

LEASE SPACE

198 Rutledge Ave, Charleston, SC

Professional / Medical Office

DEAL!
Lowest lease
price in
downtown
Charleston!

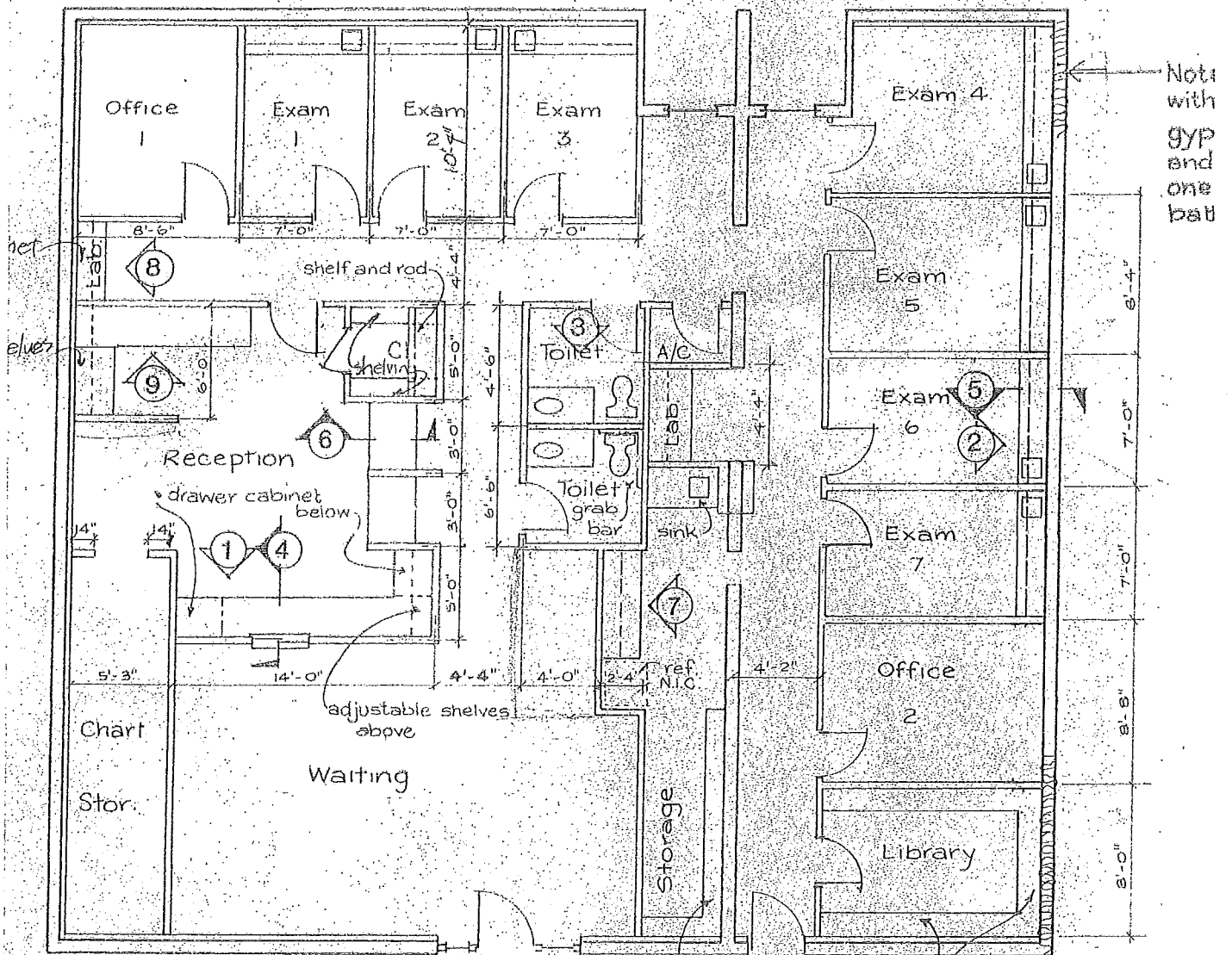


Lease Space for Professional Medical Office Complex in Downtown Charleston

**An ideal space for a medical or
Professional office near Medical University of
South Carolina and Roper St. Francis
Hospitals**

- Immaculate and spacious second floor medical suite or professional office condominium that is easily accessed via stairway or elevator
- This complex is handicapped accessible
- Office suite currently consists of reception area and waiting room, business office, 9 patient examination rooms, two restrooms, two small private offices, large file room and several other rooms of flexible space.
- Medical/Office complex is located directly on Rutledge Avenue with off-street parking.
- Freshly painted, new carpeting and updated restrooms
- Approximately 2,440 sq. ft. (see attached office layout)
- There is a \$4.27 PSF regime fee which includes outside and exterior building maintenance, property insurance and landscape cost
- Great opportunity at \$14.50 sq/ft NNN
- Within walking distance of MUSC and Roper St. Francis Hospitals
- Other medical facilities are in the Rutledge building

Contact Tom Barnes. The Barnes Group (843) 813-3580



OFFICE LAYOUT

1/8" = 1'-0"