

FOR LEASE

±1,600-SF First Floor Office Opportunity Located Just off Dorchester Road

768 Travelers Boulevard
Summerville, SC 29485

Colliers

Justin Ross
Vice President
+1 301 538 3540
justin.ross@colliers.com

James Bakker, CCIM
Vice President
+1 843 813 5557
james.bakker@colliers.com

Maddy Stout
Brokerage Associate
+1 843 720 7503
maddy.stout@colliers.com

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

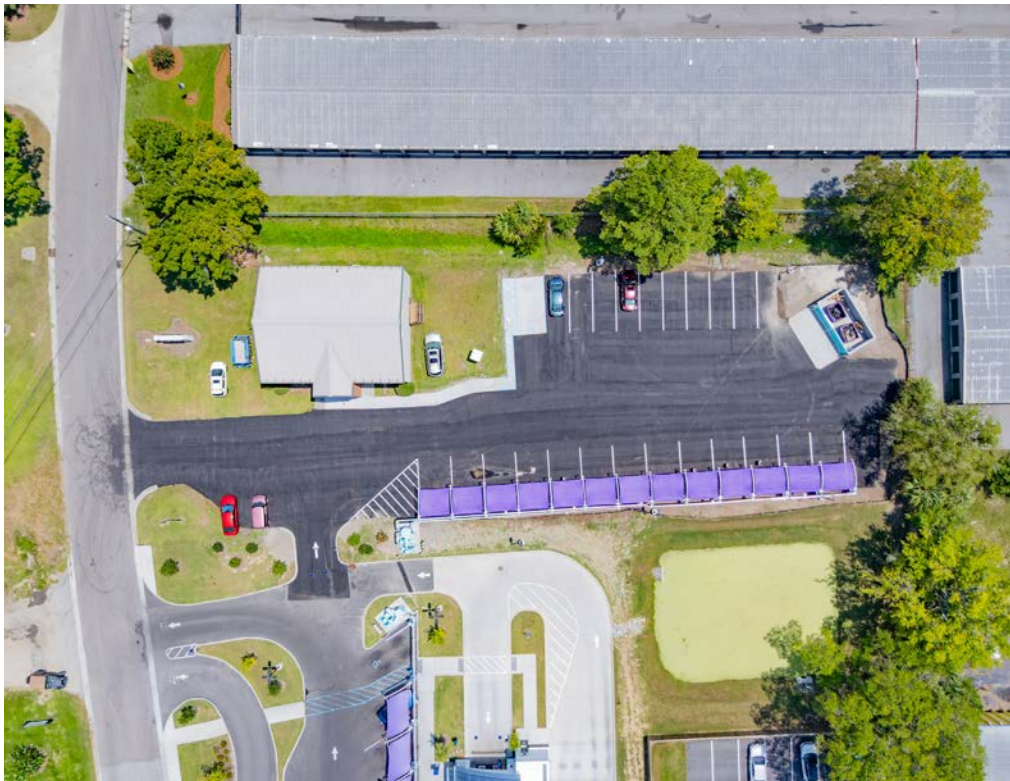
Property Details

Property Description

This well-appointed first-floor office space at 768 Travelers Blvd, combines Suites 101 & 102 into a versatile workspace. Situated in a professional two-story brick building, this suite offers the perfect blend of accessibility, functionality, and curb appeal for growing businesses, professional services, or satellite offices.

Address	768 Travelers Boulevard, Summerville, SC 29485
Total Building Area	±4,000 SF
Space Available	±1,600 SF (Suites 101 & 102)
Lease Rate	$19 PSF ($2,534 gross monthly rent) **Tenant is responsible for their portion of electricity and will provide their own phone/internet. No common area charges.*
TMS #	161-08-02-016
Zoning	UC-MX - Urban Corridor Mixed-Use
Land Size	±0.65 Acres
Parking	8 spaces with an additional handicap spot
Year Built	1990





