

## 1064 GARDNER

1064 GARDNER ROAD | CHARLESTON, SC 29407

**PRICE: \$19.50/SF MODIFIED GROSS LEASE**  
**SIZE: 1,200 SF to 5,000 SF**



## Newly Renovated Garden View Office Park

*Over 2 Million Dollars in Renovations and Updated Security*

New Ownership | New Interior and Exterior Directory and Monument Signs  
Completely Re-designed Courtyard | Fresh Exterior Paint Design  
New Sealcoat and Striping for Parking | Increased Security Lighting  
Fire Safety Improvements | Open Floor Plans Delivered in Vanilla Box

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North Charleston, SC 29418  
843.744.9877



# OVERVIEW:

# 1064 GARDNER

1064 Gardner Road | Charleston, SC

1064 Gardner is a newly renovated office park located in the highly traveled corridor of Sam Rittenberg Blvd. in West Ashley. Professionally landscaped with new outside lighting and ample parking.

- PROPERTY FEATURES:**
- New Ownership
  - Economical Rental Rates
  - Park Setting
  - Covered Private Entrances
  - No Core Factor
  - Tenant Improvement Allowance Available
  - Clear Signage

**AMPLE PARKING:** 331 Spaces

**LOCATION:** Easy Access to I-526/I-26/Sam Rittenberg/  
HWY 61  
Convenient to Restaurants and Shopping

**RENOVATIONS:** Exterior (Paint/Additional Parking Lot Lighting)  
Professional Landscaping

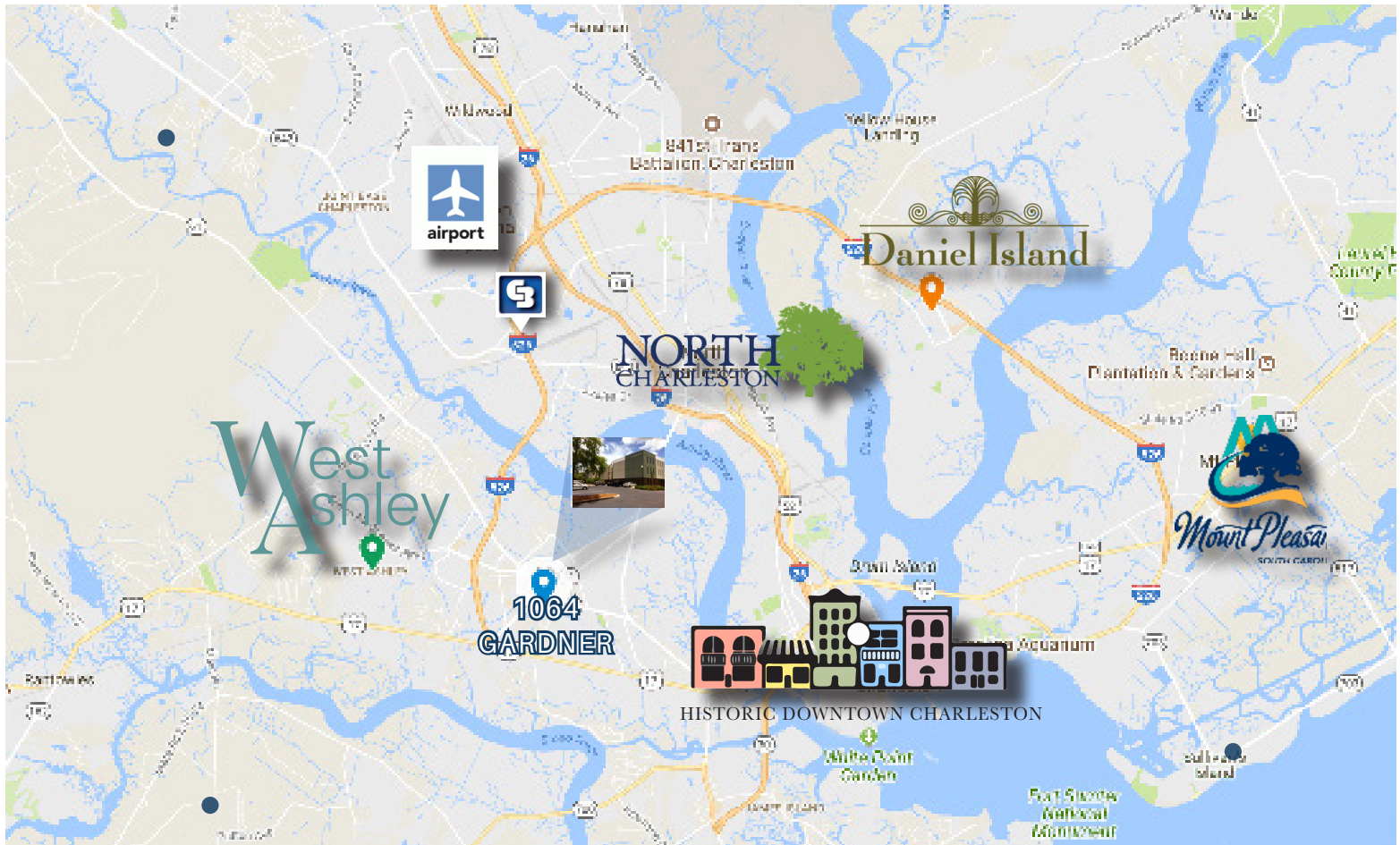
## AVERAGE CLASS B RENTAL RATES:

