



1 CARRIAGE LANE
CHARLESTON, SC

TABLE OF CONTENTS

FURTHER INFORMATION

PHIL ROSE

- 843.270.3280
- 843.203.1668

phil@twinriverscap.com

656 Ellis Oak Ave. Suite 201
Charleston, SC 29412

www.twinriverscap.com

Property Information	03
Locator Map	04
High Aerial	05
Low Aerial	06
Interiors	07
First Floor Plan	08
Second Floor Plan	09

HIGHLIGHTS

Two story, newly renovated office building in the Carriage Lane Office development. 4,000 SF total. Common area and restrooms on each floor. Excellent location in West Ashley, convenient to downtown, Highway 17 (to Mt. Pleasant), James Island, and I-526/I-26 (to N. Charleston).

Suites are offered as:

- Individual offices
- In combination as multi-room office configurations

Pricing starting at \$400/mo.



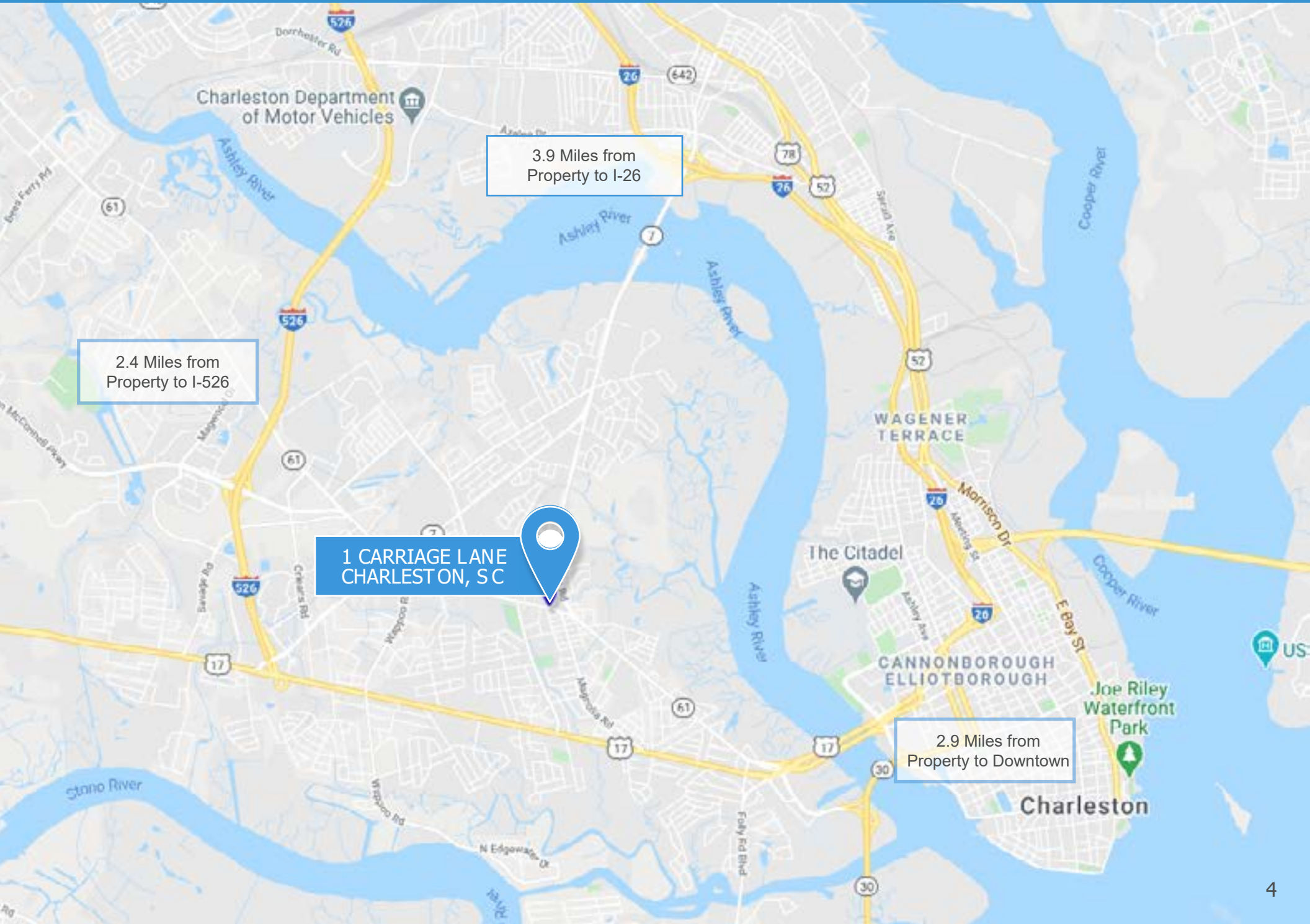
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,959	59,212	134,094
Average HHI	\$51,208	\$61,225	\$59,440