Property Photos



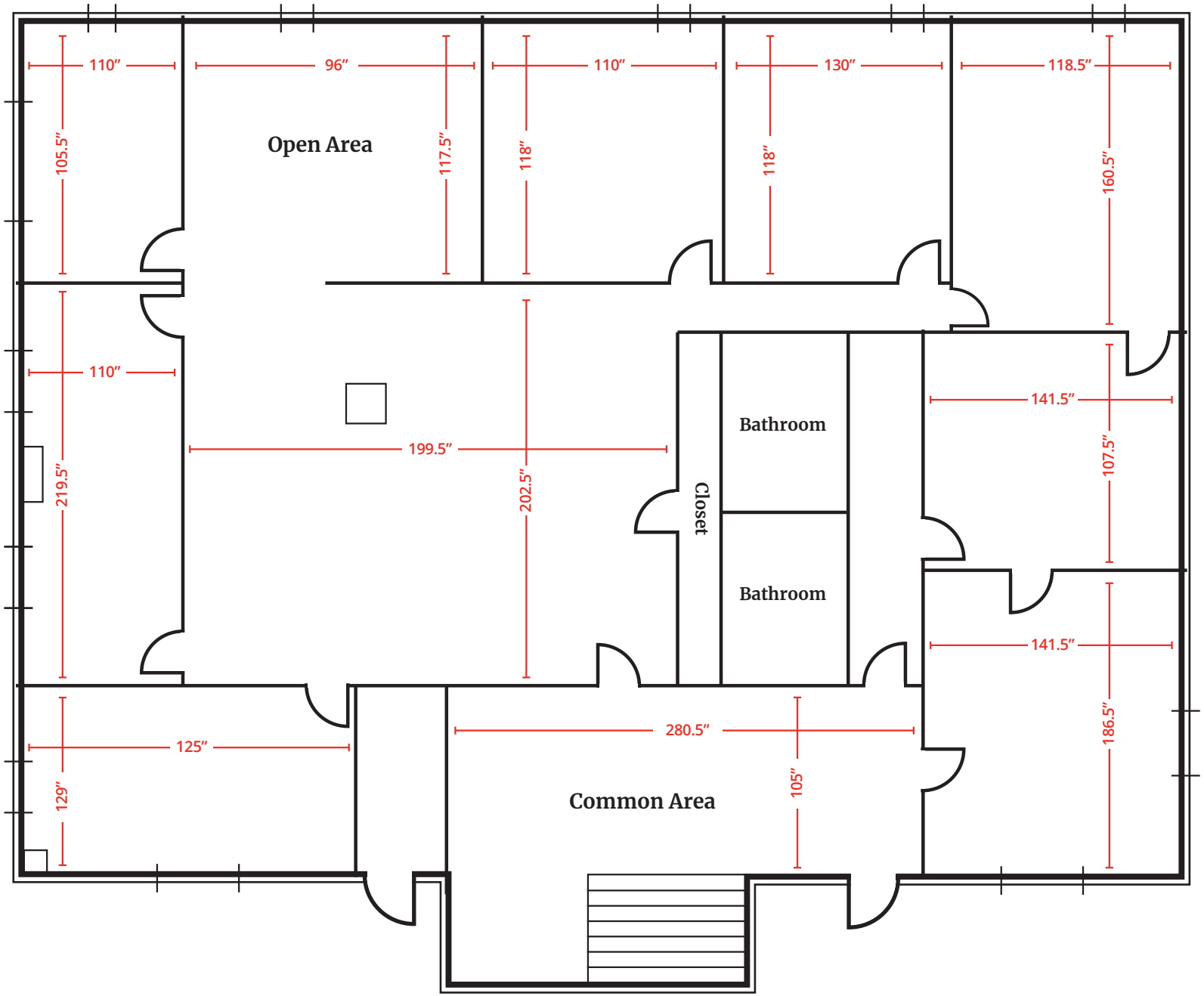




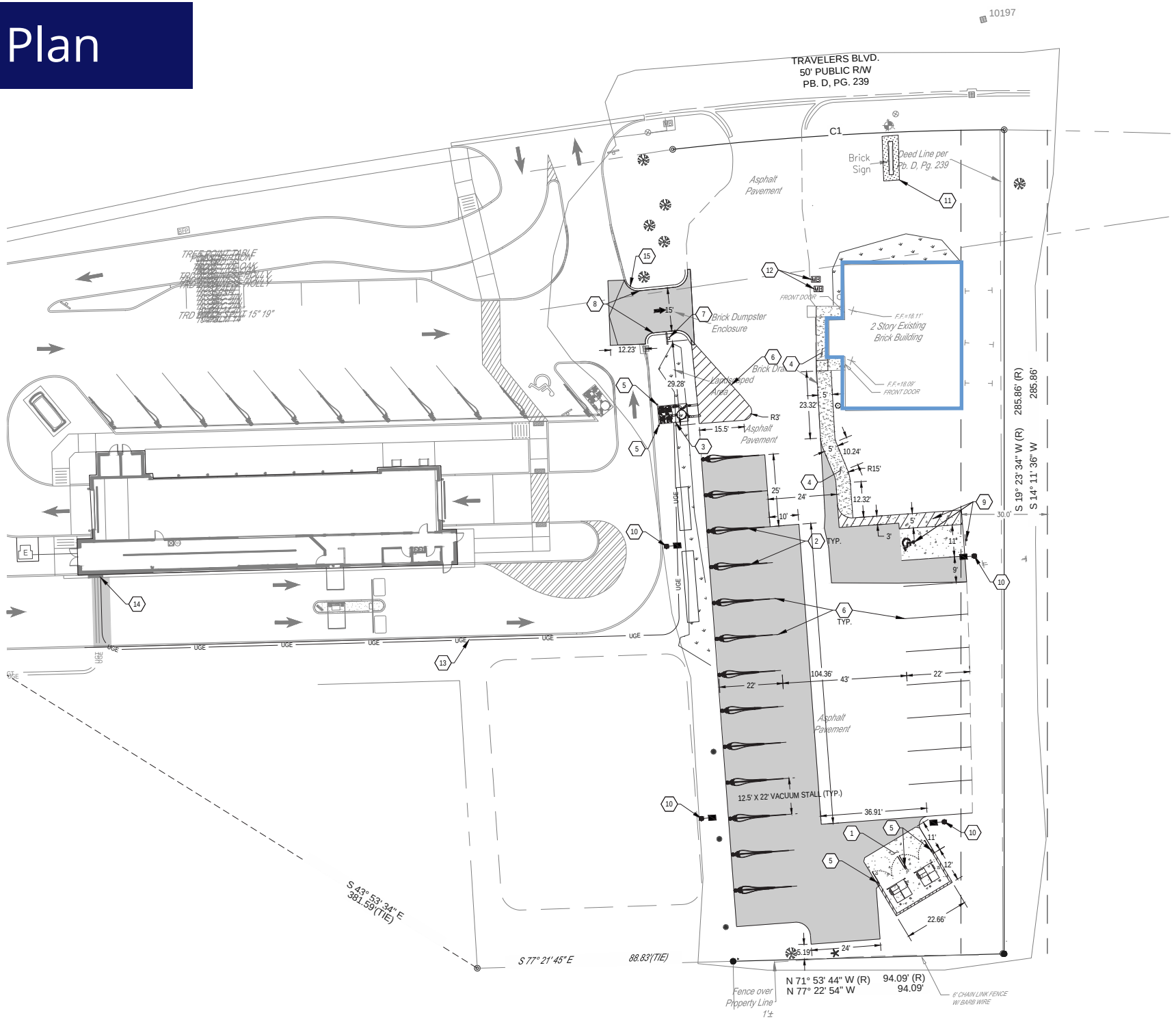




Floor Plan


110″
96″
110″
130″
118.5″
105.5″
Open Area
117.5″
118″
118″
160.5″
110″
141.5″
199.5″
202.5″
Bathroom
Closet
107.5″
219.5″
Bathroom
141.5″
280.5″
125″
105″
186.5″
129″
Common Area

