

SEM MG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P

presents:

679

St Andrews



OFFICE / RETAIL FOR LEASE

GREAT CENTRAL LOCATION IN WEST ASHLEY

- ▲ Available Space 1,400 sf \$23 psf + NNN \$2,683.33 / month
- ▲ Excellent Office or Retail Space in a great location in West Ashley. Well positioned between Downtown & I-26. Zoned General Office.
- ▲ Triple-Net Lease. Year 1 NNN is estimated to be \$5.41 psf.
- ▲ Great free-standing office space with signage along the very busy St Andrews Blvd. & Highway 61 corridor.

contact:

Chad Yonce, CCIM, CPM
843.343.1923
yonce@semgsc.com

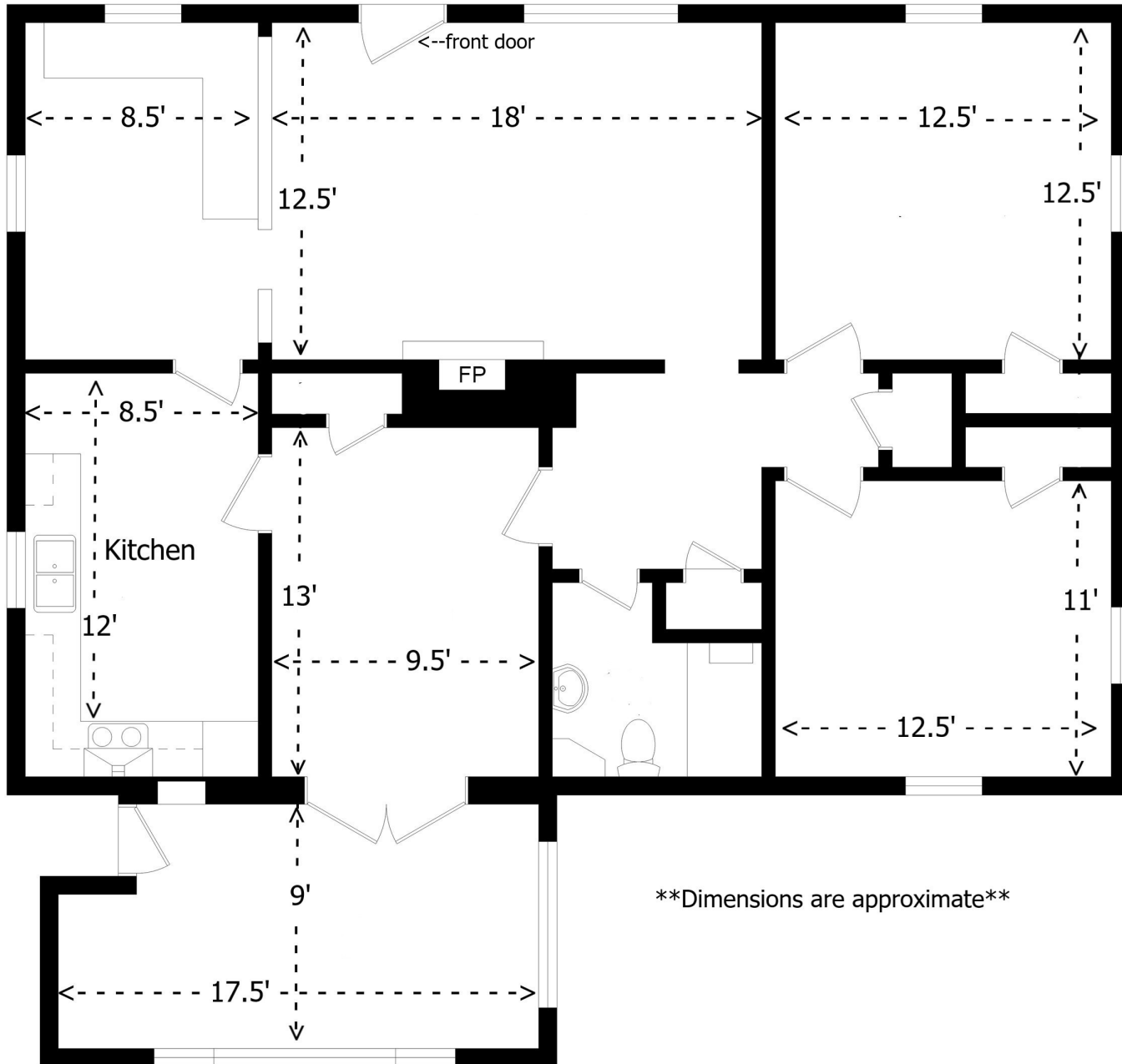
151 King Street
Charleston, SC 29401

www.semgs.com

<----- St Andrews Blvd ----->

679 St Andrews Blvd

Charleston -->



I CERTIFY THAT THE MEASUREMENTS SHOWN HEREON ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS UNLESS SHOWN.

