

**CAROLINA FIRST CENTER
CORNER OF EAST BAY AND CALHOUN STREETS
CHARLESTON, SOUTH CAROLINA
FIRST CLASS OFFICE SPACE FOR LEASE**

134 Meeting Street, Suite 510
Charleston, SC 29401
P.O. Box 310
Charleston, SC 29402
Phone 843-577-0702
Fax 843-577-0710
www.cbrecharleston.com



- Location:** The Carolina First Center, 40 Calhoun Street, is located at the Northeast corner of East Bay Street and Calhoun Street in historic downtown Charleston, South Carolina.
- Building:** Carolina First Center is a 130,000 square foot, five story, first class office building.
- Available Space:** First Class office suites from 2,682 rentable square feet up to 7,507 rentable square feet are available.
- Rental Rates:** The Full Service Rents in Carolina First Center are \$29.00 - \$35.00 per rentable square foot per year. These rates include all operating expenses for the Base Year of the Lease. The rents increase annually by 3% plus a pass through of increases in the operating costs over the Base Year amounts.
- Listing Agent:** Charles S. Carmody, SIOR, CCIM
CB Richard Ellis Carmody, LLC
(843) 577-1155 (Direct Office)
(843) 514-1111 (Cell)
charles.carmody@cbre.com

**Carolina Center
40 Calhoun Street
Charleston, South Carolina
Current Availability – Summer 2008**

Third Floor

Suite	RSF	USF	Condition	Available	Rents
350	6,655	5,787	Ready for Upfit	Now	\$29.00 / RSF
350A	3,973	3,455	Ready for Upfit	Now	\$29.00 / RSF
350B	2,682	2,332	Ready For Upfit	Now	\$29.00 / RSF

Fourth Floor

Suite	RSF	USF	Condition	Available	Rents
410	4,122	3,584	Finished	June, 2008	\$29.00 / RSF

