

**AVISON  
YOUNG**



**GREAT LOCATION IN SUMMERVILLE**



## For Lease

### United Community Bank Building

1510 Old Trolley Road  
Summerville, South Carolina 29485

#### For More Information, Contact:

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# United Community Bank Building

1510 Old Trolley Road  
Summerville, South Carolina 29485

## Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc. ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee.

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## Agency

Avison Young is granted by Owner the sole and exclusive right to lease the real property. Avison Young represents the Owner. Refer to the South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.

## Offering Process

Avison Young is pleased to present 1510 Old Trolley Road in Summerville. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.



## Offering

United Community Bank Building is located on Old Trolley Road in Summerville, South Carolina. United Community Bank occupies the first floor of the building with the second floor office currently being vacant.

### Available Space Description

The full 2nd floor space of 4,800 square feet of office space comes with a separate side entrance and direct elevator access into the space. The current layout of the space consists of a reception and work area, eleven offices, interior conference room, large conference room, kitchenette and two bathrooms. Ample parking is available with a total of 60 spaces in the lot.

## Snapshot

<b>Tax Map</b>	153-00-00-101.000
<b>Acres</b>	2.2 acres
<b>Year Built</b>	1999
<b>GLA</b>	10,464 sf
<b>County</b>	Dorchester County
<b>Municipality</b>	Town of Summerville

<b>Class</b>	Class B
<b>Parking Spaces</b>	+/- 60 spaces
<b>Floors</b>	2
<b>Elevator</b>	Yes, 1

## Lease Information

Unit	Size	Lease Rate	Lease Type	Available
200	4,550 sf	\$21/sf/yr	Full Service	Immediately

## Contact Information

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### Avison Young

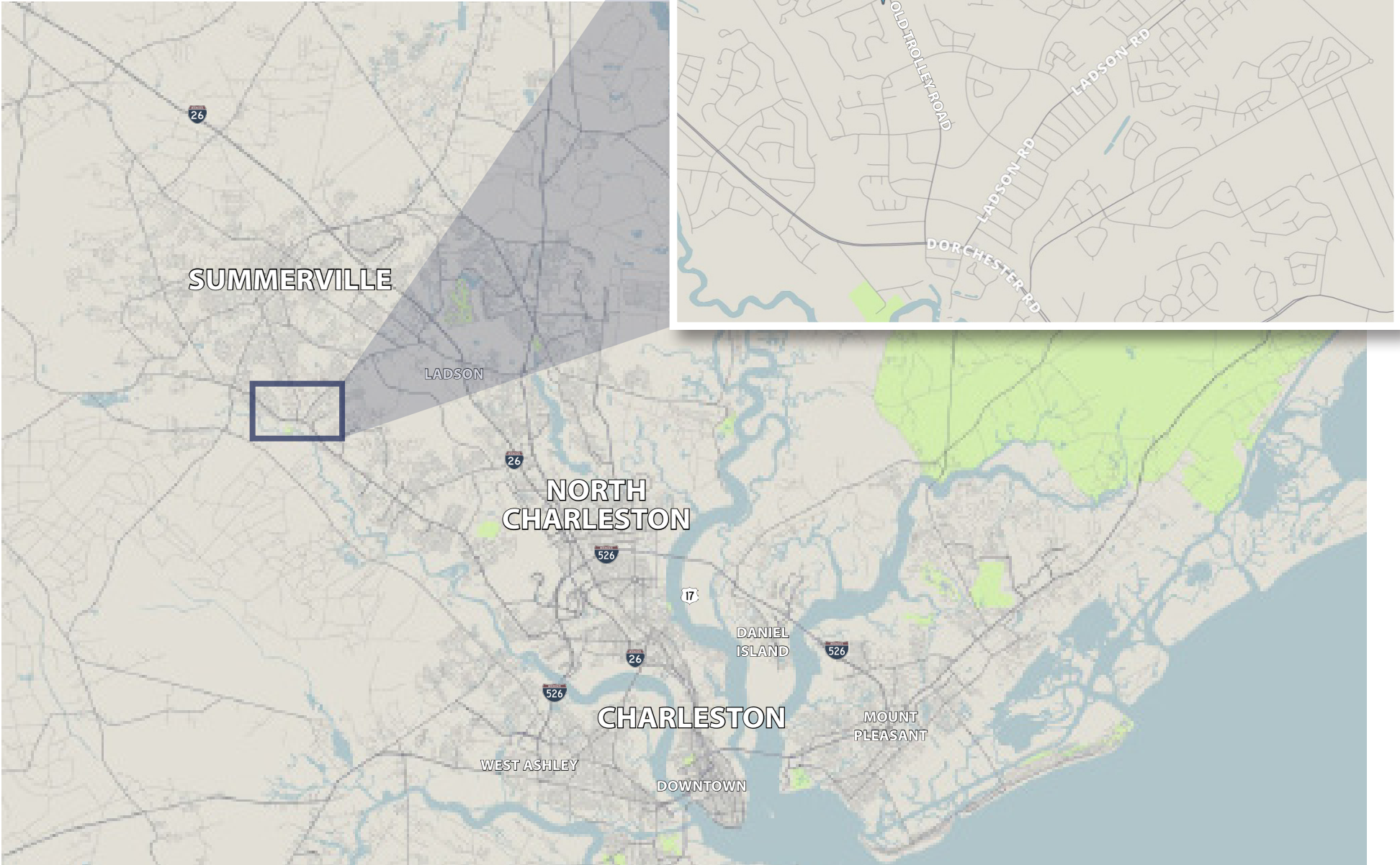
1315 Ashley River Road  
 Charleston, South Carolina 29407  
 O 843.725.7200 F 843.725.7201  
[www.avisonyoung.com](http://www.avisonyoung.com)