DOWNTOWN CHARLESTON	\$28.26/SF
LOWER N. CHARLESTON	\$25.62/SF
UPPER N. CHARLESTON	\$19.60/SF
DANIEL ISLAND	\$22.67/SF
MOUNT PLEASANT	\$25.99/SF
WEST ASHLEY	\$22.20/SF
<b>1064 GARDNER</b>	<b>\$19.50/SF</b>

## SPACE AVAILABLE:

- Suite 102:** 1,988 SF, large open area, 1 bath  
**Suite 103:** 1,404 SF, open area, 1 bath  
**Suite 301:** 1,414 SF, offices, bathroom, kitchen  
**Suite 311:** 1,516 SF, offices, conference room, 1 bath  
**Suite 312:** 2,718 SF, offices, reception, 2 bathrooms  
**Suite 313:** 1,838 SF, reception, conference room, offices, 1 bath





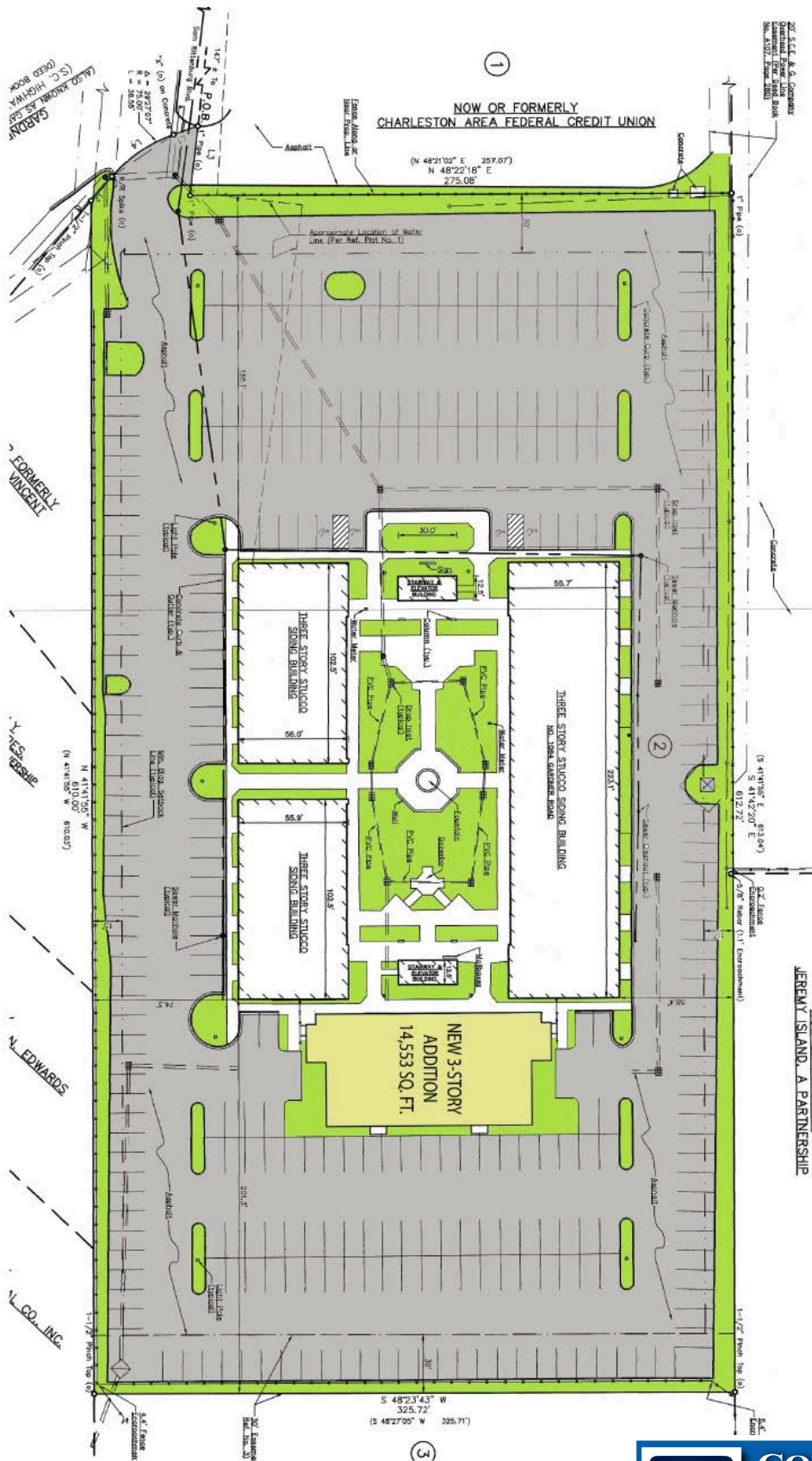
<b>TO AIRPORT</b>	9 miles	12 minutes
<b>TO MT. PLEASANT</b>	12 miles	18 minutes
<b>TO DOWNTOWN</b>	5 miles	11 minutes
<b>TO DANIEL ISLAND</b>	15 miles	18 minutes

