

# TRULUCK CENTER - WEST ASHLEY

## GENERAL/MEDICAL OFFICE FOR LEASE

1014 ST. ANDREWS BLVD  
CHARLESTON, SC 29407

for lease

±1,411 - 5,002 RSF  
Class A Office Suite

Lease Rate:  
\$33.75/SF  
Full Service

**NAI**Charleston

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## About the Property

NAI Charleston is pleased to present for lease The Truluck Center, located at 1014 St. Andrews Blvd. This ±34,765 SF Class A office building sits in the heart of West Ashley and serves a variety of first class medical and office tenants. Ideally positioned on St. Andrews Blvd, the location offers easy accessibility for employees, clients, and patients in West Ashley, Downtown Charleston, and North Charleston. Constructed in 2019 the property is artfully built and provides a professional and modern work environment.

### ➤ Location, Location, Location

Property is highly visible with a central West Ashley location and easy access to major thoroughfares making the travel time to downtown Charleston only approx. five minutes and seven minutes to North Charleston. The area also offers a solid mix of nearby restaurants and amenities.

### ➤ First Class Tenant Mix

Building contains an impressive mix of office/medical office tenants including MUSC, Sweetgrass Plastic Surgery, Pain Institute of Charleston, Advanced Dentistry, and Doctors Care.

### ➤ Brand New Build-to-Suit Opportunity

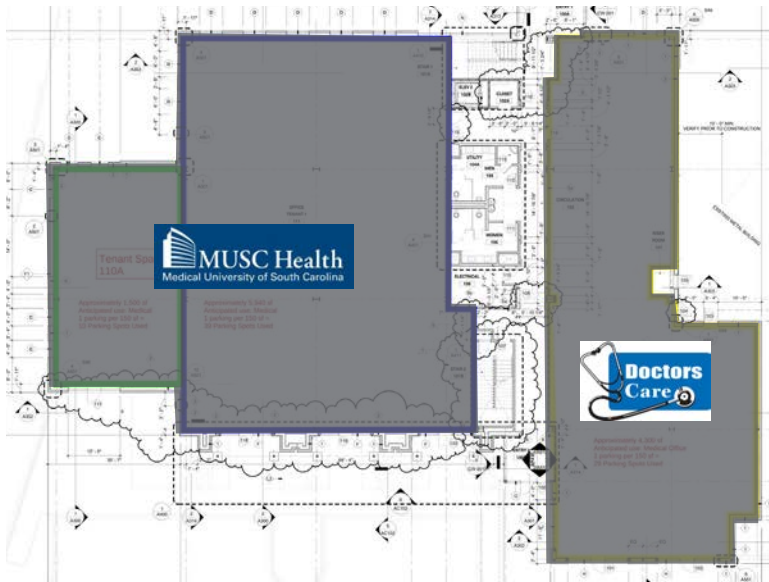
Suite 210-C is shell condition, presenting the opportunity to build out the space to meet the specific needs of the tenant. Suite 300-B is built out and ready to occupy with construction of demising wall.



