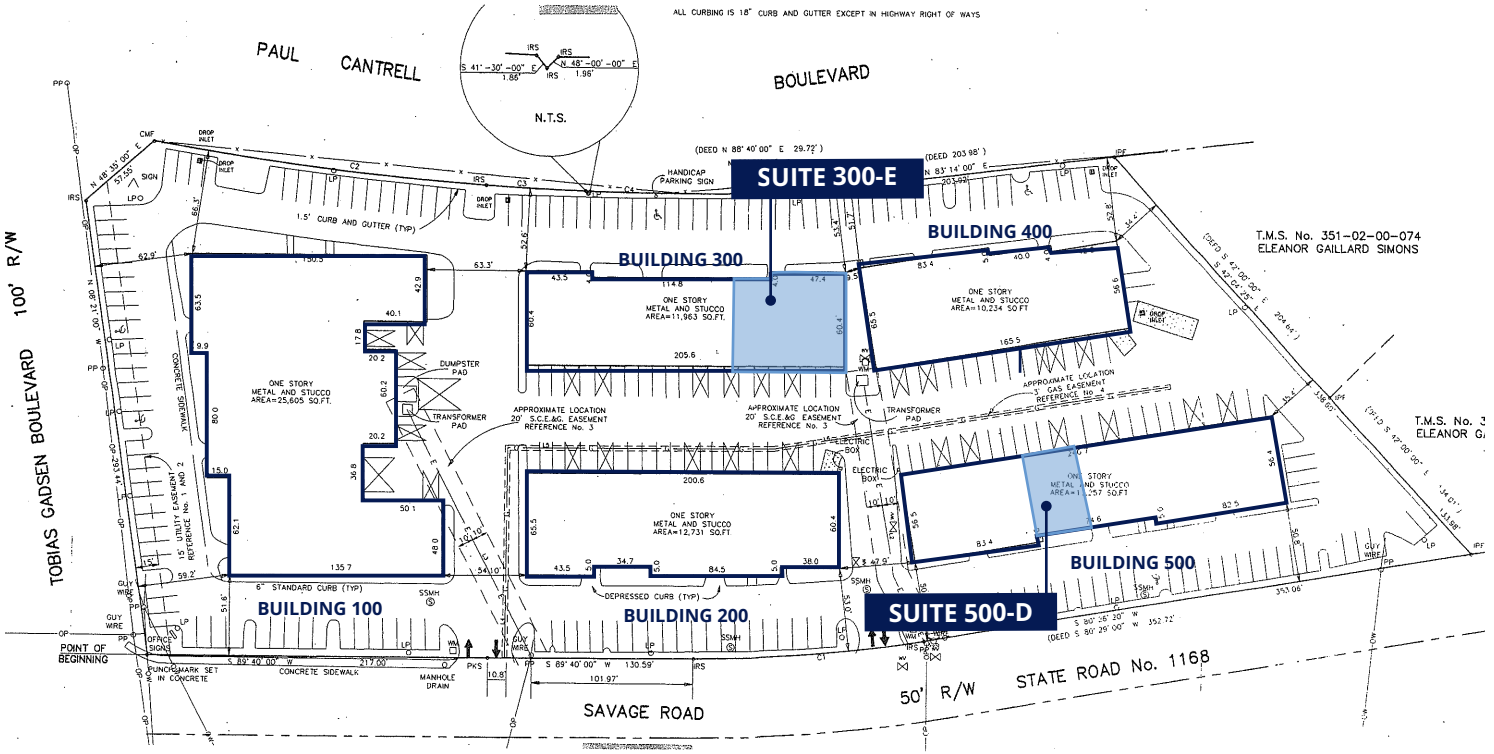
FEATURES & AMENITIES

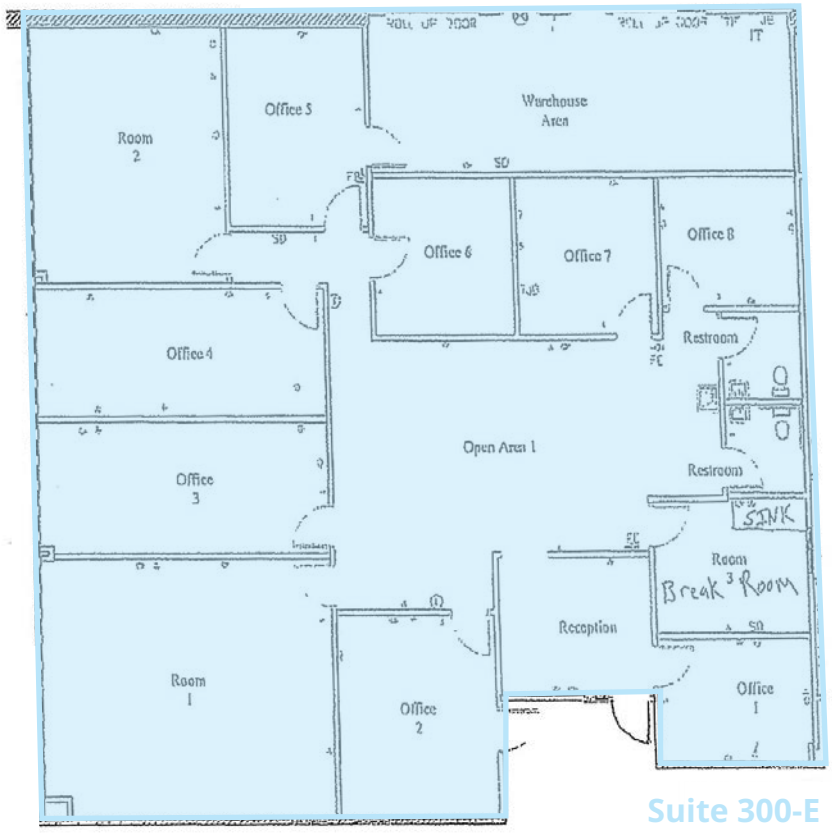
Located a half-mile from Interstate 526 and Highway 61, West Charleston Business Center has excellent visibility in a rapidly growing area of West Ashley. Interstate 26 access, Downtown Charleston, St. Francis Hospital, banking, shopping and restaurants are all within minutes of the property. The business center currently has two suites avialable.

- Unbeatable location, less than one half-mile from both Interstate 526 and Highway 61 access
- Flexible space for a variety of users (government, medical, office, flex, R&D)
- Direct access to the suite from parking lot
- Rarely available flex office space
- Built in 1989
- Negotiable rates and improvement allowances for a five-year lease with credit tenant
- All leases are modified gross
- Excellent proximity to a variety of amenities, including banking, medical, shopping and restaurants

AVAILABILITY

Suite	Available
300-E	±3,732 SF Available now
500-D	±2,080 SF Available now





Suite 300-E

BUILDING 300 AVAILABILITY

Suite 300-E

- Space Available: ±3,732 SF
- Warehouse Space: ±385 SF
- Two (2) 10’ x 10’ Roll-Up Doors
- Two Restrooms
- Kitchenette/Break Room Area
- Date of Occupancy: Immediately
- Lease Rate: $19.00 PSF Modified Gross

