

LEASE SPACE

198 Rutledge Ave, Charleston, SC

Professional / Medical Office

DEAL!
Lowest lease
price in
downtown
Charleston!



Lease Space for Professional or Medical Office Condo in Downtown Charleston

**An ideal space for a medical or
Professional office near MUSC, College of
Charleston and Downtown**

- 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, business office, 9 exam rooms or offices, 2 restrooms, 2 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 floor treatments 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, Roper St. Francis Hospitals, College of Charleston and Downtown
- Other medical facilities are in the Rutledge building

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