

CLASS A OFFICE SPACE FOR LEASE

ALBEMARLE POINT CENTER

176 CROGHAN SPUR ROAD, CHARLESTON, SC 29407



**BRIDGE
COMMERCIAL**



NEWLY RENOVATED

- Superior location with quick access to Downtown Charleston, West Ashley and James Island.
- Convenient to an abundance of amenities including hotels, restaurants, office supply, coffee, shopping, car wash and medical.
- Monument signage available.
- New common area improvements with modern interior finishes.
- Free onsite parking.
- Five minute walk to the West Ashley Greenway.

AVAILABLE SPACE

Suite 103: 1,861 RSF
Suite 104-A: 2,436 RSF
Suite 300: 5,206 RSF
\$35.00/RSF Full Service



VIEW ALBEMARLE POINT
CENTER OFFICE VIDEO

MARK MATTISON SIOR, CCIM

Senior Vice President

M 843 437 1545

mark.mattison@bridge-commercial.com

PETER FENNELLY SIOR, MCR, SLCR

President

M 843 425 0186

peter.fennelly@bridge-commercial.com

COLBY FARMER

Associate

M 978 998 9243

colby.farmer@bridge-commercial.com

WWW.BRIDGE-COMMERCIAL.COM

ALBEMARLE POINT CENTER

LOCATION BENEFITS

176 Croghan Spur is located within walking distance to grocery stores, coffee shops, boutique fitness gyms, food, entertainment, and more. This makes Albemarle Point Center the most walkable office building west of the Ashley River.

Ripley Light Marina was completed in May 2006 and prides itself on customer service, convenience, and providing an unprecedented boating experience. It is only a short 0.3 mile walk from Ripley to Albemarle, making it just as convenient to boat to work as it is to drive.

Charleston is a very health-conscious city, so you'll fit right in when you take advantage of the West Ashley greenway (right across the street from Albemarle), HYLO Fitness (a 0.5 mile walk from Albemarle), or Barre Evolution (a 0.5 mile walk from Albemarle).

The convenience of retail amenities to Albemarle is unparalleled with Windemere Shopping Center just a 0.5 mile walk from the building. Windemere's tenant list includes but is not limited to Earth Fare, Starbucks, Staples, Half Moon Outfitters, YoBo Cantina, TCBY, Osaka Asian Bistro and more.



The most walkable office building west of the Ashley

ALBEMARLE POINT CENTER



LOCATION + NEARBY AMENITIES



RESTAURANTS

- Al Di La
- Blackwood Smokehouse
- California Dreaming
- Clean Juice
- East Bay Deli
- HubeeDee's
- Jason's Deli
- Kaminsky's
- Mellow Mushroom
- Mex1
- Normandy Farms Bakery
- Osaka Asian Bistro
- Pearl's Oyster Bar
- Salty Mike's
- Starbucks
- TCBY
- The Roost

Three Little Birds Cafe

- Triangle Char & Bar
- Verde
- Ye Ole Fashioned
- YoBo Cantina

RETAIL/SERVICES

- AT&T
- Bank of America
- Barre Evolution
- Bluewater C-Store
- CVS
- EarthFare
- F45 Gym
- Half Moon Outfitters
- HyLo Fitness
- Harris Teeter
- In and Out Car Wash

- King Street
- Orange Theory Fitness
- Phillips Shoes
- Pinnacle Financial
- Publix
- South State Bank
- Staples
- Urban Nirvana
- Whole Foods
- Yoga

HOTELS

- Cambria
- Fairfield Inn
- Hilton Garden Inn
- Holiday Inn Express
- LaQuinta Inn
- Mariott

- Mariott Courtyard
- Mariott Residence Inn

OTHER

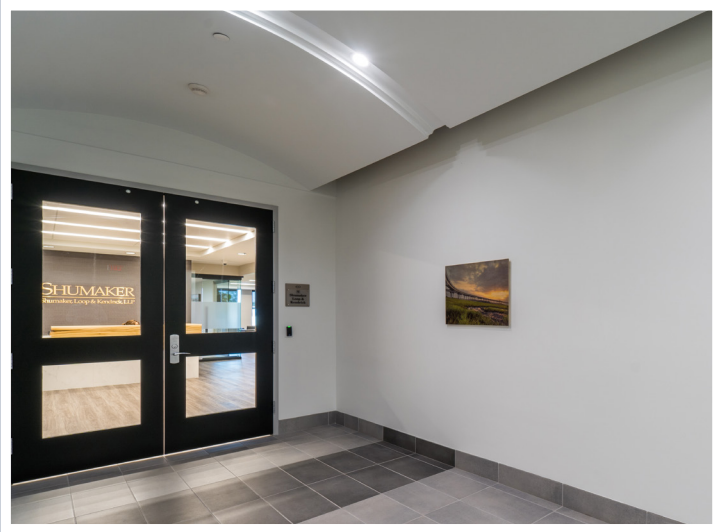
- 35 Folly Luxury Apartments
- Porter Gaud School
- Ripley Light Marina
- West Ashley Greenway
- Ashley River Bike-Pedestrian Bridge (Coming 2023)