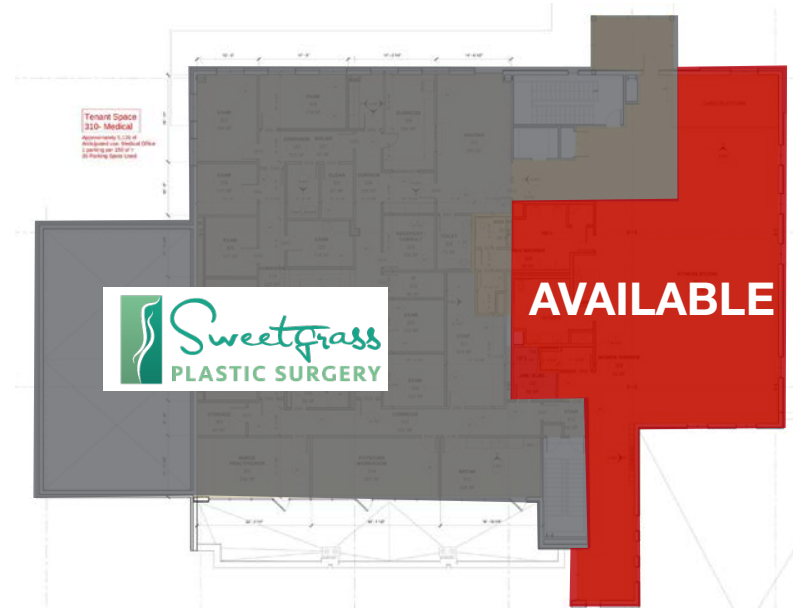
## Offering Summary

Building Size:	±34,765 SF
Available Space:	±1,411 - ±5,002 RSF (2nd Floor) ±3,698 RSF (3rd Floor)
Parking:	Ample surface parking available
Availability:	Immediately
Elevator:	Yes
Lease Rate:	\$33.75/SF, Full Service
Tenant Improvements:	Negotiable based on terms
Delivery:	Shell condition (2nd floor) Second Generation (3rd floor)
Subdivision of Space:	Allowed - see conceptual plans