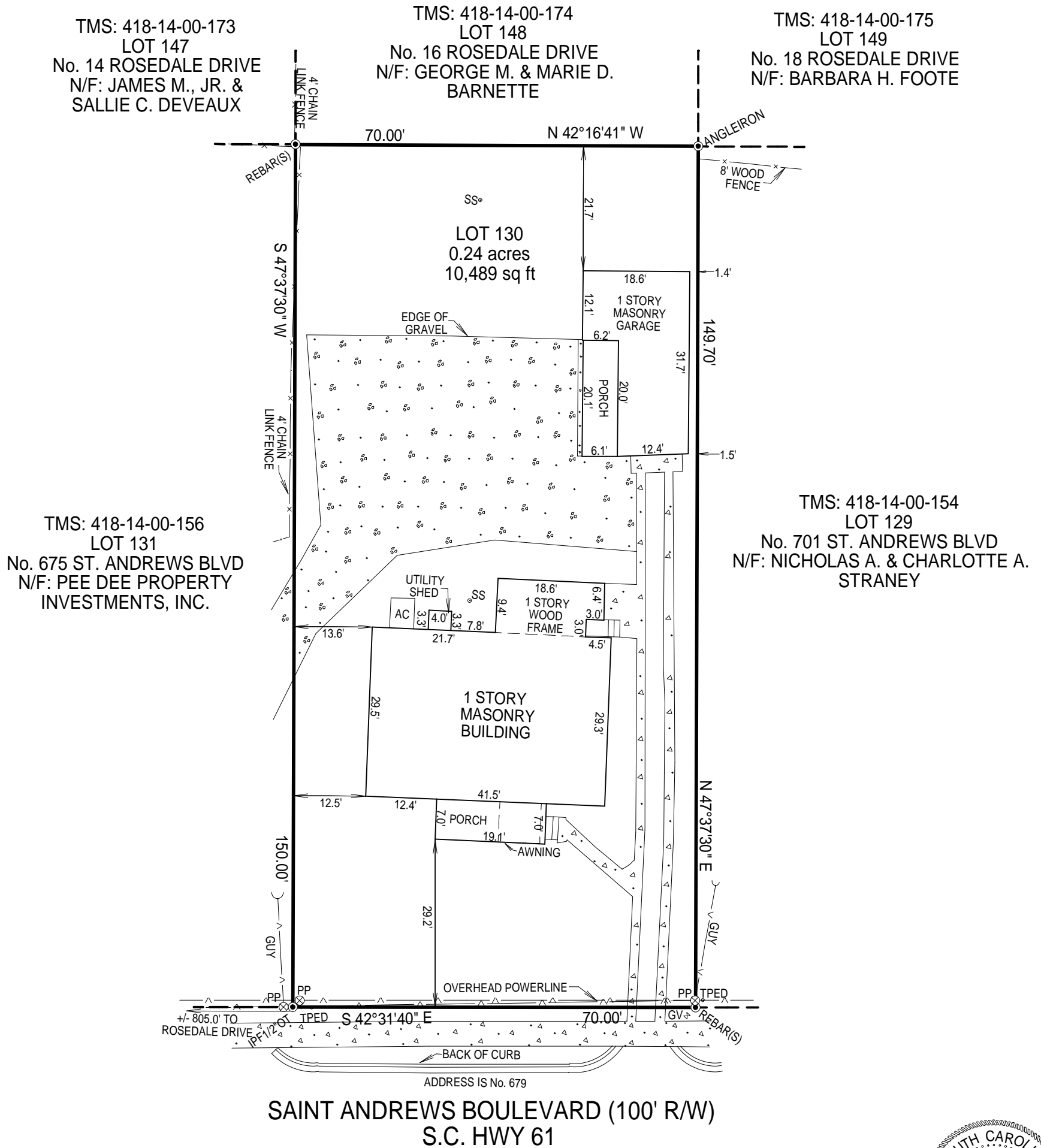
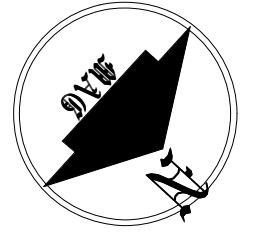
I CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONE "X" ON FIRM COMMUNITY-PANEL NUMBER 45019C0511J. MAP REVISED NOVEMBER 17, 2004.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.

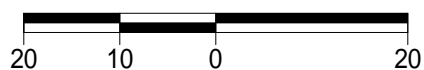
LEGEND:

1. ○ IPF1/2"OT - 1/2" OPEN TOP PIPE FOUND, OLD.
2. ● ANGLEIRON - ANGLE IRON FOUND, OLD.
3. ⊗ REBAR(S) - 5/8" REBAR SET, NEW.
4. ⊙ PP - POWER POLE.
5. ○ GUY - GUY WIRE.
6. ⊕ TPED - TELEPHONE PEDESTAL.
7. ⊕ GV - GAS VALVE.
8. ⊕ SS - SANITARY SEWER SERVICE.



PLAT

OF LOT 130, SECTION A, AVONDALE,
CITY OF CHARLESTON, CHARLESTON COUNTY.
PREPARED FOR CHAD YONCE.



SCALE: 1" = 20'

DATE: JULY 8, 2016

REF: PLAT BK. "F", PG. 230

TMS: 418-14-00-155

ALEXANDER C. PEABODY, PLS
PEABODY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYING
P.O. BOX 22646, CHARLESTON, SC 29413
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY
SOUTH CAROLINA