SITE PLAN SHOWING ADDITION  
NOT TO SCALE

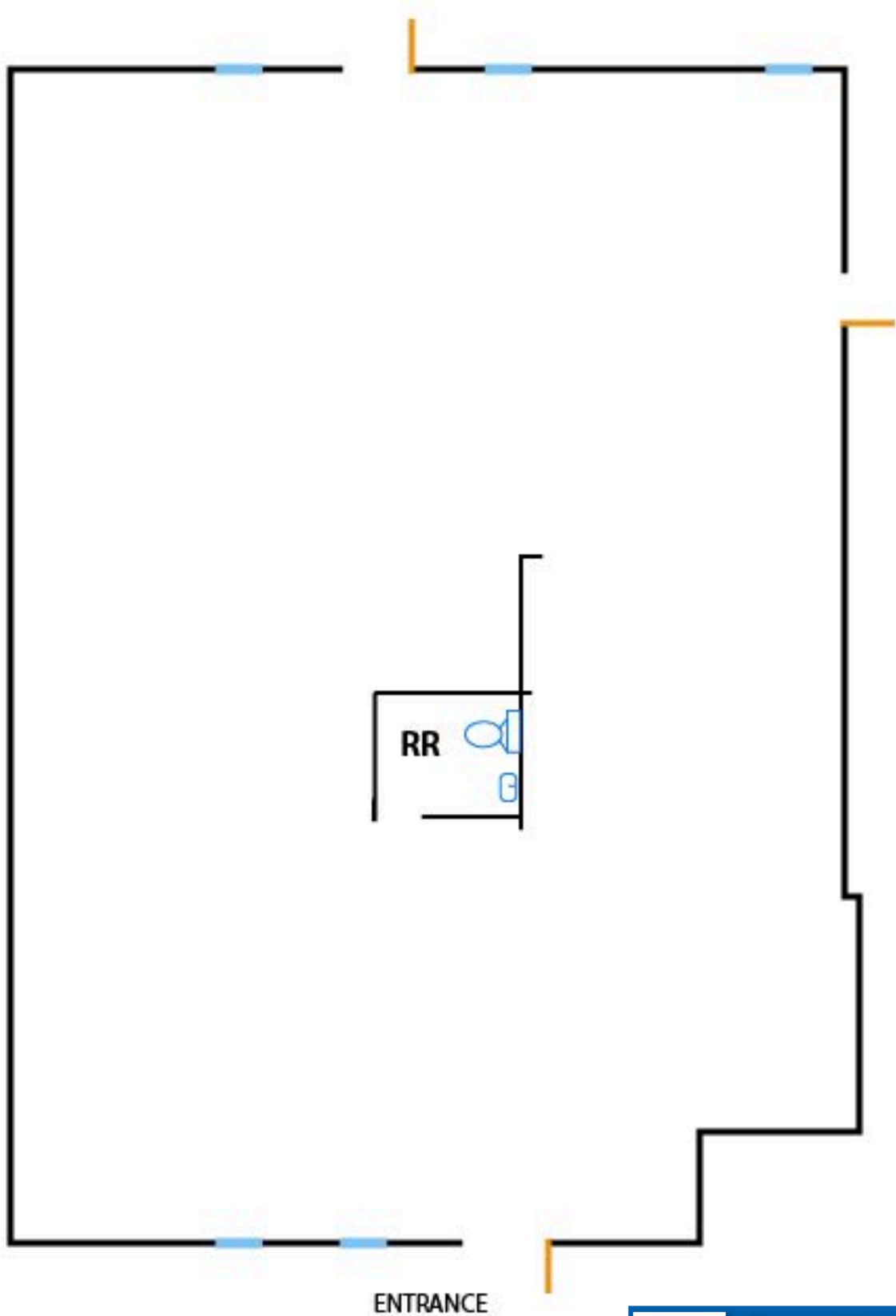
EXPANSION OF FAIRFIELD OFFICES  
Gardner Road - Charleston, South Carolina