- Convenient to Downtown (2.9 miles), I-26 (3.9 miles) and I-526 (2.4 miles)
- Quiet Location Set Back from Busy Street
- Newly Renovated
 - New Roof
 - Floor Coverings
 - Exterior and Interior Paint
 - Doors and Hardware
- Numerous Walkable Restaurants Nearby
- Suites Have Great Natural Light
- Rent Includes:
 - Electricity
 - Water/Sewer
 - Basic WIFI
 - Janitorial
 - Access to Conference Room
 - Off-Street Parking
 - Kitchenette
 - Landscaping & Parking Lot
 - Security

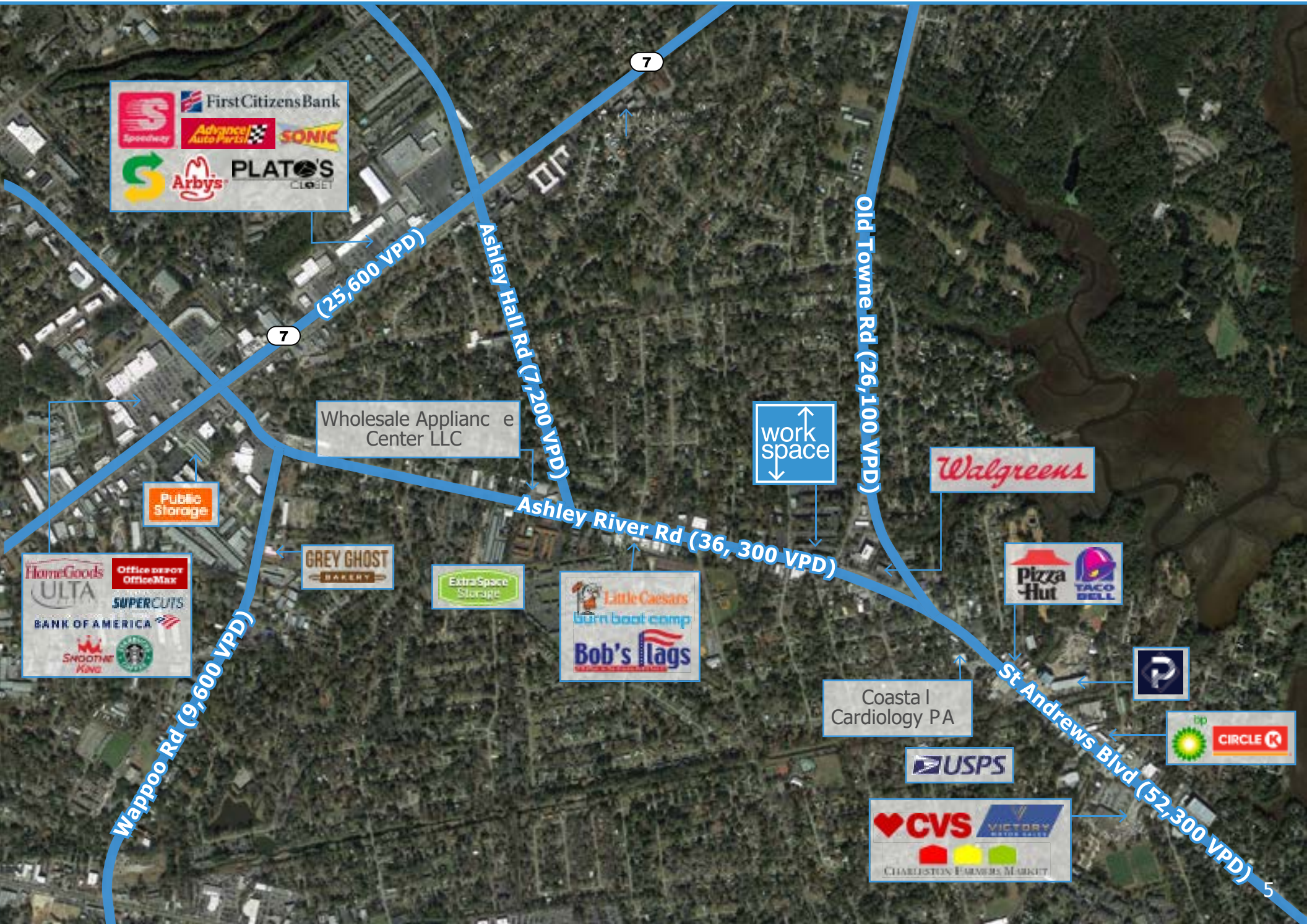
LOCATOR MAP

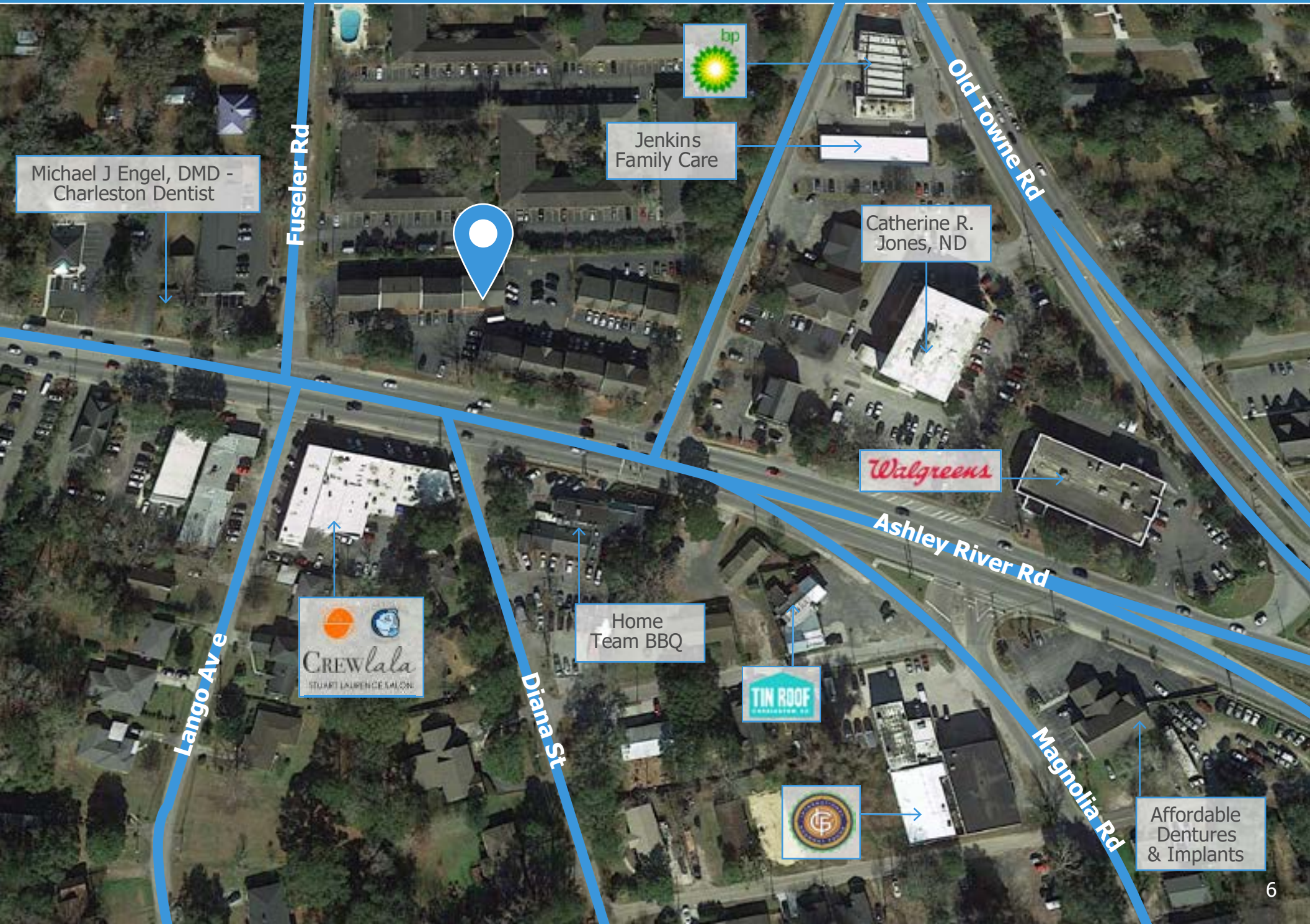
1 Carriage Lane Charleston, SC 29407



HIGH AERIAL

1 Carriage Lane Charleston, SC 29407





Michael J Engel, DMD -
Charleston Dentist