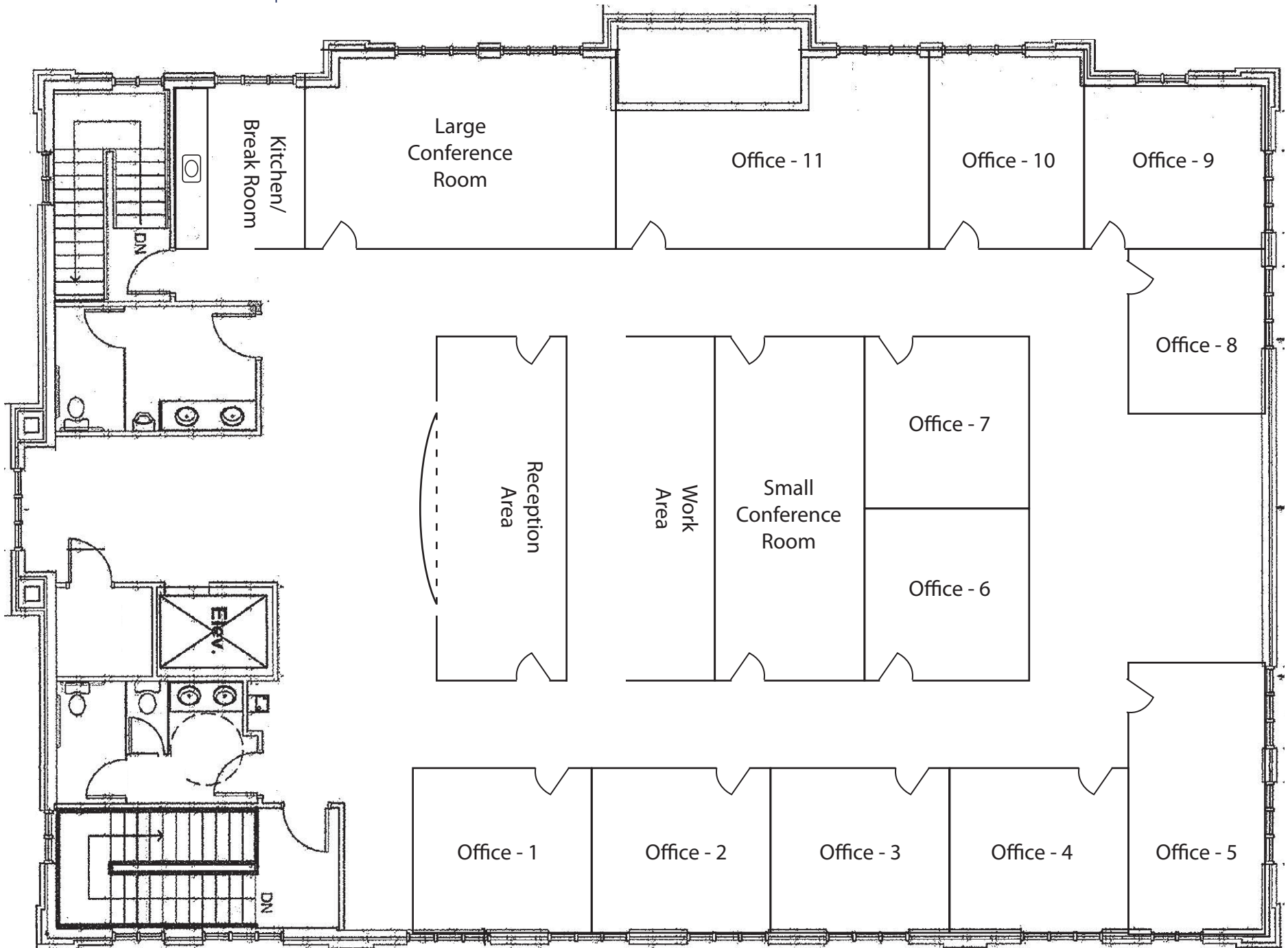
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# PROPERTY DIRECTIONS

From Dorchester Rd, head north on Old Trolley Rd.  
Property is approximately one mile down and located  
on the left across from CVS.



