

# 1460 TOBIAS GADSON BOULEVARD

Charleston, SC 29407

11,763 SF TO 29,822 SF OF CLASS A OFFICE SPACE



**Colliers**  
INTERNATIONAL





FOR LEASE > 1460 TOBIAS GADSON BOULEVARD > WEST ASHLEY

CLASS "A" OFFICE SPACE | 11,736 SF TO 29,822 SF | EASY ACCESS TO I-526

Open office area



Breakroom



#### FEATURES INCLUDE:

- » \$18.50 PSF NNN
- » 18,086 RSF (Suite 140)
- » 11,736 RSF (Suite 180)
- » Furniture can be made available
- » Ideal for engineering, architectural, legal, medical, financial and corporate uses
- » Flexible building configuration
- » High quality construction and interior buildout including fiber/power
- » Generator on-site
- » Prominent signage available

Get to all of Charleston in minutes

- » 2 minutes to I-526 interchange
- » 4 minutes to Faber Executive Park
- » 5 minutes to Boeing/Airport/Tanger
- » 15 minutes to Downtown
- » 15 minutes to Daniel Island
- » 20 minutes to Mount Pleasant

#### FOR LEASING INFORMATION:

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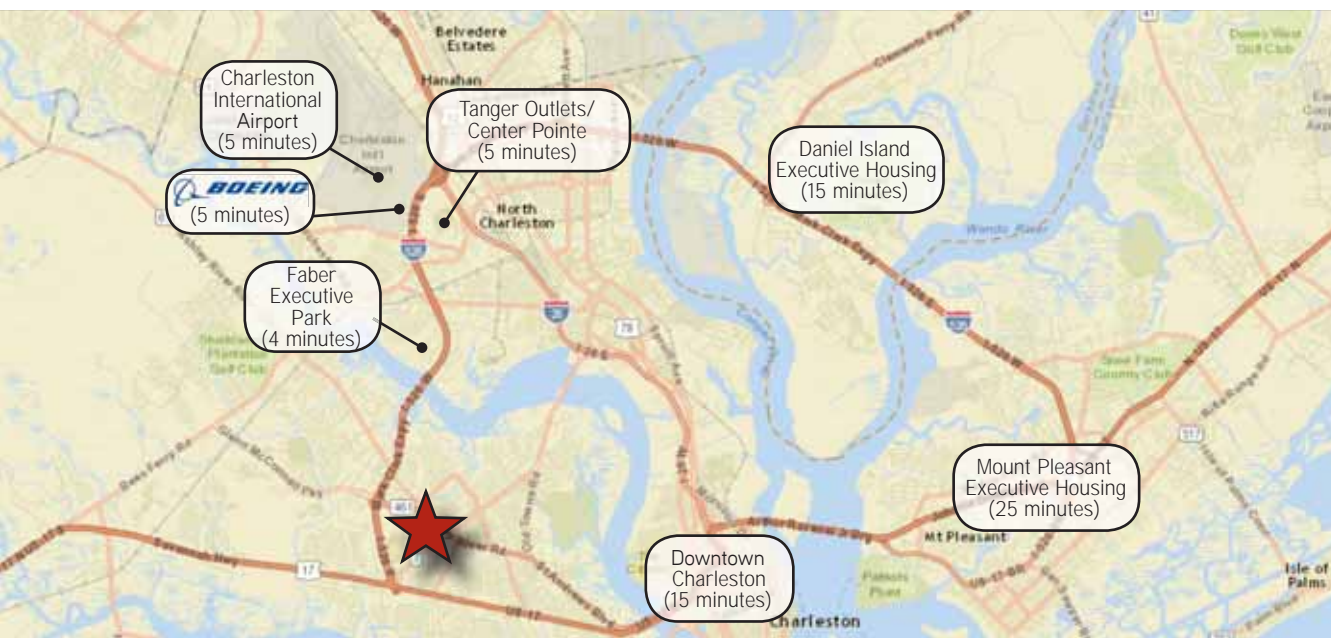
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Lobby