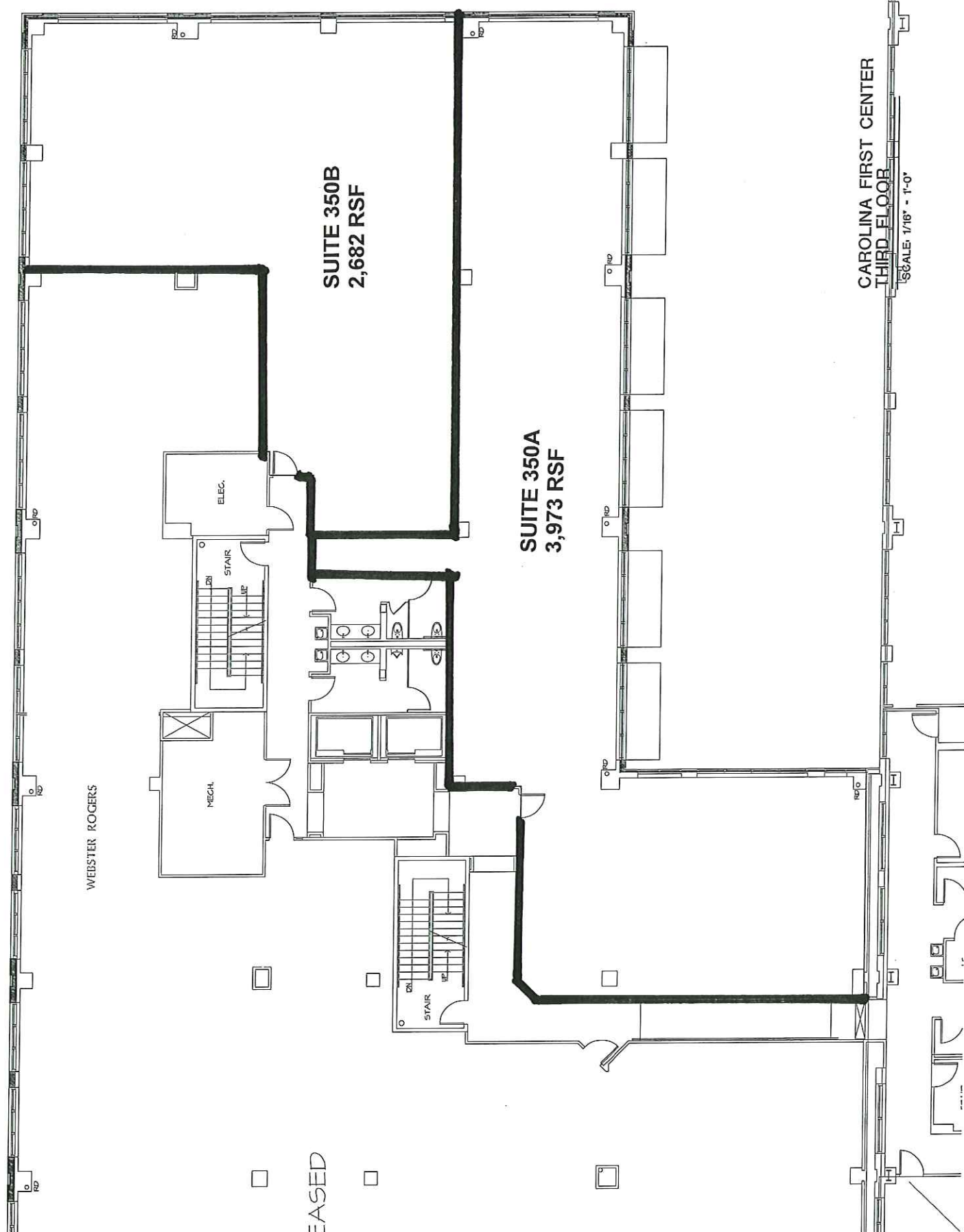
Fifth Floor

Suite	RSF	USF	Condition	Available	Rents
550	5,118	4,450	Ready for Upfit	Now	\$32.00 / RSF
500	7,507	6,528	Finished	Now	\$35.00 / RSF

Suite 550 has a large open patio overlooking Charleston Harbor.
Suite 500 has an incredible fully landscaped patio garden overlooking Charleston Harbor and the City of Charleston.

Available Parking

- 1) On Site: Spaces are available on site at the Carolina First Center at \$150.00 per space per month.
- 2) Off Site: Spaces are available on surface lots surrounding Carolina First Center at \$105.00 per space per month.
- 3) Garage: Spaces are available in the large City owned parking garage across Washington Street from Carolina First Center at \$115.00 per month per space.



