

FOR SALE

FREE-STANDING MEDICAL OFFICE BUILDING



OFFERED BY:

NAICharleston &

ATLANTIC
PROPERTIES
OF THE LOWCOUNTRY

CONTACT:

Thomas Boulware, CCIM

NAI Charleston
Broker-in-Charge | Partner
843.270.9124

tboulware@naicharleston.com

Ashley Severance

Atlantic Properties
Broker-in-Charge
843.991.7197

ashley@atlanticprops.com

ABOUT THE PROPERTY



191 RUTLEDGE AVENUE
Charleston, SC 29403

±6,200 SF building with a small out building

±0.33 AC of land

First floor (occupied by the seller) is turn-key medical office space with 6 exam rooms, a reception area, general work area, two restrooms and a kitchenette

Second floor is elevator-served general office space and currently leased to Charleston School of Music

Contemporary style with masonry exterior for low maintenance

23 on-site parking spaces

Zoning: DR-2F, City of Charleston

Well-located on the peninsula

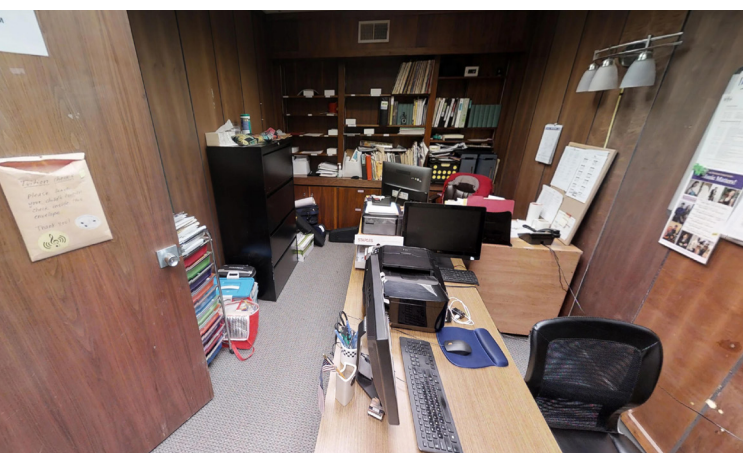
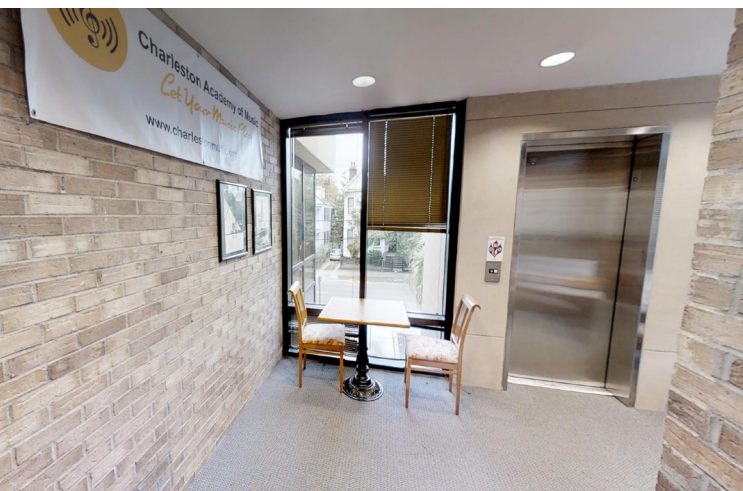
Within walking distance to MUSC, the VA and Roper Hospital