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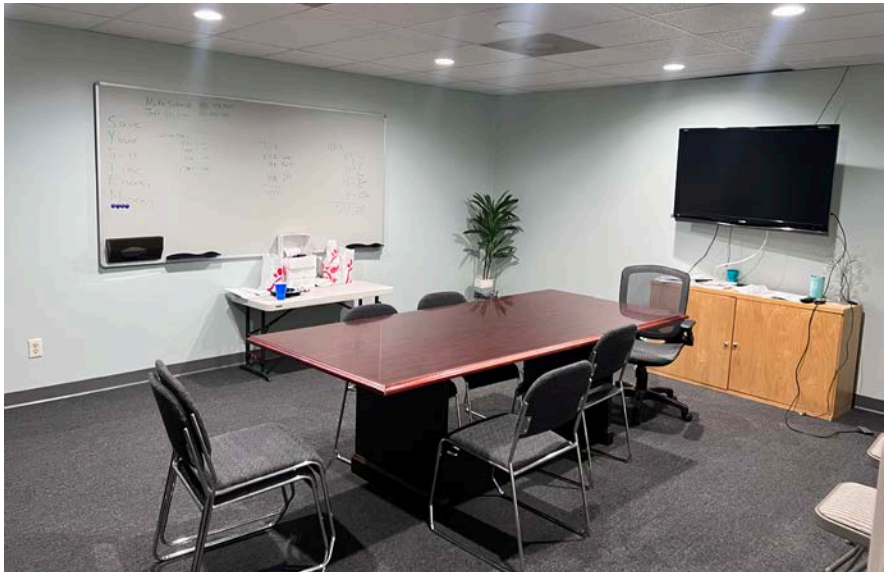
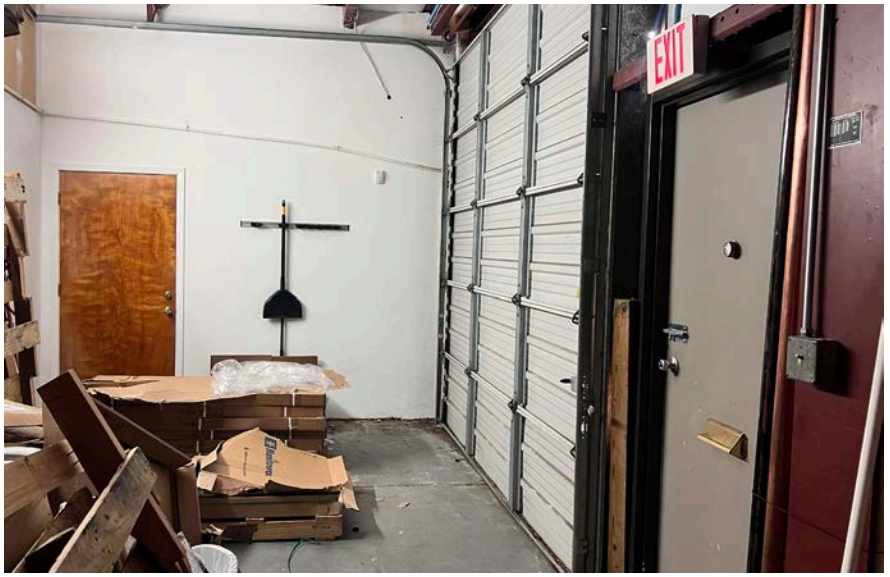
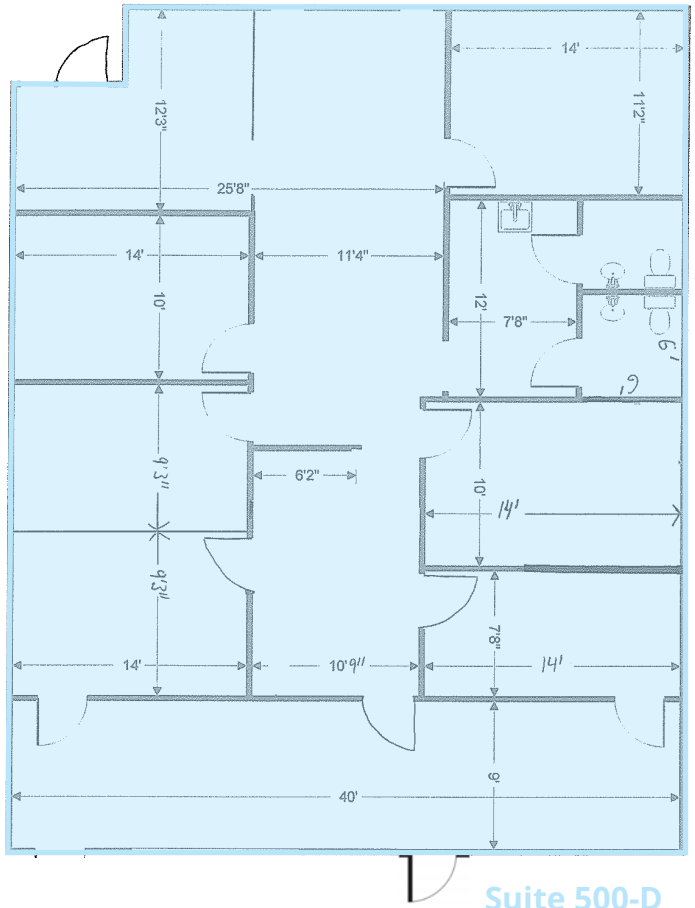
Suite 300-E Photos