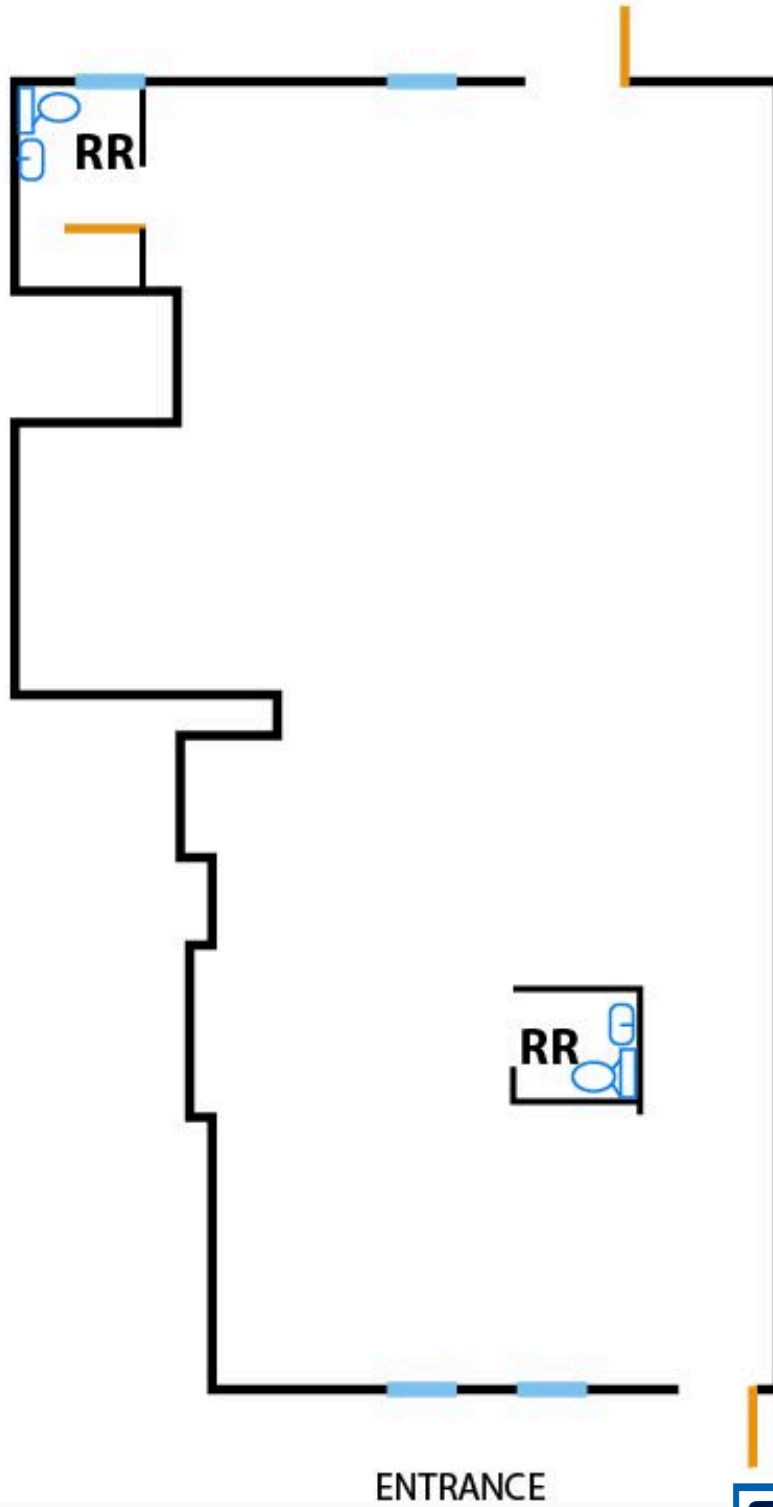
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