Sales Price: \$2,800,000

1ST FLOOR PHOTOS



2ND FLOOR PHOTOS

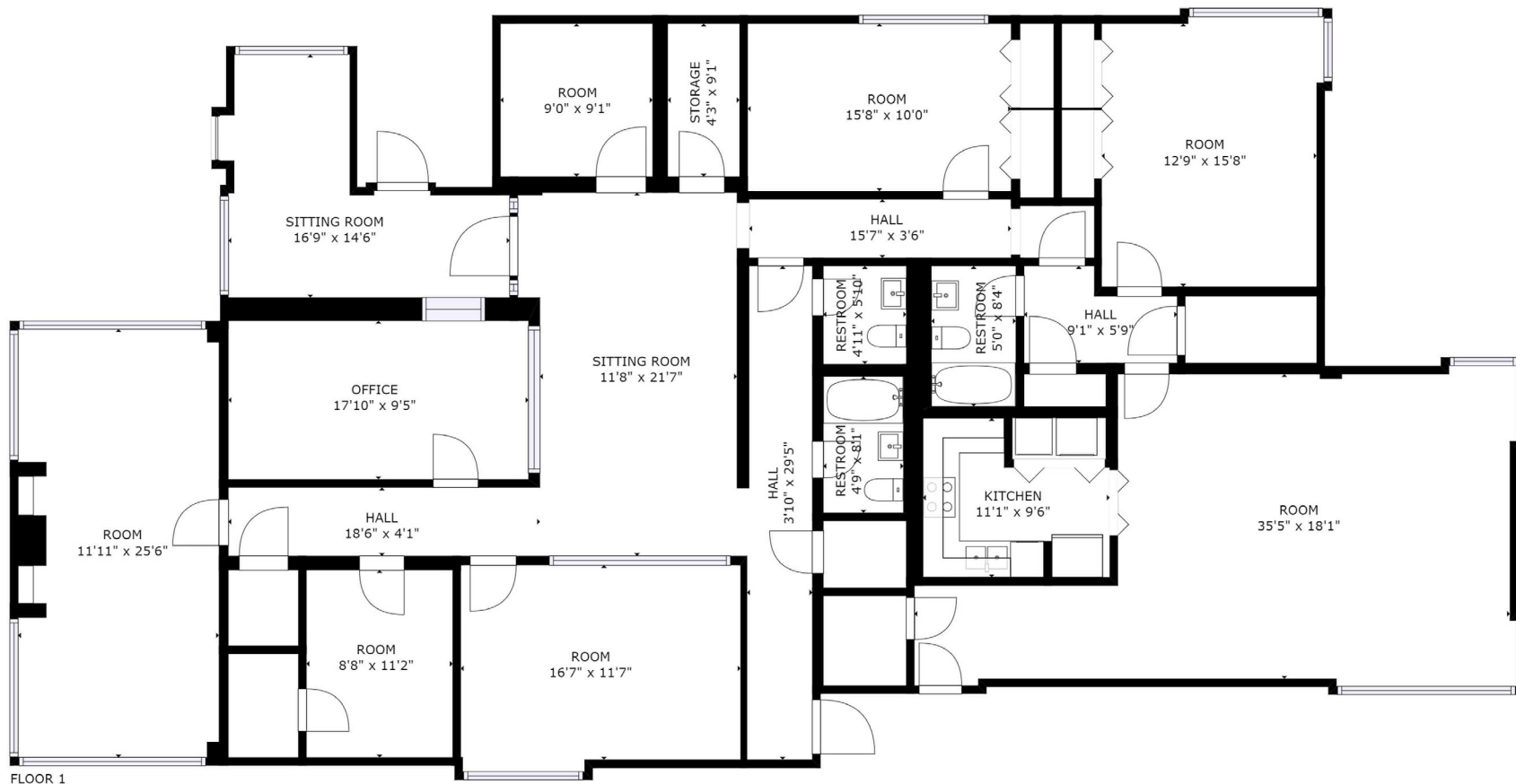


1ST FLOOR PLAN



[CLICK HERE](#)
for a virtual tour

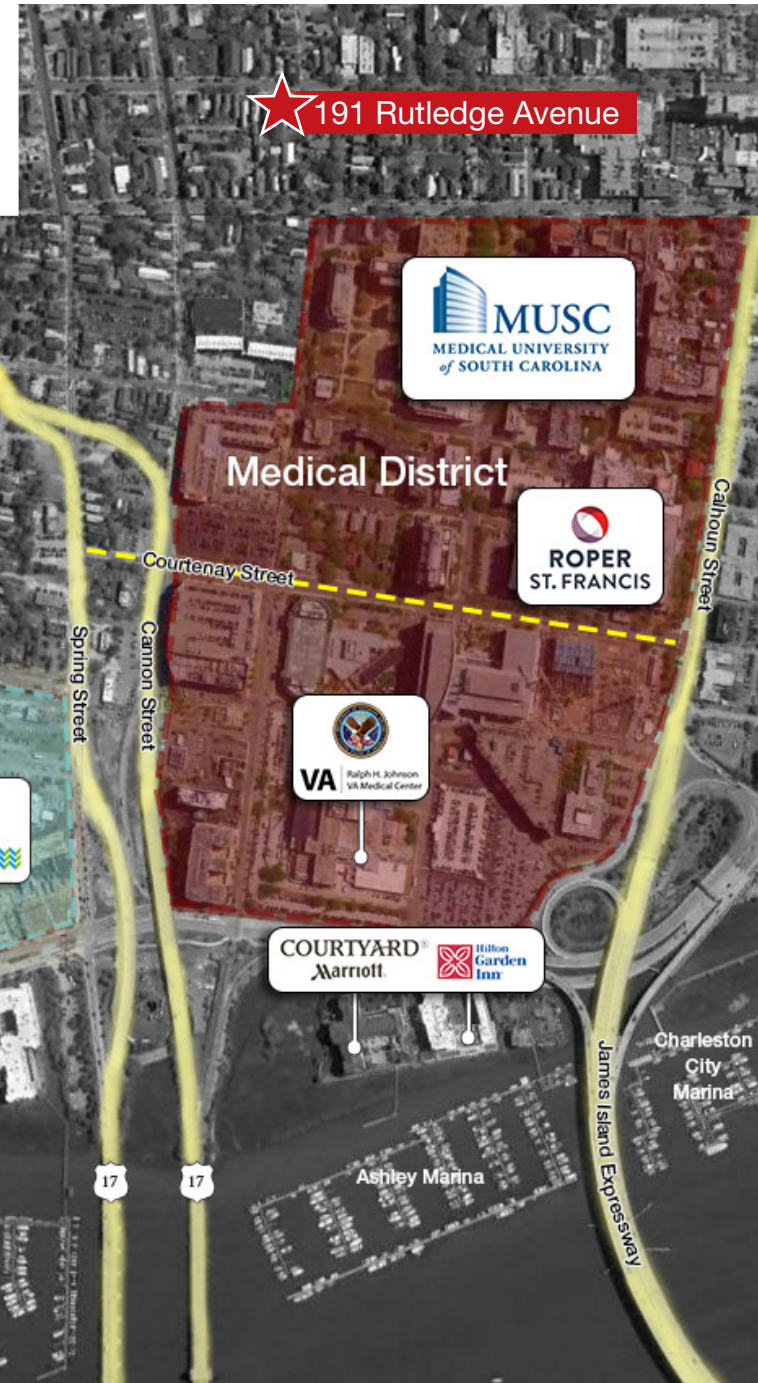
2ND FLOOR PLAN



[CLICK HERE](#)
for a virtual tour

EXCELLENT LOCATION

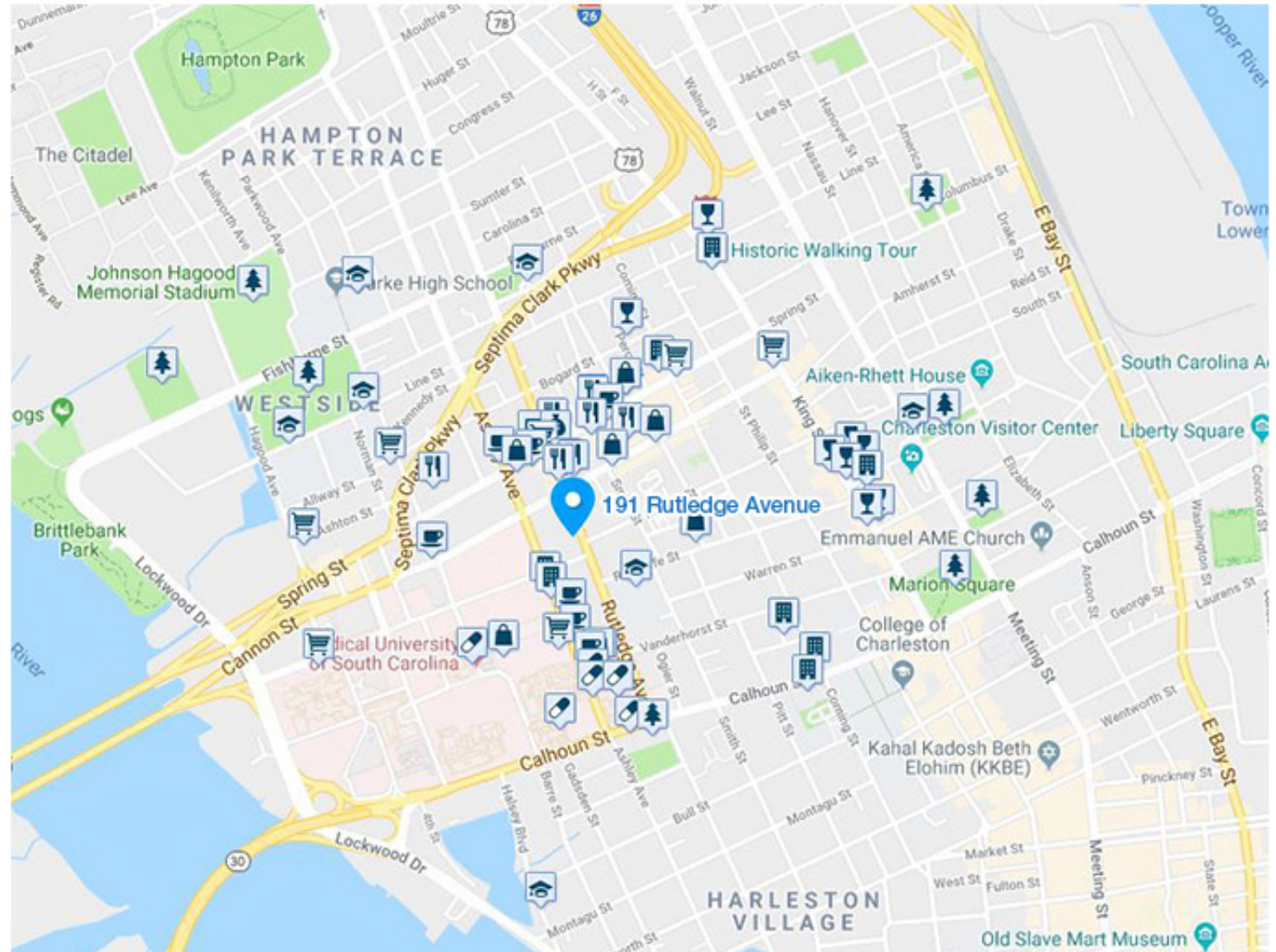
Within minutes of MUSC, the VA and Roper Hospital, 191 Rutledge Avenue is an ideal opportunity for any medical user.



NEARBY AMENITIES

Just blocks from Spring Street and King Street, two of downtown's main thoroughfares bustling with activity. Approximately 1 mile to the new WestEdge development which includes Publix among other retail, office space and apartments.

98% WALK SCORE
source: www.walkscore.com



NAI Charleston

141 Williman Street
Charleston, SC 29403
843.720.4944
naicharleston.com

ATLANTIC PROPERTIES

OF THE LOWCOUNTRY

222 W Coleman Boulevard
Mt. Pleasant, SC 29464
843.991.7197
atlanticprops.com

CONTACT:

Thomas Boulware, CCIM
NAI Charleston
Broker-in-Charge | Partner
843.270.9124
tboulware@naicharleston.com

Ashley Severance
Atlantic Properties
Broker-in-Charge
843.991.7197
ashley@atlanticprops.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.