

FOR SALE



**1938 CHARLIE HALL BOULEVARD, UNIT B
CHARLESTON, SC 29414**



SALES PRICE:
\$2,675,000.00



SIZE:
6,769 SF



ZONING
GENERAL OFFICE



PARCEL ID:
309-00-00-043

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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PROPERTY OVERVIEW



**1938 CHARLIE HALL BOULEVARD, UNIT B
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OVERVIEW

1938 Charlie Hall Boulevard, Unit B, is a 6,769sf medical office condominium located adjacent to Glenn McConnell Parkway, which traffics approximately 20,800 vehicles per day. The space features a waiting and reception room, five (5) patient rooms, eight (8) private offices, two (2) break rooms, two (2) bathrooms, one (1) conference room, an expansive attic, two (2) private front-facing entrances, and twenty-seven (27) parking spaces. The purchase of the property will also include a fifty-nine percent (59%) share of the Horizontal Property Regime. The Seller, Lowcountry Infectious Diseases, will execute a 10-year NNN lease based on a six and one-half percent (6.5%) capitalization rate at closing, providing a stable income investment in an established medical office district. The parcel is zoned General Office (GO) in the City of Charleston.

HIGHLIGHTS

- 1 Stable Long-Term Income**
Seller will sign a 10-year lease at closing, providing a stable investment.
- 2 Charlie Hall Boulevard**
Located in the established Charlie Hall Boulevard medical district.
- 3 Majority Share in the HPR**
A 59% share in the HPR will transfer at closing, providing the majority vote in decisions affecting common areas.

INTERIOR FEATURES

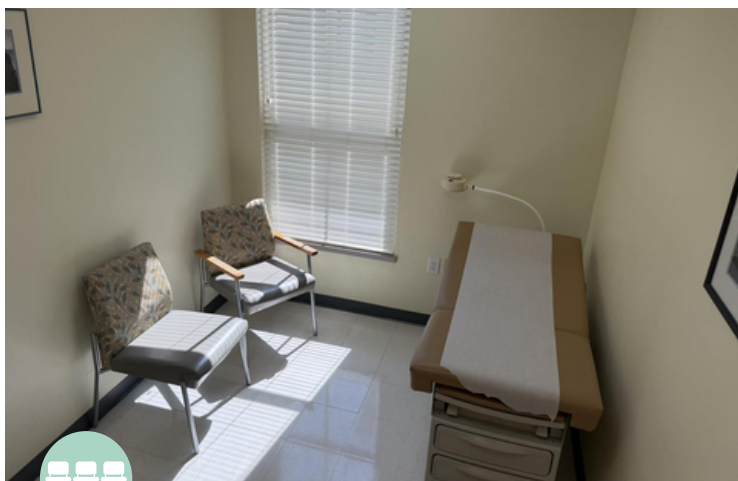


**1938 CHARLIE HALL BOULEVARD, UNIT B
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BRIGHT AND SPACIOUS CONFERENCE ROOM

A large bullpen provides a bright and spacious meeting space.



FIVE PRIVATE PATIENT ROOMS

Five patient rooms and eight private offices create a spacious environment for a large medical practice.



TWO PRIVATE ENTRANCES

Two private entrances permit the ability to separate the units after lease expiration.

LOCATION & INVESTMENT HIGHLIGHTS



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***Boundary Lines are Approximate**

WHY THIS PROPERTY



TURNKEY INVESTMENT

Lowcountry Infectious Diseases will sign a 10-year lease based on a 6.5% capitalization rate at closing.



WELL ESTABLISHED MEDICAL OFFICE CORRIDOR

Situated in a well-established medical office park with free on-site surface parking and easy access off Paul Cantrell Boulevard (20,800 VPD).