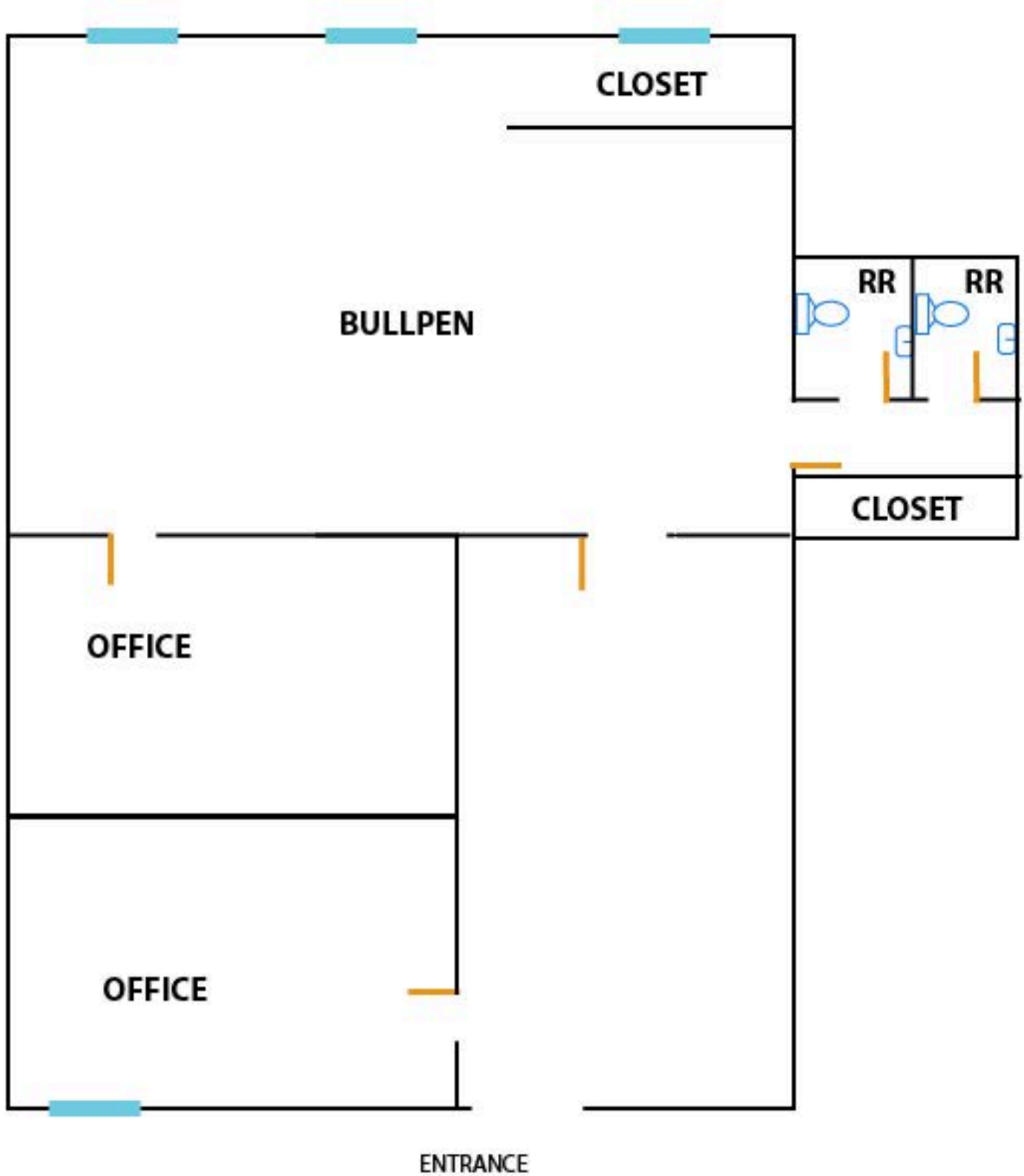
**Coast**  
architects

