

2265 CLEMENTS FERRY ROAD
CHARLESTON, SC 29492



1,630 - 3,365 SF AT BERESFORD CREEK EXECUTIVE CENTER

FOR LEASE

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

Beresford Creek Executive Center is a multi-building office development located in the heart of the Cainhoy peninsula. The park features excellent accessibility, ample parking, and the ability to design a completely custom commercial office suite.

PROPERTY SPECIFICATIONS	
ADDRESS	2265 Clements Ferry Road, Charleston, SC 29492
TOTAL AVAILABLE SPACE	1,630 - 3,365 SF
BUILDING 200, SUITE 203	3,365 SF
BUILDING 200, SUITE 206	1,639 SF
BUILDING 200, SUITE 207-B	1,831 SF
BUILDING 300, SUITE 307	1,630 SF
BUILDING 400	FULLY LEASED
LEASE RATE	\$19.00/SF, NNN
DATE AVAILABLE	Available Immediately
PARKING	Plenty of Surface Parking Available



PROPERTY PHOTOS

BUILDING 200

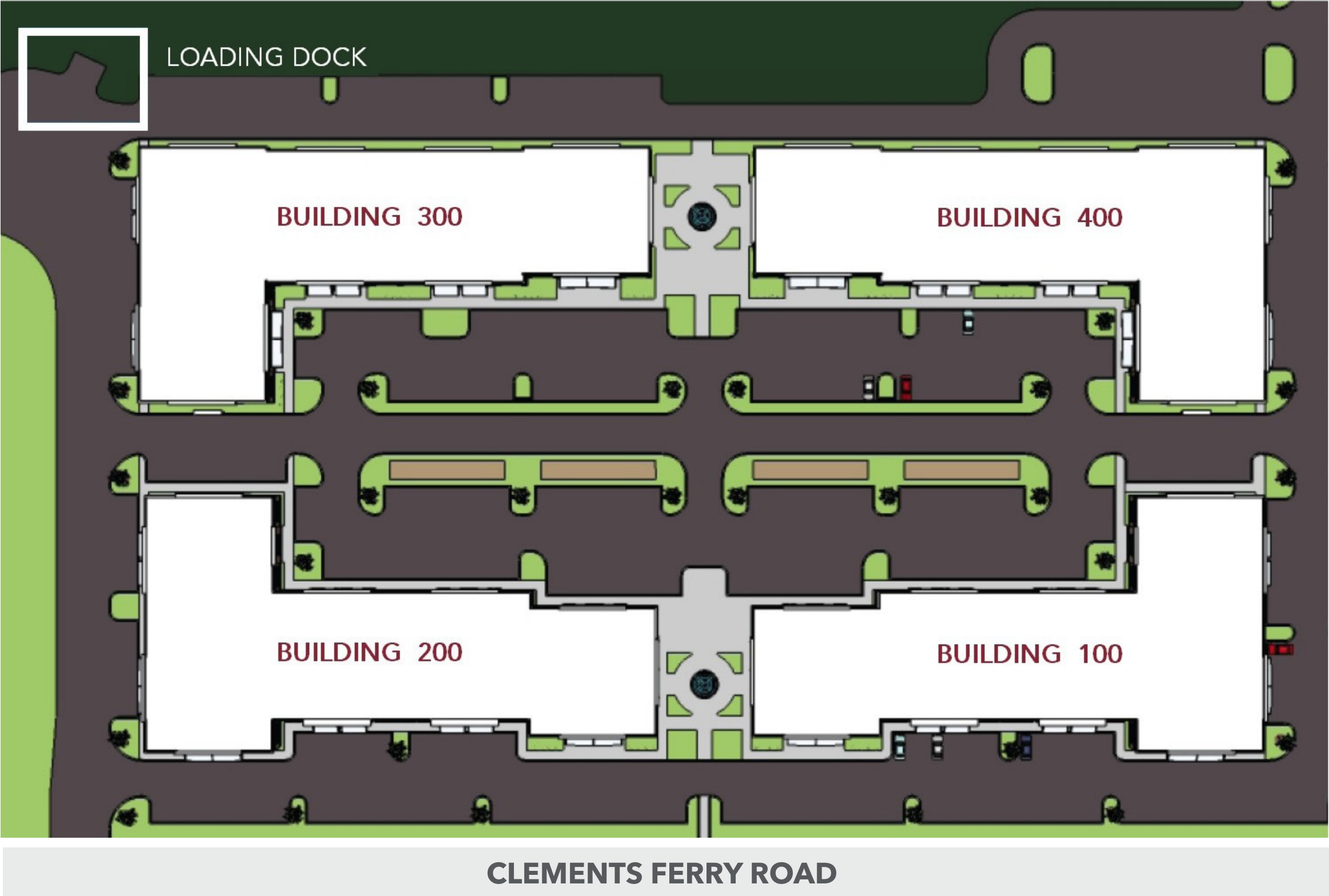


PROPERTY PHOTOS

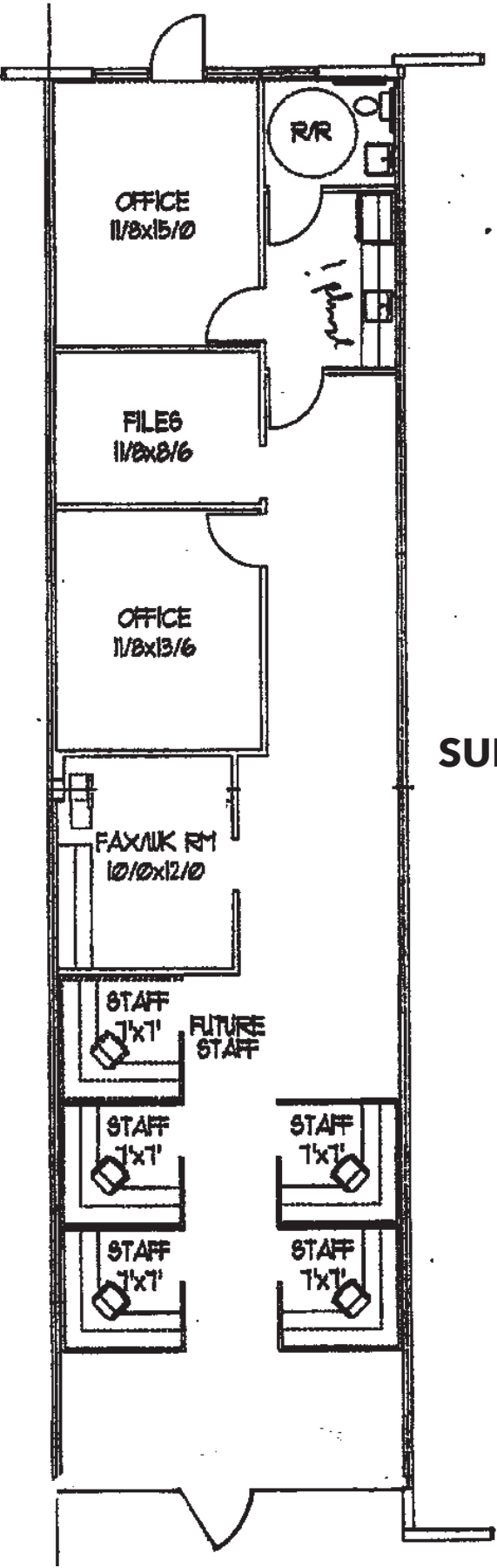
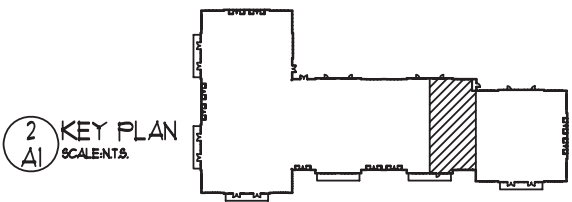
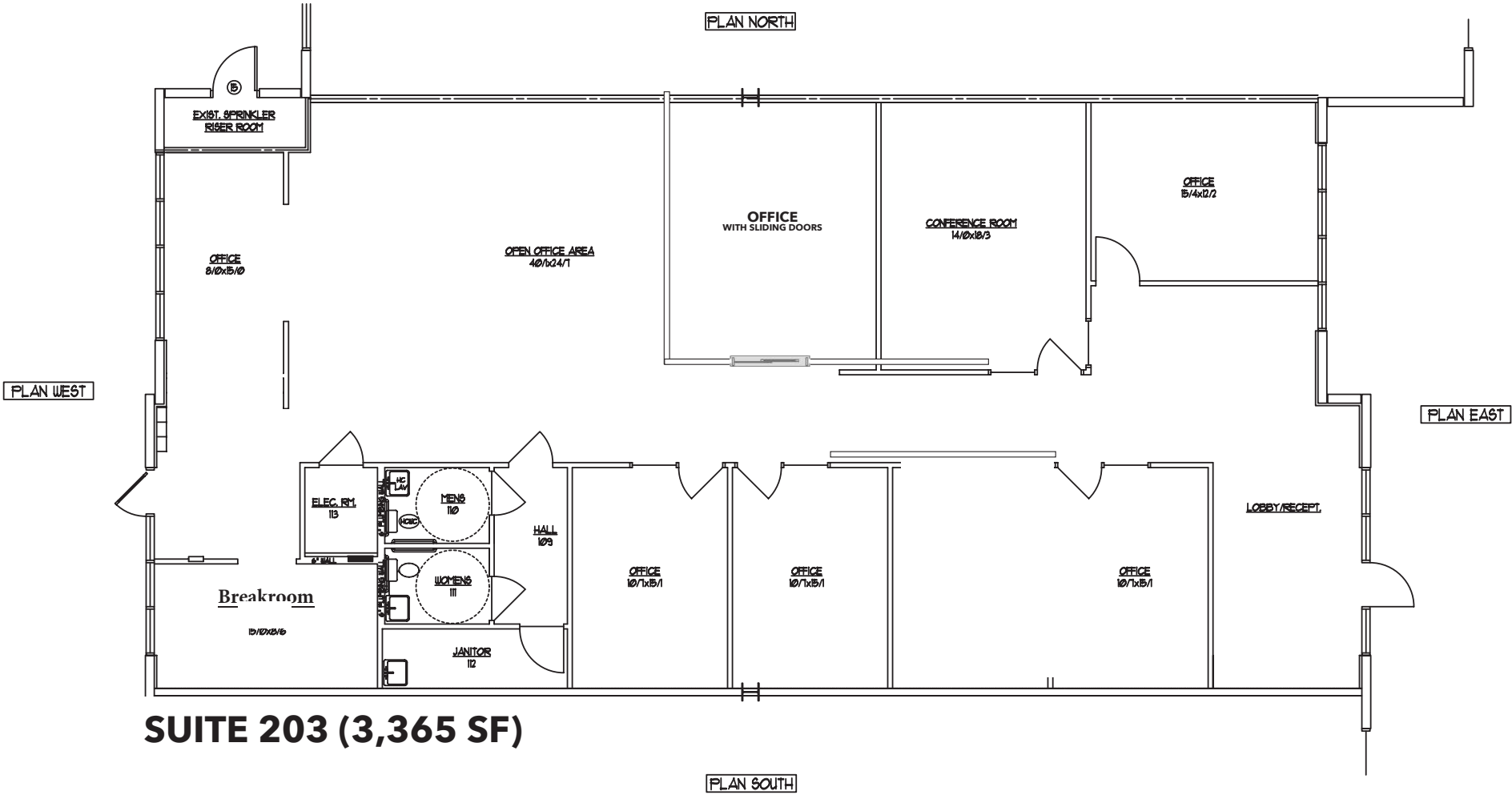
BUILDING 300