# Floor Plans



**FIRST FLOOR**

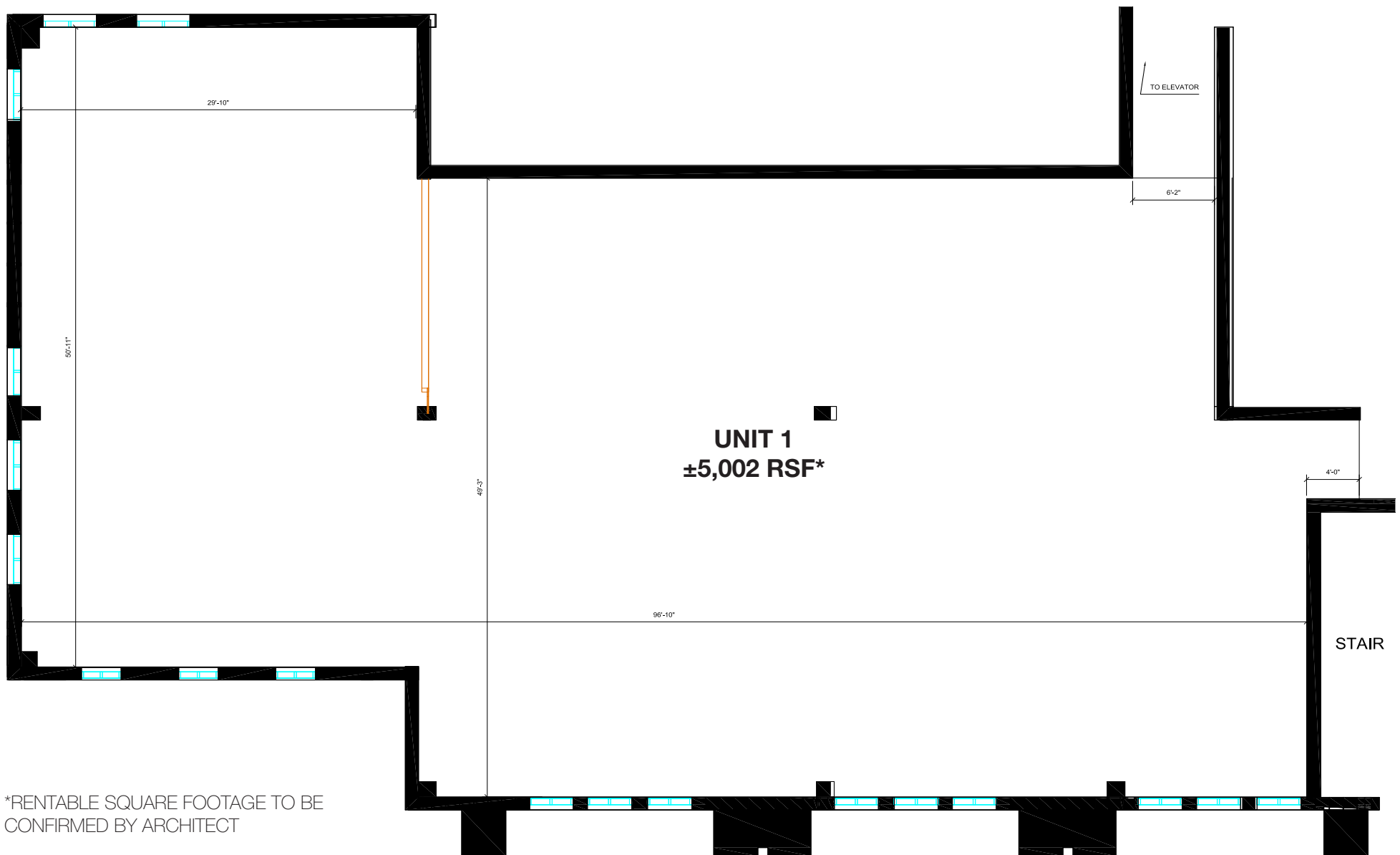


**THIRD FLOOR**



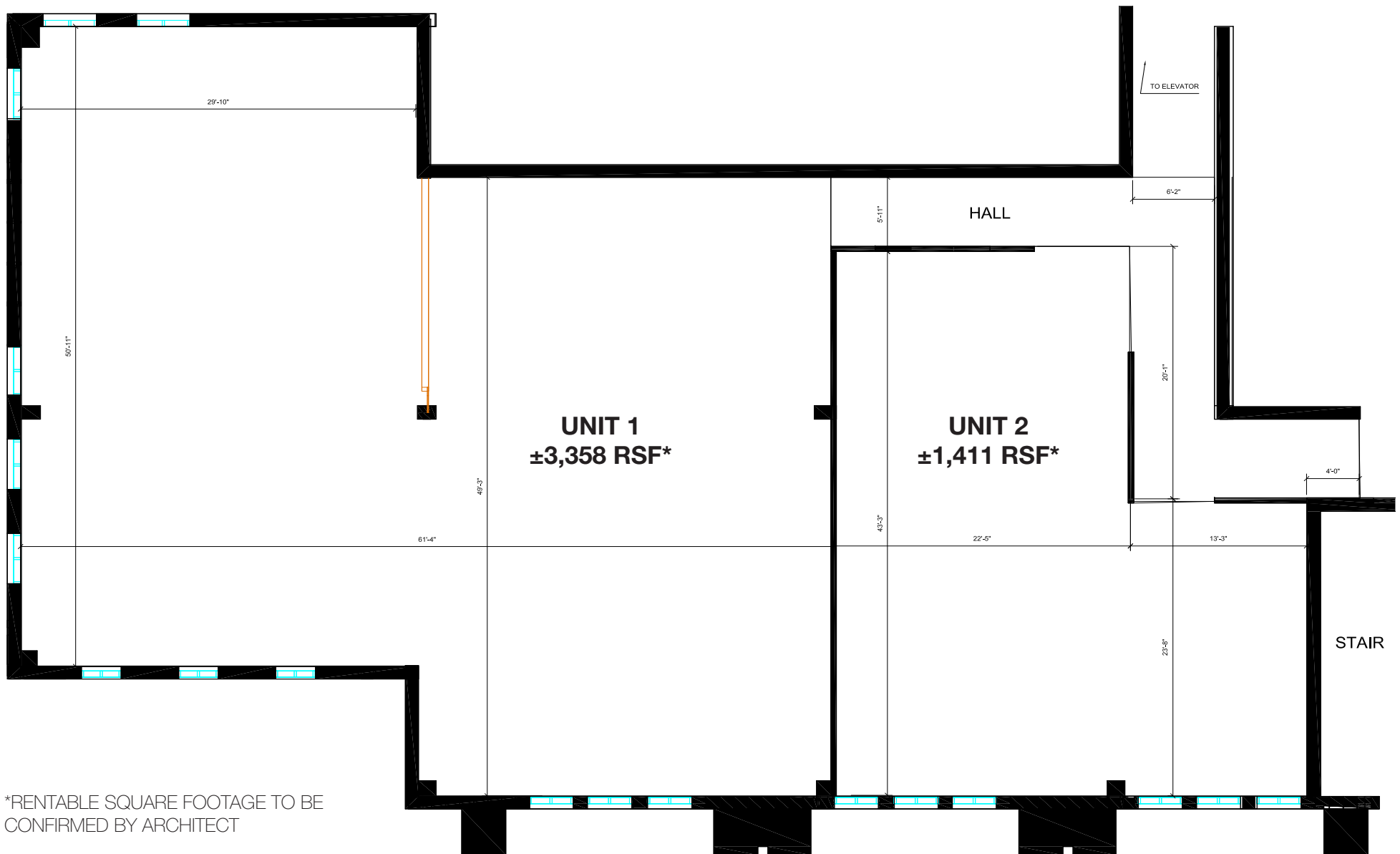
**SECOND FLOOR**

## 2nd Floor - Conceptual Option 1



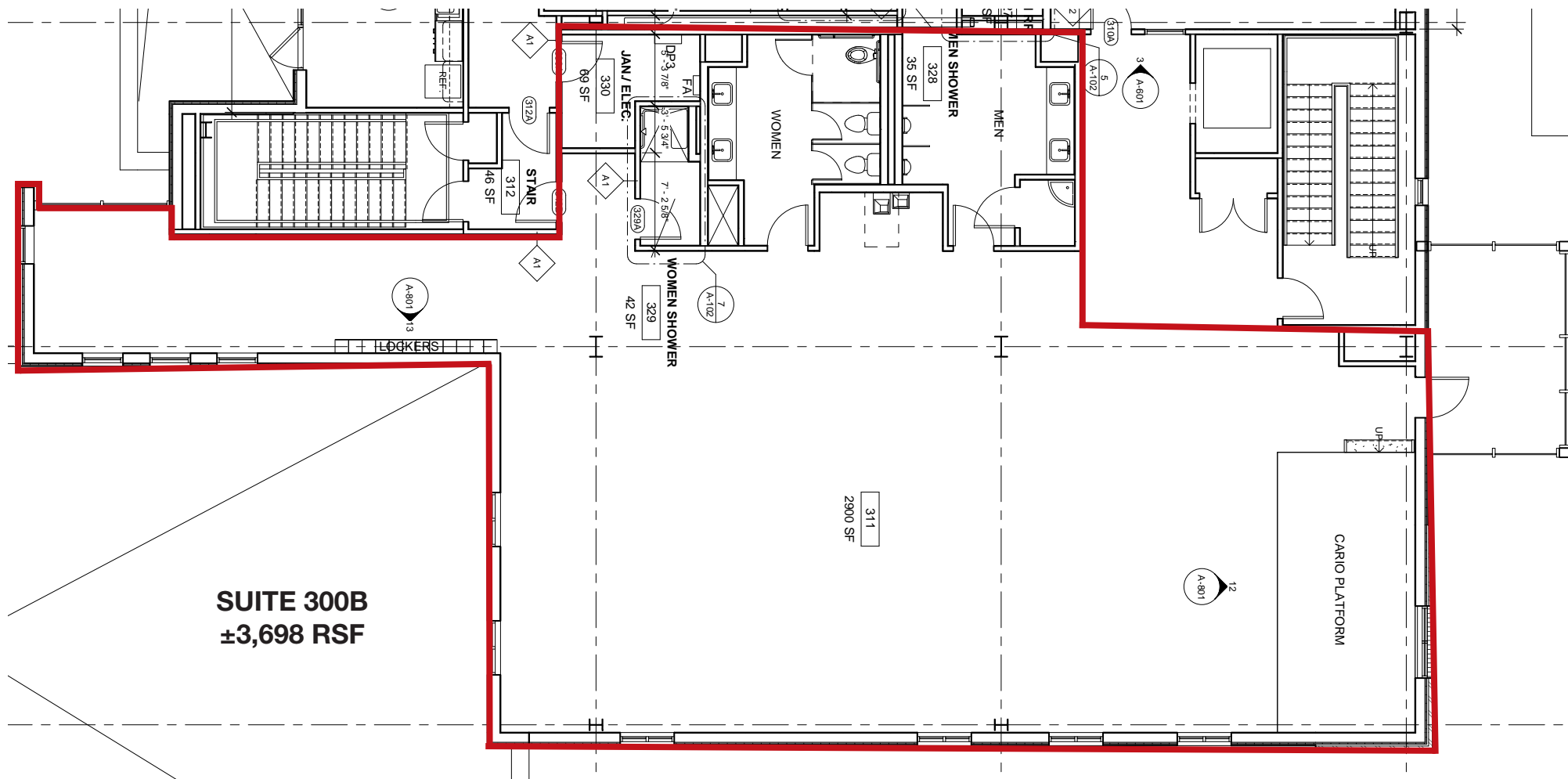
\*RENTABLE SQUARE FOOTAGE TO BE  
CONFIRMED BY ARCHITECT

## 2nd Floor - Conceptual Option 2



\*RENTABLE SQUARE FOOTAGE TO BE  
CONFIRMED BY ARCHITECT

### 3rd Floor Plan



# Area Map

Downtown Charleston



SHELBOURNE & ASSOCIATES  
oral and facial surgery



CHARLESTON  
DENTAL ARTS

HAMBY  
coloring & events



St. Andrews Blvd

1014 St. Andrews Blvd

**NAI**Charleston

*DISCLAIMER: 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.*

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## Area Map



## Additional Photos