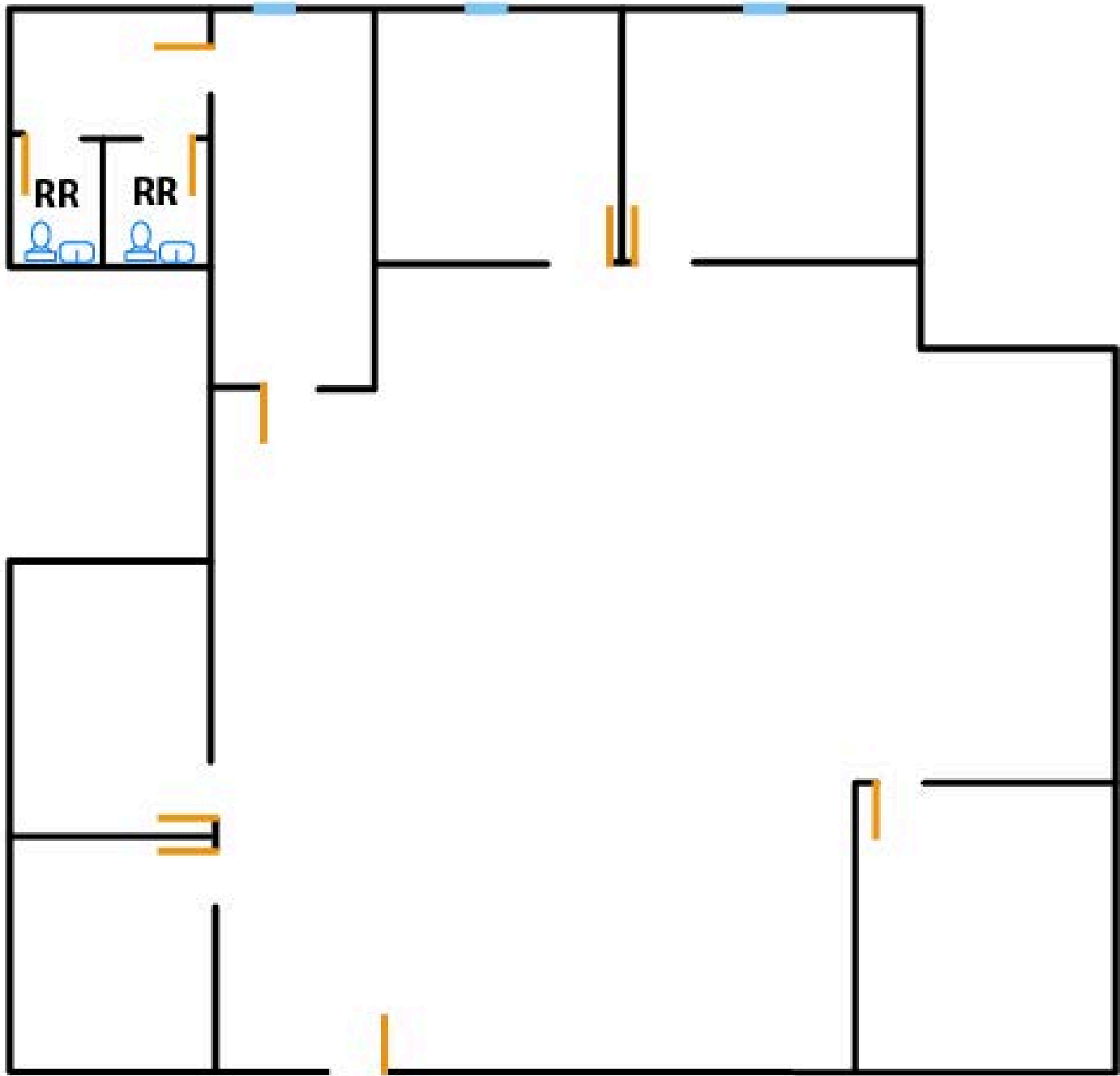


**COLDWELL  
BANKER  
COMMERCIAL**  
**ATLANTIC**









ENTRANCE