Quick access + amenities

ALBEMARLE POINT CENTER



INTERIOR

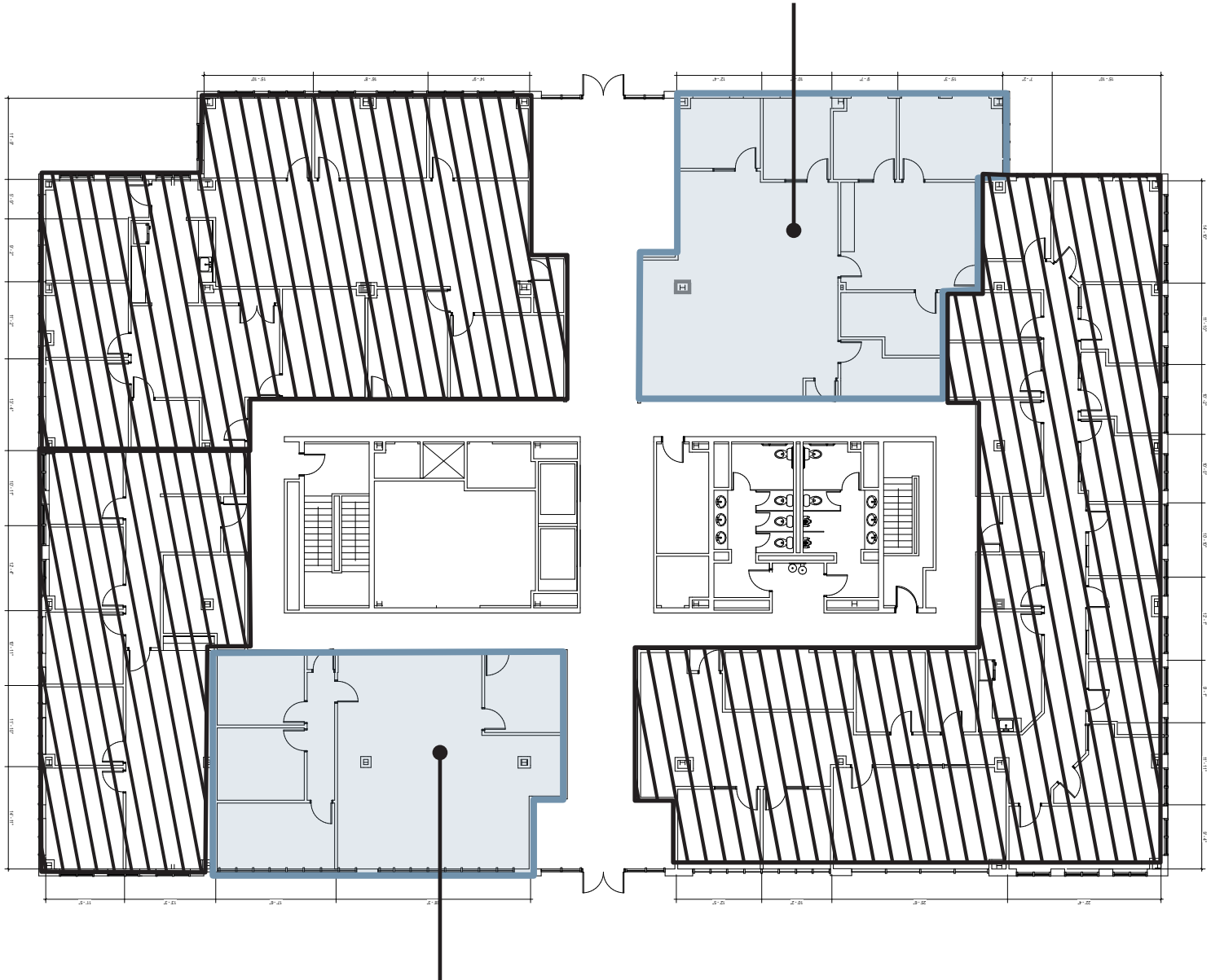


VIEW ALBEMARLE POINT
CENTER OFFICE VIDEO

New modern
finishes throughout

FIRST FLOOR / 4,297 RSF

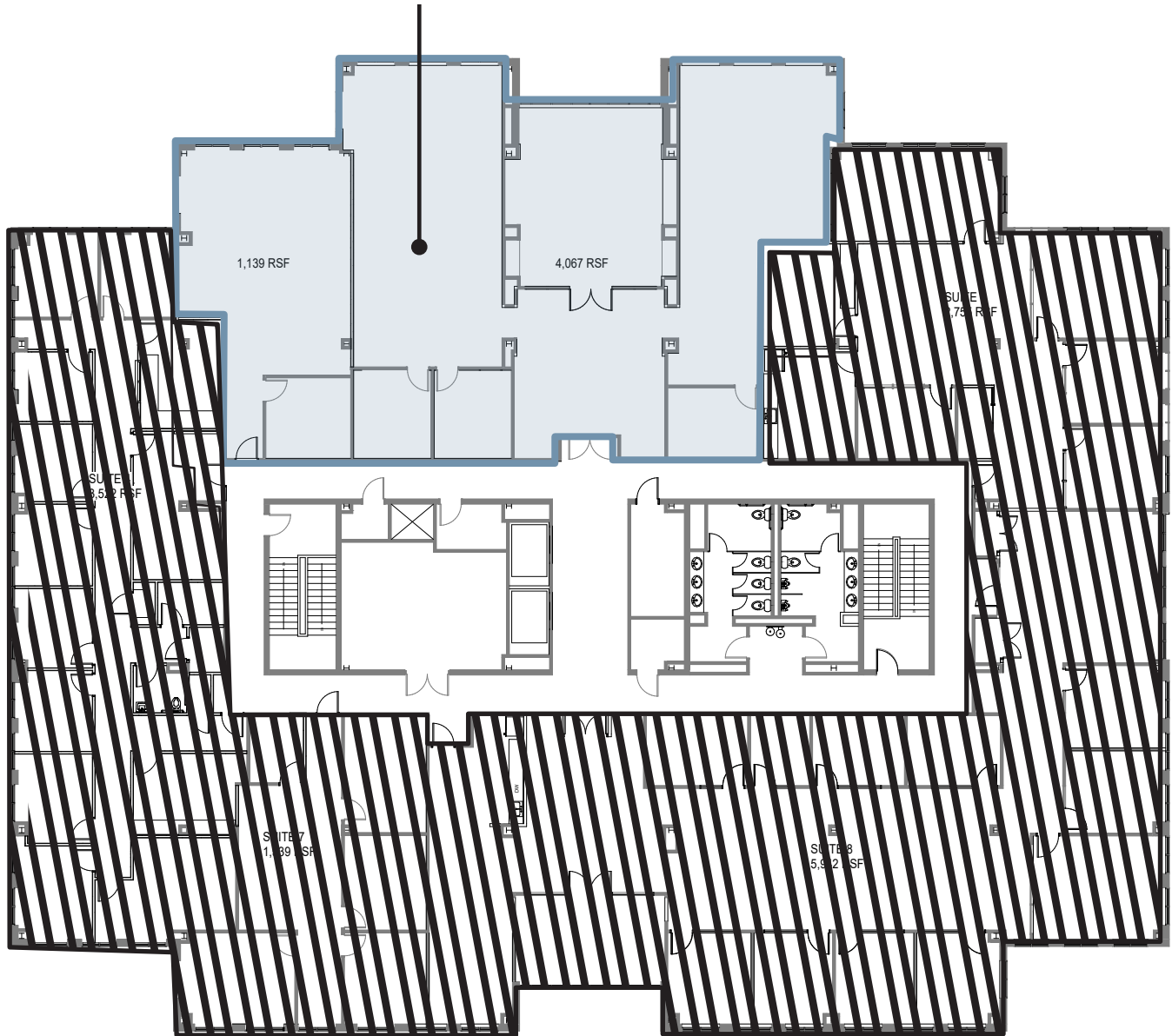
AVAILABLE
SUITE 104-A: 2,436



AVAILABLE
SUITE 103: 1,861 RSF

THIRD FLOOR / 5,206 RSF

AVAILABLE
5,206 RSF



ALBEMARLE POINT CENTER

Why Albemarle Point Center?



**QUICK ACCESS TO
DOWNTOWN**



**FREE ONSITE
PARKING**



**NEARBY
AMENITIES**



**ADJACENT
GREENWAY**



**NEW COMMONS
AREAS**



**SIGNAGE
OPPORTUNITY**

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WWW.BRIDGE-COMMERCIAL.COM



BRIDGE COMMERCIAL
25 Calhoun Street, Suite 220
Charleston, SC 29401
T 843.535.8600
www.bridge-commercial.com

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