



RUTLEDGE AVENUE SUBLEASE OPPORTUNITY

****BELOW MARKET RATE****

163 RUTLEDGE AVENUE
SUITE 300
CHARLESTON, SC 29403

for SUBLEASE

±3,178 RSF
Medical/General
Office Suite

Rate:
\$26/SF,
NNN

FOR MORE INFO:

Scott P. Peevy, CCIM

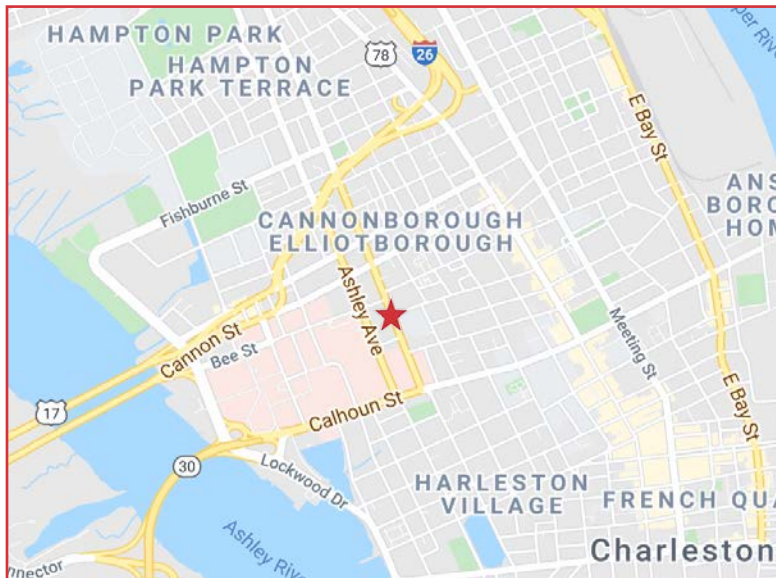
843.518.5316

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About the Property

NAI Charleston is pleased to present 163 Rutledge Ave, Suite 300 for sublease, a class A medical office condo located in a modern building in the heart of downtown Charleston's medical district. This sublease is being offered at a rate of \$26/SF/Yr., NNN. This is well below the current market rate and offers an outstanding opportunity for a user to establish a deeply discounted lease rate in a very tight submarket. The sublease runs through September 30, 2025, and a longer term can possibly be negotiated with the Landlord. Formerly occupied by an orthodontic clinic, Suite 300 is ±3,178 rentable square feet in size, which makes it very usable for any number of medical or general office purposes.

- **Location, Location, Location**
Excellent location in the heart of the downtown medical district. Walking distance to MUSC, Roper St. Francis, Cannon Park and King Street
- **Modern & Versatile Layout**
Ideally suited for Medical use, but easily adaptable for general office
- **Below Market Rent**
Sublease is offered well below market rate - possible longer term lease upon negotiation



Offering Summary - Suite 300

Suite Size: ±3,178 Rentable SF

Availability: Immediately

Sublease Term: Sublease expires September 30, 2025- longer term may be up for negotiation

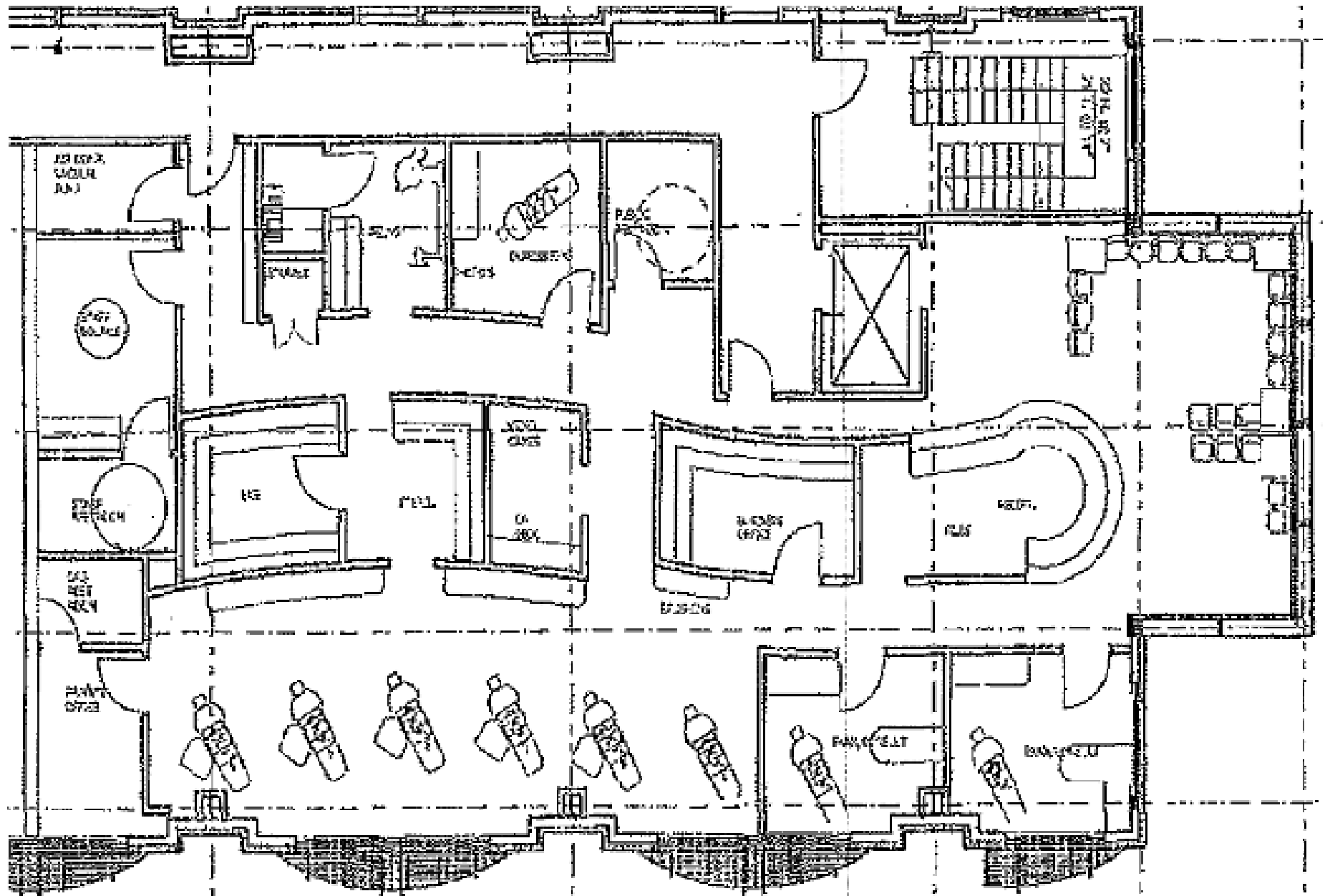
Lease Rate: \$26/SF/Yr., NNN
Tenant pays utilities & janitorial

Configuration: Versatile Layout ideal for medical or adaptable for general office use

- Modern Reception/waiting room
- Separate Restrooms for Patients & Staff
- 3 Exam/Consult Rooms & 1 Imaging room
- Separate Lab & Sterilization rooms
- Video game room (patient waiting)
- Staff Lounge
- Private Physician office & restroom
- Open operator

Parking: Parking Available

Suite 300 Floor Plan



Area Map



Additional Photos