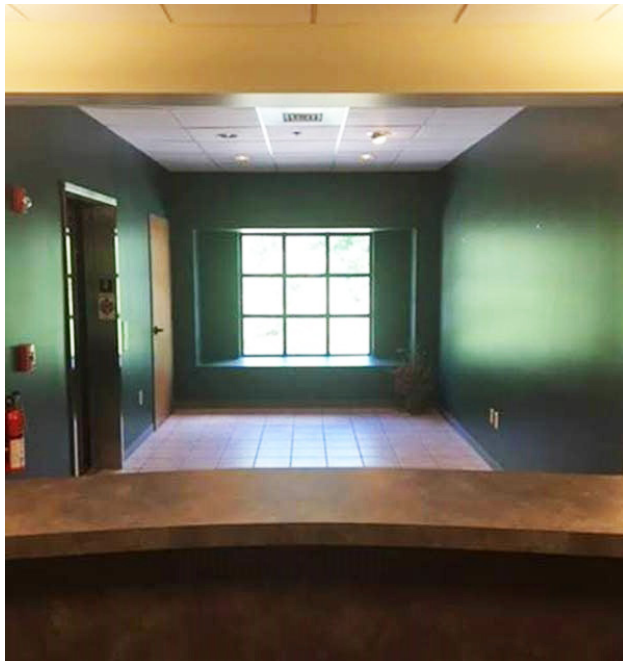
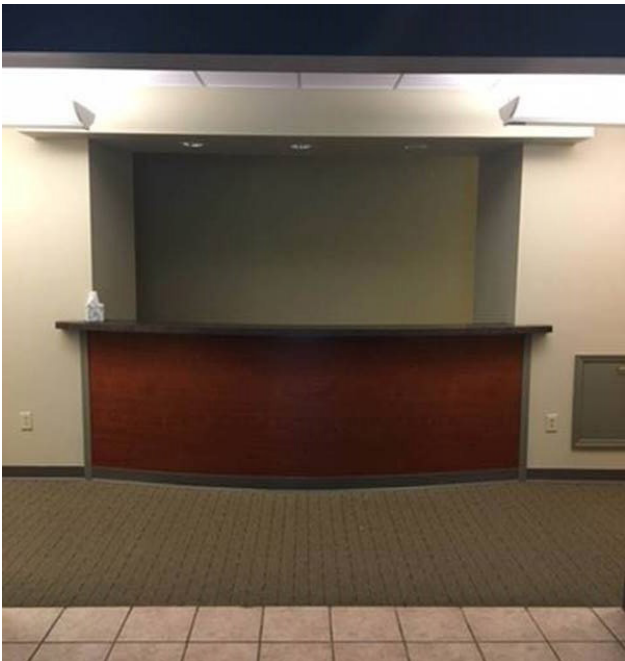
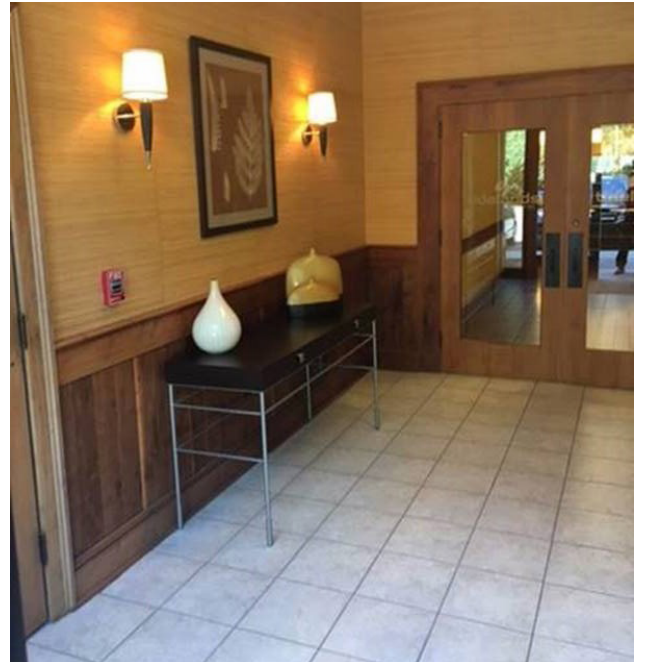
FLOORPLAN | UNIT 200



PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



Thank you.



Intelligent  
Real Estate  
Solutions

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