

**AVISON
YOUNG**

OFFICE FOR LEASE

1 Carriage Lane, Charleston, South Carolina SC 29407



Located in the heart of West Ashley

For more information, please contact:

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1 Carriage Lane

This is a great opportunity to lease first floor space on Ashley River Road, a main corridor minutes from Downtown Charleston, I-26 and I-526. The space offers four to five offices with a break area. The One Carriage Lane complex is home to a variety of professionals and close to many conveniences, including numerous restaurants and shopping. It is a good fit for financial services, accounting firms, real estate and tech companies looking for a small space in a convenient location! Rent includes utilities, but not janitorial.

About 5 minutes from Downtown Charleston, I-26 or I-526, One Carriage Lane sits in the heart of West Ashley, surrounded by commercial users (office & retail) and many residential rooftops. 'West Ashley' refers to the area west of the Charleston peninsula, bordered by the Ashley River and Intracoastal Waterway. West Ashley, the oldest suburb in Charleston, is the closest to town and currently experiencing a resurgence.

Snapshot

Tax Map	418-02-00-180
Year Built	1986
Total Building Size	3,916
Zoning	Limited Business
County	Charleston
Municipality	Charleston
Parking	Unreserved

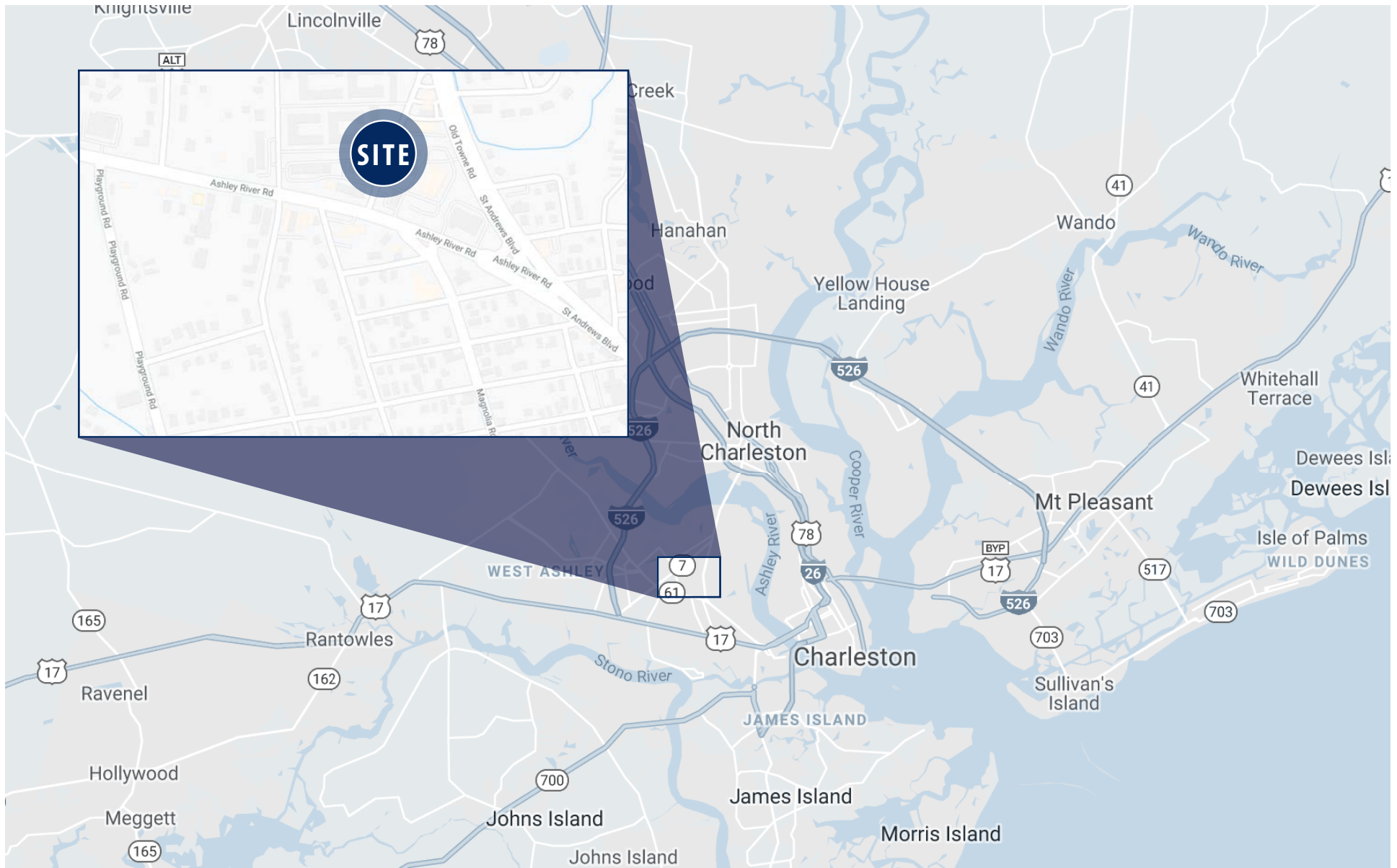
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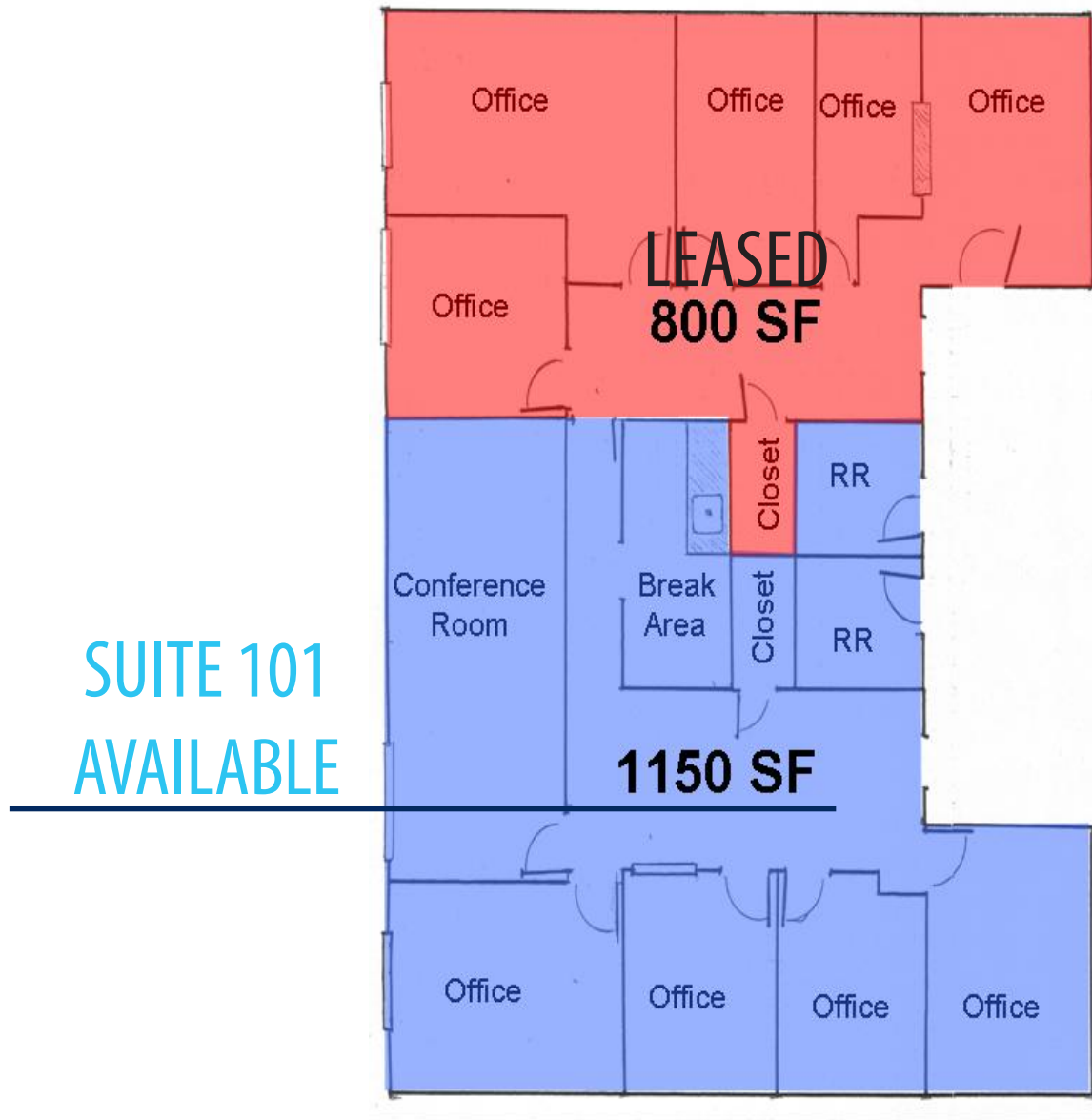
Leasing Information

Unit	Size	Lease Rate	Lease Type
101 Building B	1,150 sf	\$2,200	Modified Gross Includes Utilities!

Take Hwy 61 Outbound, veer left when hwy 61/hwy 171 split. Go one block to light at Carriage Lane and turn right. The property is on your left.



Floor Plan



**Floor plan not drawn to scale*

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Amenities Map



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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Broker



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Thank you.

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