WEBSTER ROGERS

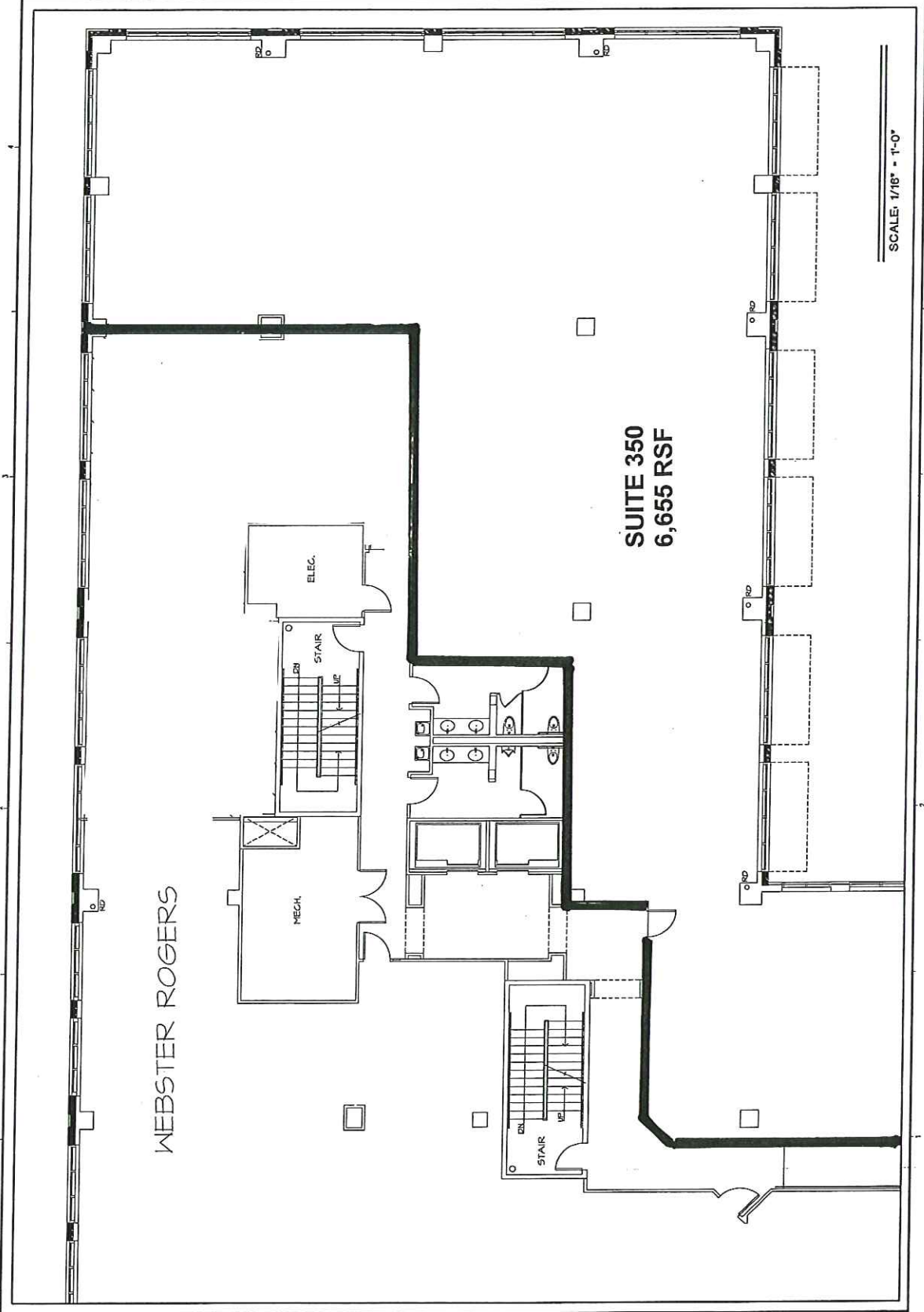
SUITE 350B
2,682 RSF

SUITE 350A
3,973 RSF

EASED

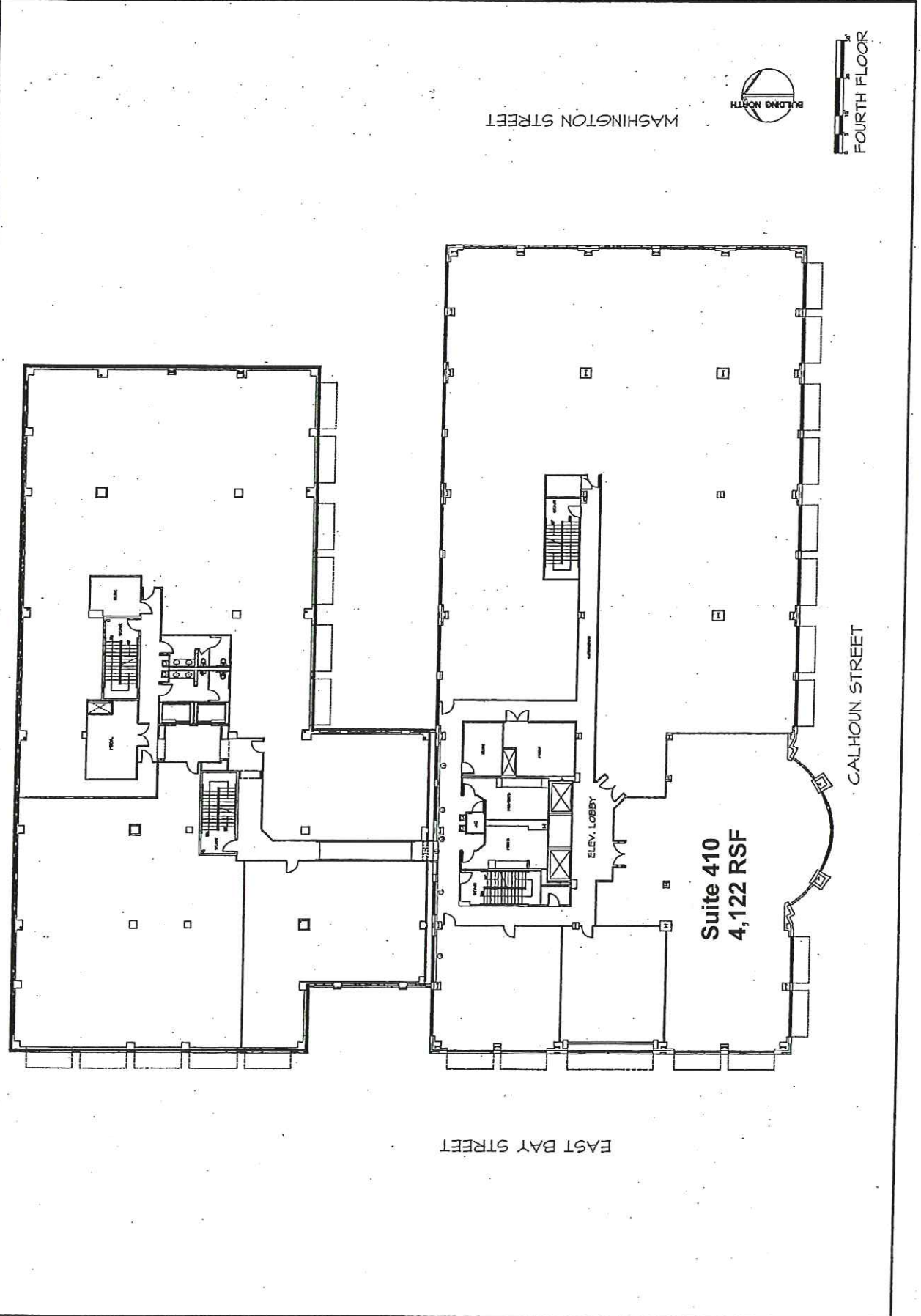
CAROLINA FIRST CENTER
THIRD FLOOR
SCALE: 1/16" = 1'-0"

	EVANS & SCHMIDT ARCHITECTS 200 NORTH STREET, CHARLOTTE, NC 28204-4400	WEBSTER ROGERS CHARLESTON, SOUTH CAROLINA	 	Project number: Date: 03/12/2008 Drawn by: JCR Checked by: JCR
	Title:			



SCALE: 1/16" = 1'-0"

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 EVANS AND SCHMIDT ARCHITECTS



SUITE 410
4,122 RSF
AS BUILT DETAIL