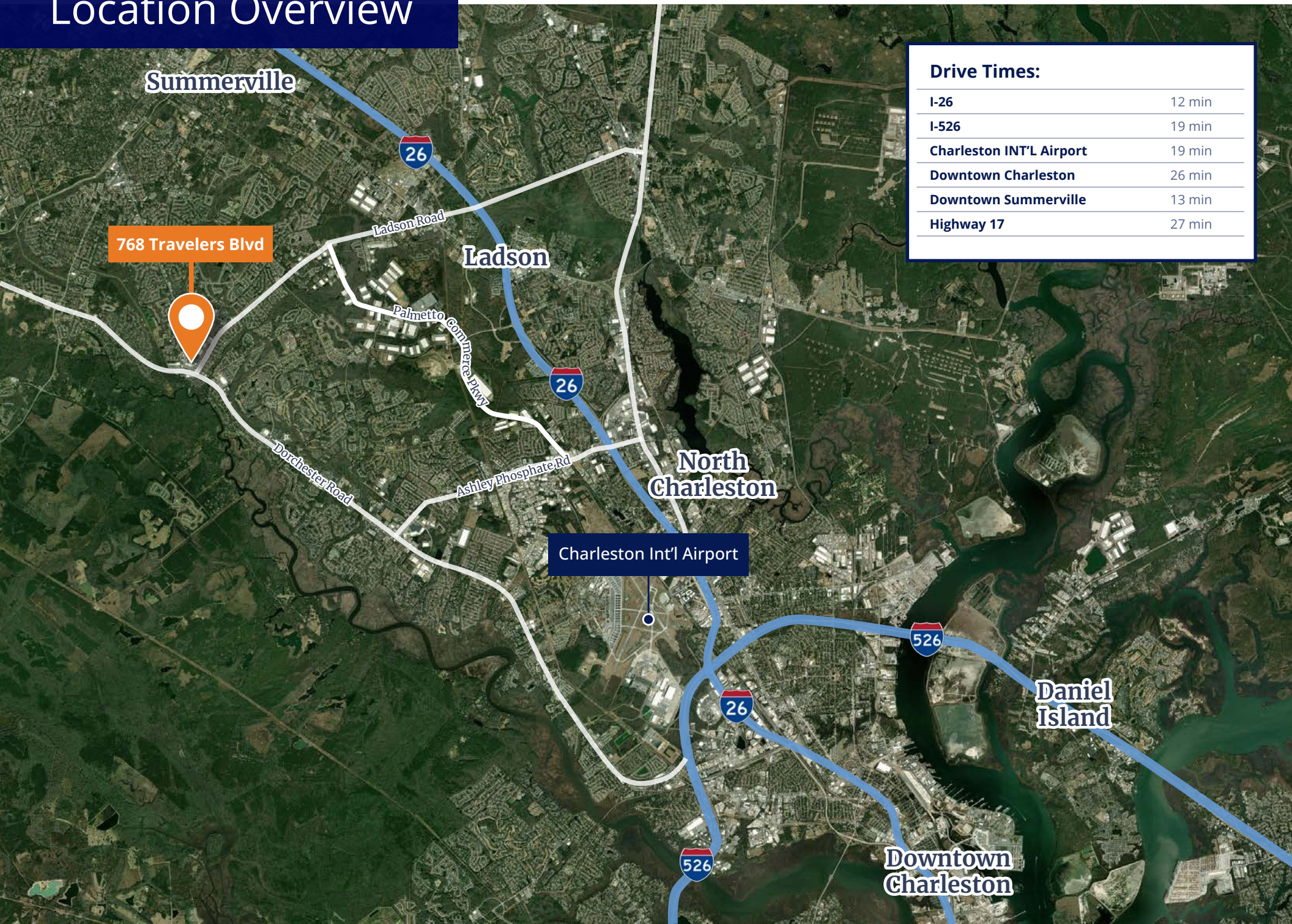
Site Plan


10197
TRAVELERS BLVD.
50' PUBLIC R/W
PB. D, PG. 239
C1
Brick Sign
Deed Line per Pb. D, Pg. 239
Asphalt Pavement
Brick Dumpster Enclosure
2 Story Existing Brick Building
F.F.=18.11'
FRONT DOOR
F.F.=18.08'
FRONT DOOR
Brick Dra
Landscaped Area
Asphalt Pavement
R3'
R15'
15.5'
29.28'
12.23'
23.32'
10.24'
12.32'
25'
24'
10'
5'
3'
11'
9'
30.0'
TYP.
UGE
285.86' (R)
285.86'
S 19° 23' 34" W (R)
S 14° 11' 36" W
104.36'
43'
22'
22'
Asphalt Pakement
12.5' X 22' VACUUM STALL (TYP.)
36.91'
11'
12'
22.66'
15.19'
24'
S 43° 53' 34" E
381.59'(TIE)
S 77° 21' 45" E
88.83'(TIE)
N 71° 53' 44" W (R)
N 77° 22' 54" W
94.09' (R)
94.09'
Fence over Property Line 1'±
6' CHAIN LINK FENCE W/ BARB WIRE
TREE POINT TABLE
TRD DIAMETER AT 15" 19"

Aerial Overview



Location Overview



Drive Times:

I-26	12 min
I-526	19 min
Charleston INT'L Airport	19 min
Downtown Charleston	26 min
Downtown Summerville	13 min
Highway 17	27 min

768 Travelers Boulevard
Summerville, SC 29485

Contact:

Justin Ross
Vice President
+1 301 538 3540
justin.ross@colliers.com

James Bakker, CCIM
Vice President
+1 843 813 5557
james.bakker@colliers.com

Maddy Stout
Brokerage Associate
+1 843 720 7503
maddy.stout@colliers.com

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



This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.