



3450 Ingleside Blvd

North Charleston, South Carolina 29406 (Charleston County) - North Charleston Subm...



Office

Property Summary

RBA (% Leased)	80,000 SF (100%)
Built	2016
Stories	1
Typical Floor	80,000 SF
Tenancy	Single
Available	80,000 SF
Max Contiguous	80,000 SF
Asking Rent	\$19.00 SF/Year/NNN
Parking Spaces	658 (8.75/1,000 SF)



Property Details

Land Area	16.53 AC (720,047 SF)	Owner Occupied	No
Building FAR	0.11	Parcel	393-00-00-431

For Lease Summary

Number of Spaces	1	% Leased	100%
Smallest Space	80,000 SF	Asking Rent	\$19.00 SF/Year
Max Contiguous	80,000 SF	Service Type	Triple Net
Vacant	80,000 SF	Office Available	80,000 SF

Amenities

- Accent Lighting
- Air Conditioning
- Central Heating
- Fitness Center
- High Ceilings
- Natural Light

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Office	Sublet	80,000	80,000	80,000	\$19.00 NNN	Vacant	Thru Oct 2026

Previous Sale

Sale Date	1/19/2017	Sale Type	Investment
Sale Price	\$21,100,000	Comp Status	Research Complete
Comp ID	3815210	Sale Conditions	Investment Triple Net

Transportation

Parking Details	658 Surface Spaces; Ratio of 8.75/1,000 SF	
Traffic Volume	25 on Minor St (2025); 42,464 on Poppenhiem Dr (2025); 325 on Little Ranch Rd (2025); 34,635 on Medical Plz Dr (2025); 97,389 on University Blvd (2025); 110,742 on University Blvd (2024); 1,664 on Deerwood Dr (2025); 104,478 on Westover Dr (2020); 108,410 on Westover Dr (2025); 43,351 on Shadow Ln (2024)	
Airport	Charleston AFB/International	21 min drive





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Transportation (Continued)

Walk Score ®	Car-Dependent (1)
Transit Score ®	Minimal Transit (21)

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Telus	1	80,000	533	Jan 2022	Nov 2026

Showing 1 of 1 Tenants

Contacts

Type	Name	Location	Phone
Recorded Owner	CEGM North Charleston LLC	Chicago, IL 60606	-
True Owner	Capri Investment Group	Chicago, IL 60603	(312) 573-5300