Suite 500-D

BUILDING 500 AVAILABILITY

Suite 500-D

- Space Available: ±2,080 SF
- Warehouse Space: ±337 SF
- One 10’ x 10’ Roll-Up Door
- Two Restrooms
- Kitchen Sink Area
- Date of Occupancy: Immediately
- Lease Rate: $19.00 PSF Modified Gross

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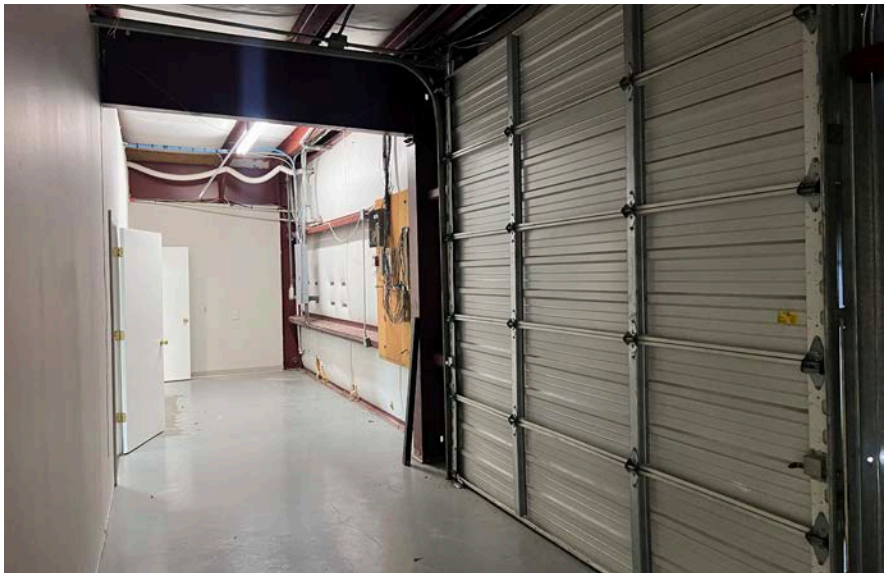
Suite 500-D Photos











PROPERTY LOCATION

Area Snapshot

(three-mile radius)

Restaurants

- Famulari's
- Palmira
- Chick-fil-A
- Rio Chico
- Papa John's
- Outback Steakhouse
- Southern Roots Smokehouse
- Pizza Hut

Services

- Public Storage
- Truist
- First National Bank
- Wells Fargo
- Bank of America
- Roper St. Francis Healthcare
- MedCare Urgent Care
- MUSC Health Primary Care
- Charleston Oncology

Shopping

- Belk
- Dillard's
- Target
- Dick's Sporting Goods
- CostCo
- Harris Teeter
- Food Lion
- Kohl's
- Marshalls
- Lowe's
- The Home Depot
- Dollar General
- CVS Pharmacy
- Total Wine & More
- Best Buy
- Palmetto State Armory

Entertainment

- Planet Fitness
- Citadel Stadium 16
- Break Out Charleston

Drive Times

I-526	2 Minutes
Citadel Mall	5 Minutes
I-26	7 Minutes
Charleston Int'l Airport	8 Minutes
Downtown Charleston	10 Minutes
Mount Pleasant	16 Minutes

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