



FOR LEASE

**±3,038 SF Office Space
Available**

176 Croghan Spur Road, Charleston, SC 29407

Cameron Yost, CCIM, SIOR

Principal
+1 843 203 1105
cameron.yost@colliers.com

Pete Harper, CCIM

Principal
+1 843 329 0108
pete.harper@colliers.com

Reid Davis, CCIM, SIOR

Managing Director
+1 843 277 4326
reid.davis@colliers.com

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Property Summary

Albemarle Point Center, a Class A office building conveniently located just across the bridge in West Ashley. This premier property offers unparalleled convenience, with easy access to the peninsula and downtown Charleston while enjoying the benefits of suburban living, including ample free surface parking in addition to prominent monument signage. Albemarle Point Center is the ideal choice for businesses seeking a modern, well-maintained office space in a thriving West Ashley location

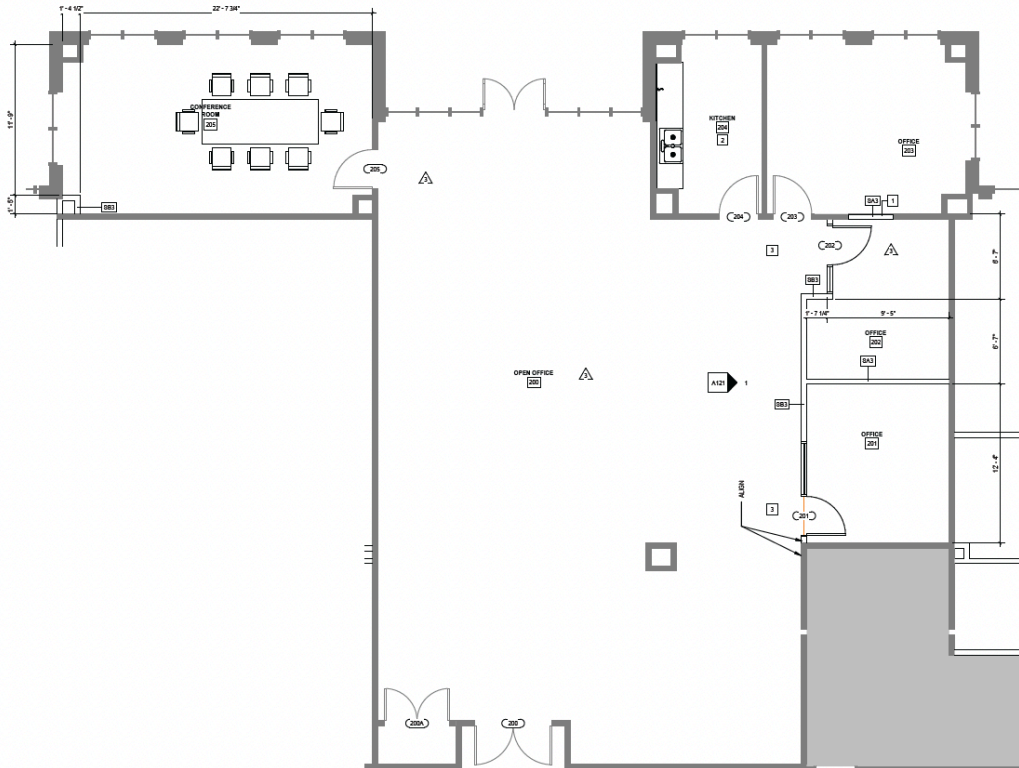
Highlights

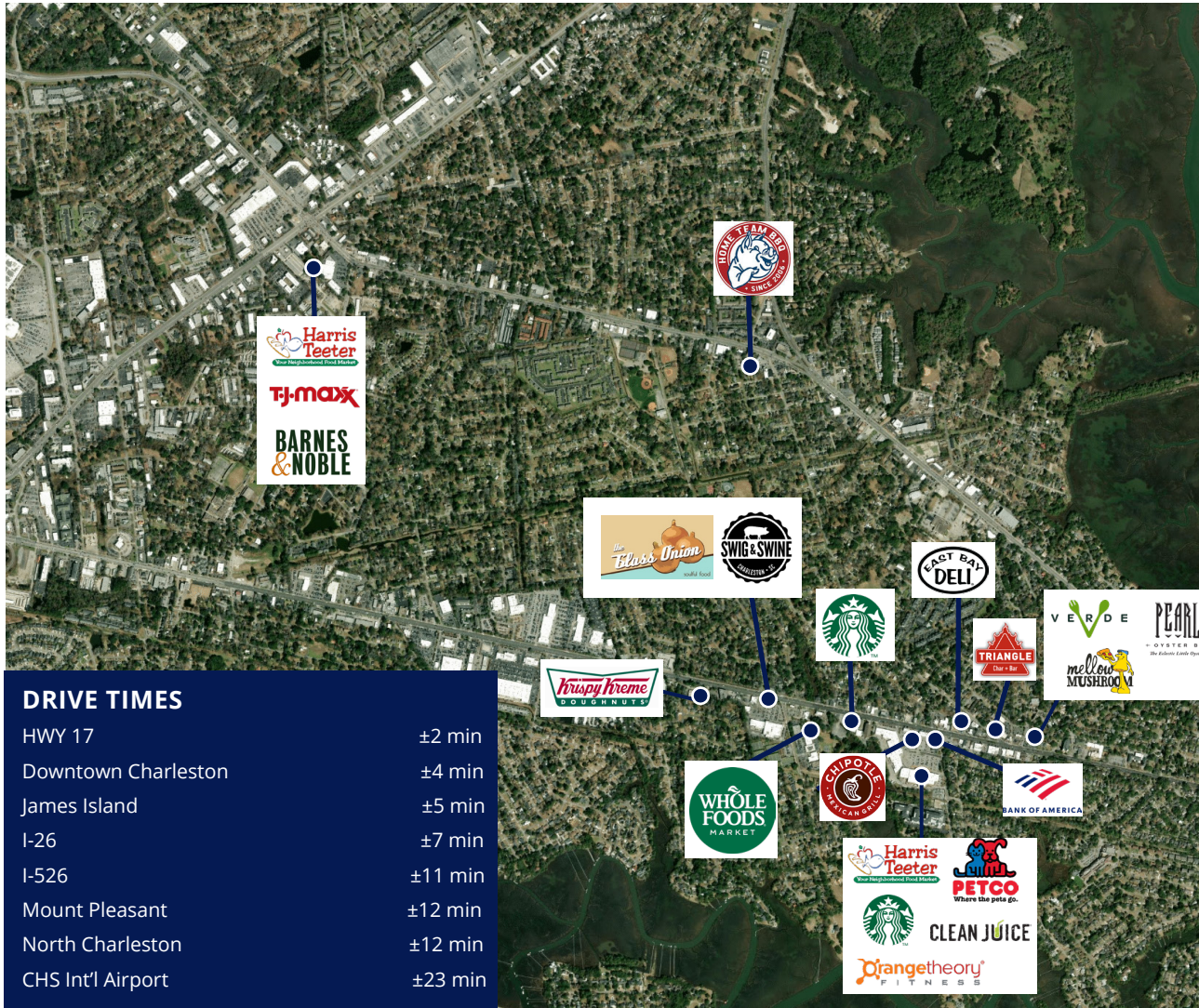
- Availability: Suite 208 (±3,038 SF)
- Lease rate: \$39.00/SF, Full Service
- Prime Location: Benefit from easy access to downtown Charleston and the peninsula.
- Ample parking on-site
- Prominent monument signage



Property Photos

Available | Suite 208: $\pm 3,038$ SF





DRIVE TIMES

HWY 17	±2 min
Downtown Charleston	±4 min
James Island	±5 min
I-26	±7 min
I-526	±11 min
Mount Pleasant	±12 min
North Charleston	±12 min
CHS Int'l Airport	±23 min



Colliers | South Carolina
 960 Morrison Drive, Ste 400
 Charleston, SC 29403
 +1 843 747 1200

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