Fuseler Rd



Jenkins
Family Care

Old Towne Rd

Catherine R.
Jones, ND

Walgreens

Ashley River Rd

Lango Ave



Home
Team BBQ



Diana St



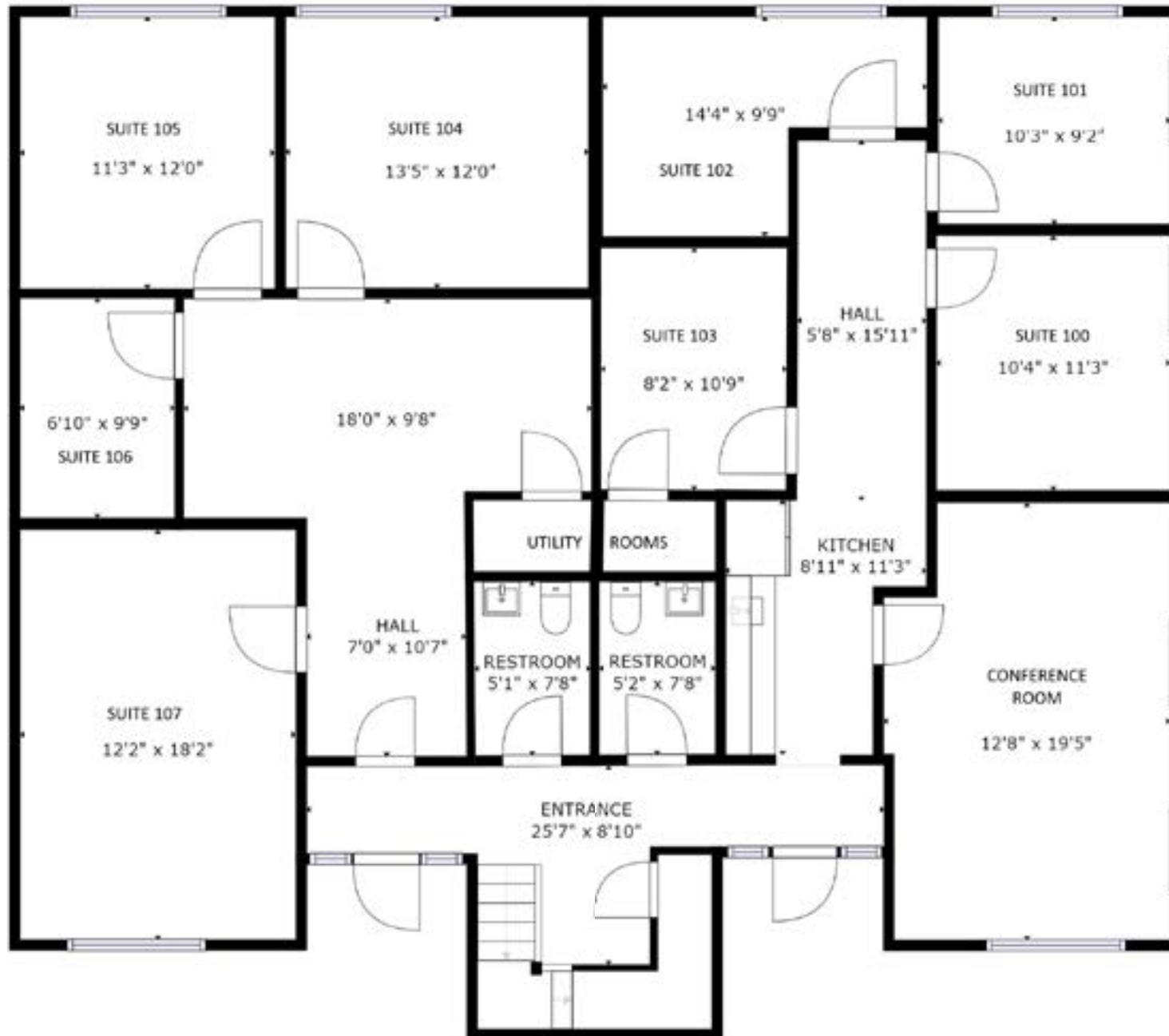
Magnolia Rd

Affordable
Dentures
& Implants



FIRST FLOOR PLAN

1 Carriage Lane Charleston, SC 29407



SECOND FLOOR PLAN

1 Carriage Lane Charleston, SC 29407

