

JAMES ISLAND OFFICE SPACE MOVE-IN READY!

125-C WAPPOO CREEK DRIVE
CHARLESTON, SC 29412

for lease

Full Suites up to
±2,200 RSF

Executive Suites
Now Available



NAICharleston

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About the Property

NAI Charleston is pleased to present **125C Wappoo Creek Drive, for lease.** Full office suites up to $\pm 2,200$ SF and executive suite options are located on the second floor above Charleston Oral & Facial Surgery in the coveted Wappoo Creek area of James Island. This location provides for outstanding convenience to population centers of James Island, Johns Island, West Ashley, and downtown Charleston. The versatile floor plan is well-suited for a variety of professional office uses.

➤ **Location, Location, Location**
Outstanding convenience to James Island, Johns Island, West Ashley, and downtown Charleston

➤ **Versatile Layout**
Functional floor plan with private offices, open work areas, a full kitchen, and a restroom with shower can accommodate a variety of professional uses.

➤ **Move-In Ready**
Clean and ready for immediate occupancy!



Offering Summary

Suite Sizes: Full Floor: $\pm 2,200$ Rentable SF
Suite A: $\pm 1,540$ Rentable SF
Executive Suite Options Available

Availability: Move-in ready

Lease Rates: \$18/SF, NNN (\$5.45) - Full Floor
\$23/SF, NNN (\$5.45) - Suite A
Executive suites starting at \$750/month

Expenses

(Full Floor): Tenant pays electric & water expense
Tenant responsible for own janitorial

Configuration: - Private offices including large executive office
- Flexible open floorplan
- Common area full kitchen & restroom with shower**

Parking: Convenient on-site shared parking

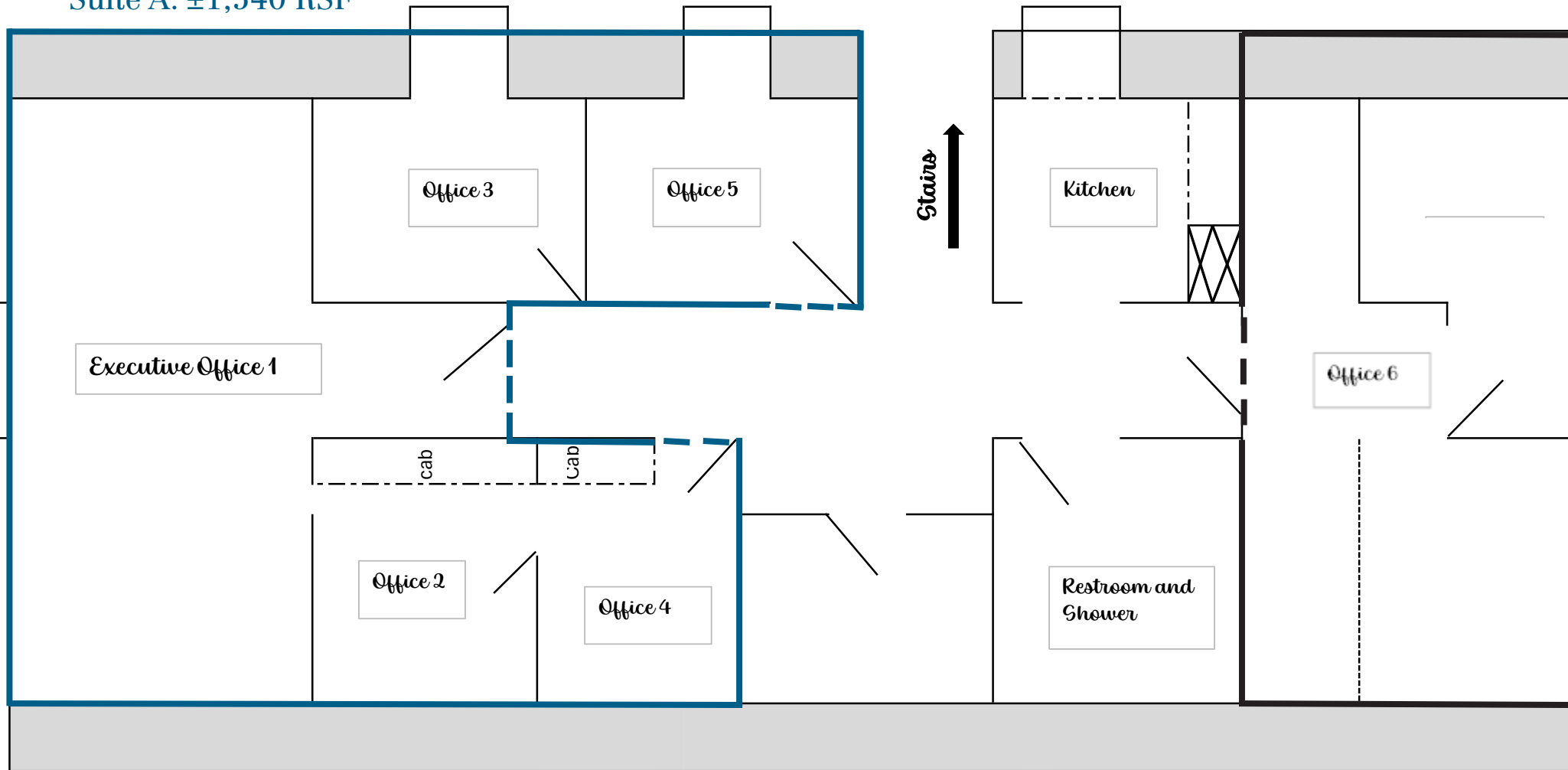
Zoned: LB (Limited Business); City of Charleston

***Common area only if demised*

Floor Plan

Suite:	Notes:	Rent:
Full Floor	±2,200 SF	\$18/SF, NNN
Suite A	±1,540 SF	\$23/SF, NNN
Office 1	Executive	\$1,500/mo., Full Service
Office 2 & 4	Executive	\$1,000/mo., Full Service
Office 3	Executive	\$750/mo., Full Service
Office 5	Executive	\$750/mo., Full Service
Office 6	Executive	\$1,500/mo., Full Service

Suite A: ±1,540 RSF



*Not drawn to scale

Interior Photos



Area Maps