GENERAL OFFICE ZONING FLEXIBILITY

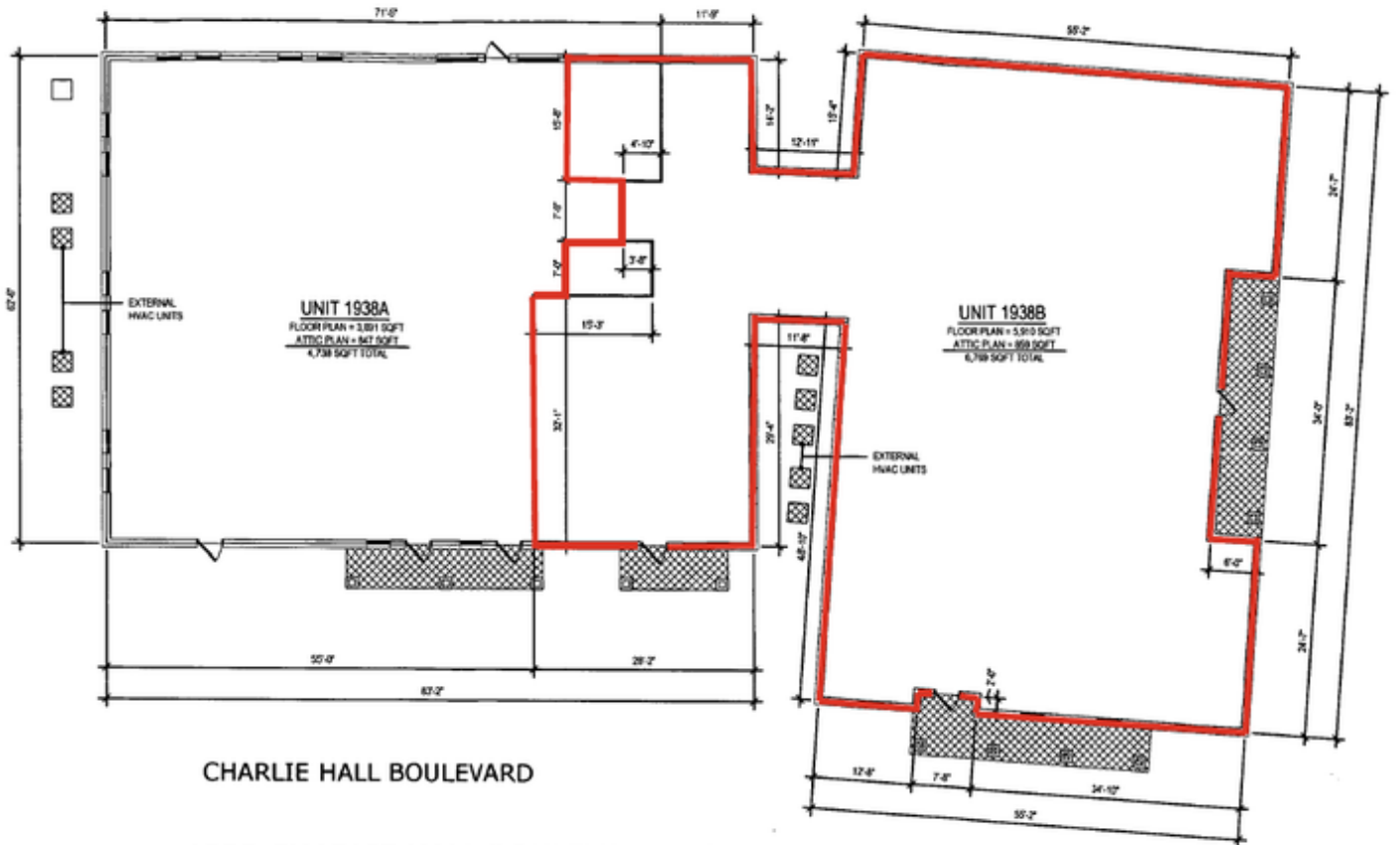
General Office zoning supports a broad range of medical and professional office uses in the City of Charleston to support leasing the space at lease expiration.



FLOORPLAN



1938 CHARLIE HALL BOULEVARD, UNIT B
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BK K 636PG550

FLOOR PLAN 1938 CHARLIE HALL BOULEVARD HORIZONTAL PROPERTY REGIME

21 MAY 2007

CHARLESTON, SOUTH CAROLINA



HATCHING INDICATES
LIMITED COMMON SPACE

coast
architects



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