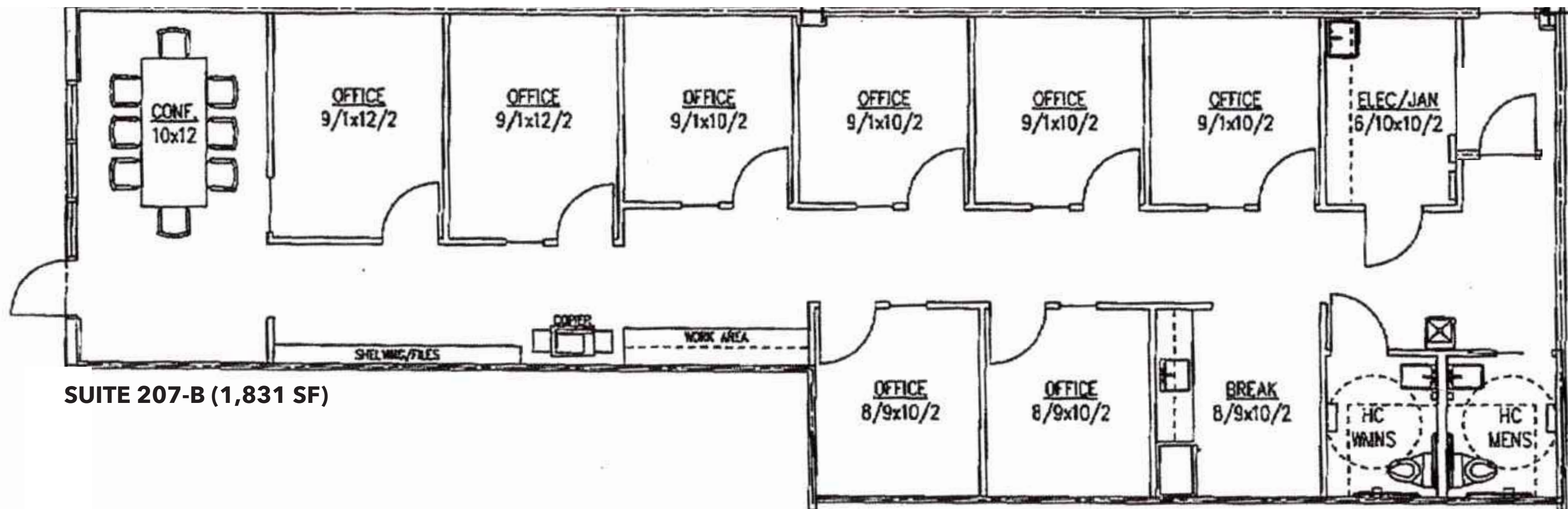
SITE PLAN



FLOOR PLANS

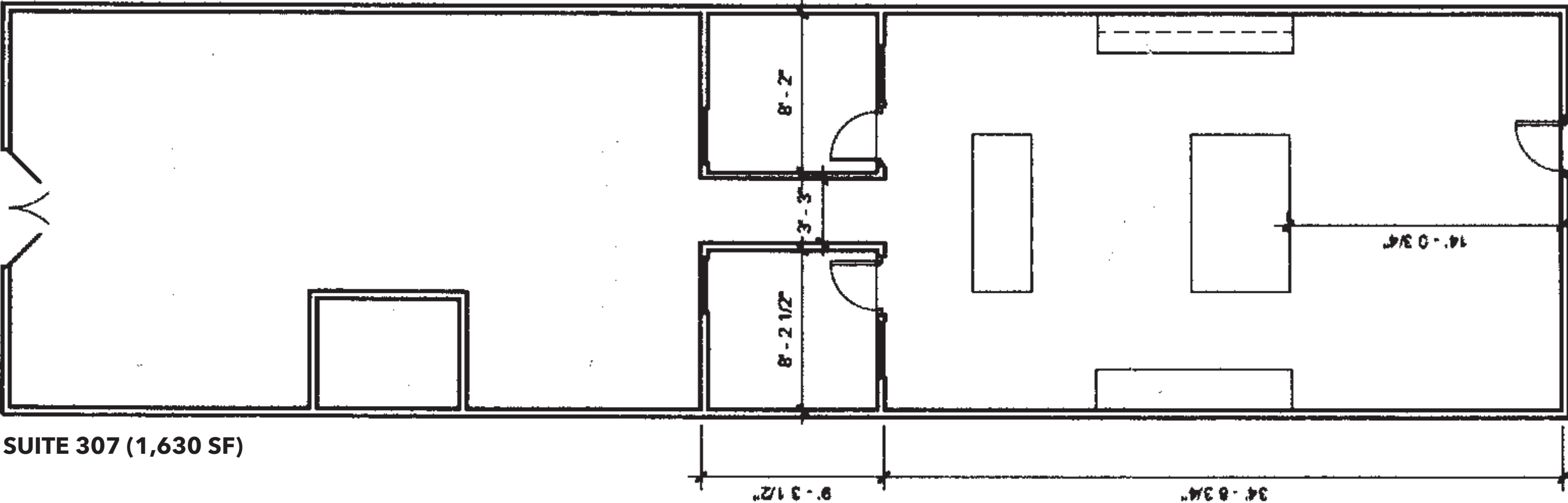


FLOOR PLAN



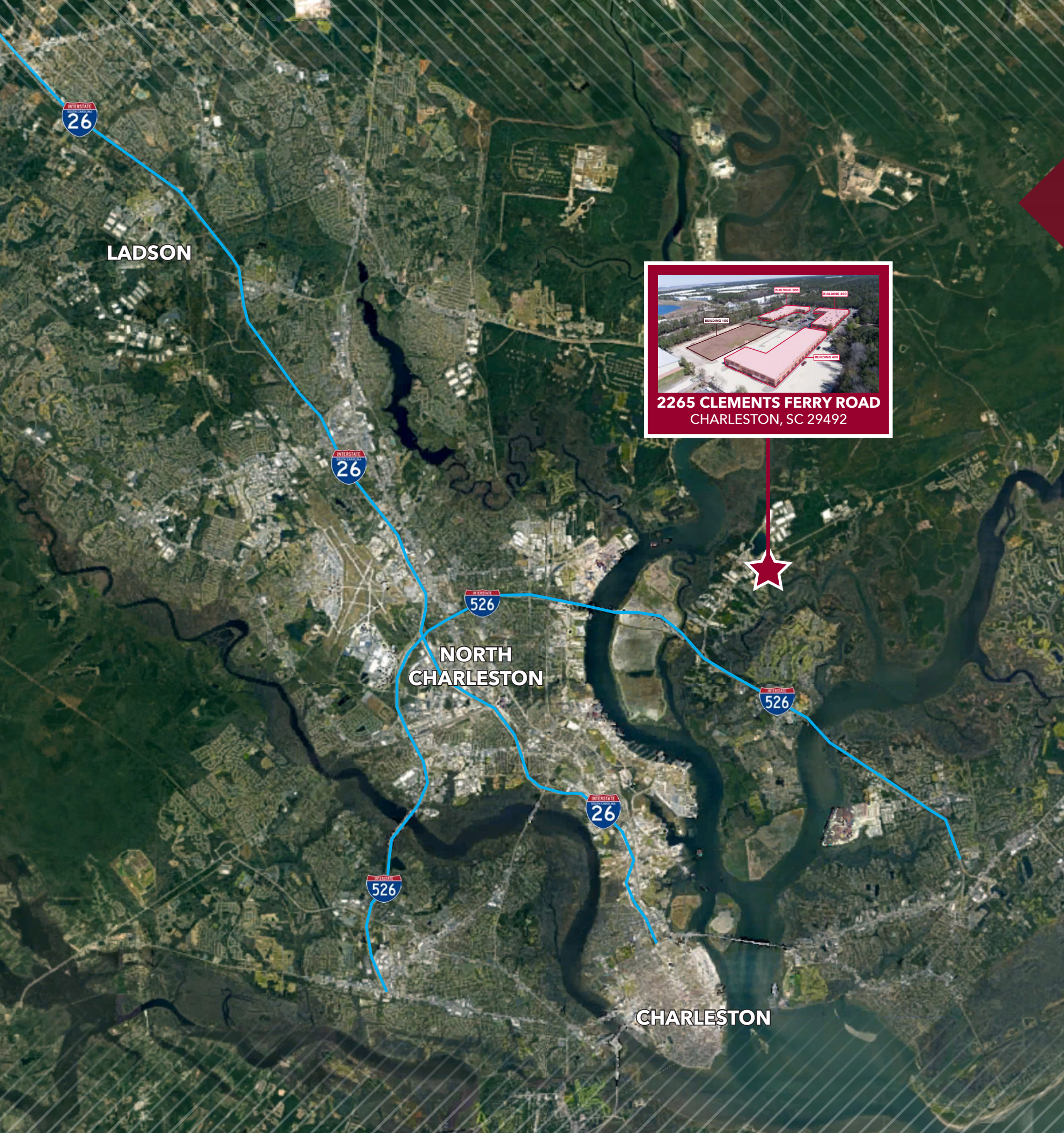
SUITE 207-B (1,831 SF)

FLOOR PLAN



MARKET OVERVIEW





LOCATION OVERVIEW

41,708 Total Population Within 5 Mile Radius

\$166,095 Avg. Household Income Within 5 Mile Radius

17,510 Total Households Within 5 Mile Radius

27,597 Vehicles/Day on Clements Ferry Road

38.7 Median Age Within 5 Mile Radius

1,458 Total Businesses Within 5 Mile Radius

DRIVE TIMES:

Charleston INT'L Airport	15 min
I-26	10 min
I-526	4 min
Highway 17	11 min
Downtown Charleston	18 min



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