Fitness Area

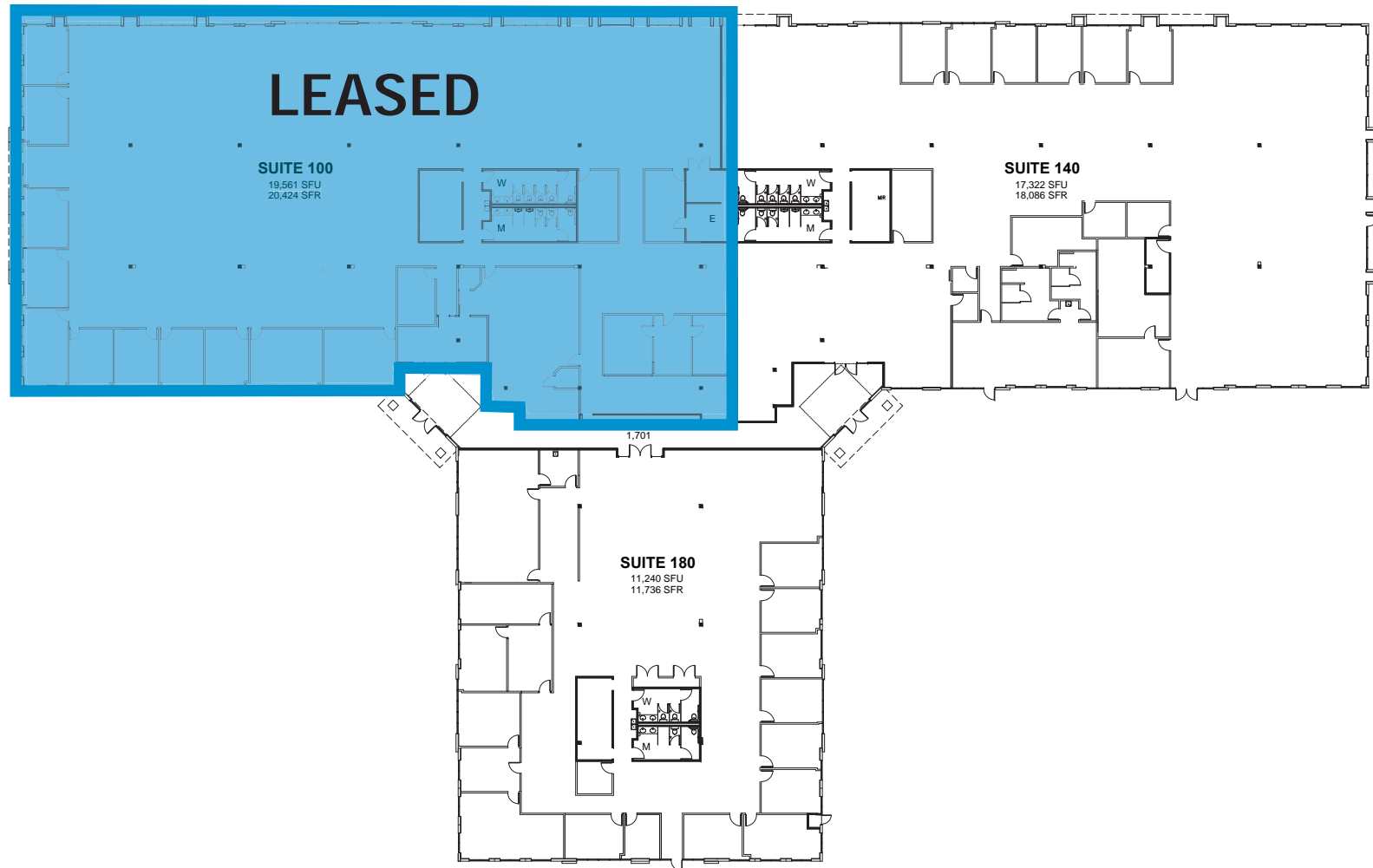


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>> PROPOSED FLOOR PLAN

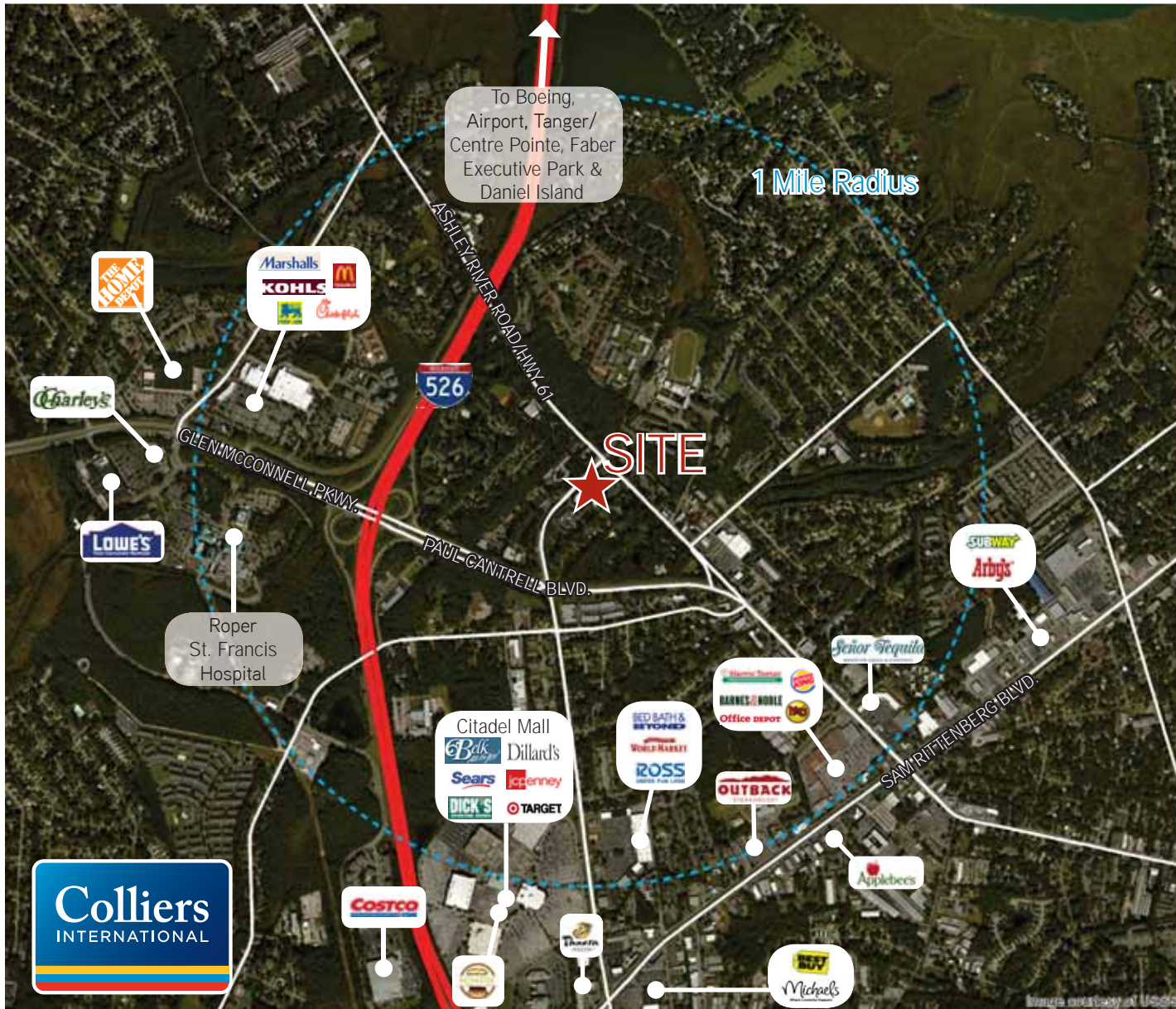




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>> LOCATION AMENITIES



FEATURES WITHIN 1 MILE:

- » Roper St. Francis Hospital
- » Citadel Mall
- » 2 grocery anchored shopping centers
- » Fast casual and quick service dining
- » Other retailers such as Bed, Bath & Beyond, Barnes & Noble, Kohls, Marshalls, Ross, Cost Plus World Market and Office Depot
- » Quick access to Boeing, the airport, Tanger/Centre Pointe, Daniel Island and Faber Executive Park via I-526

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