



AVAILABLE - Premier Custom
Medical Office


Pendum Group

Est. 2008



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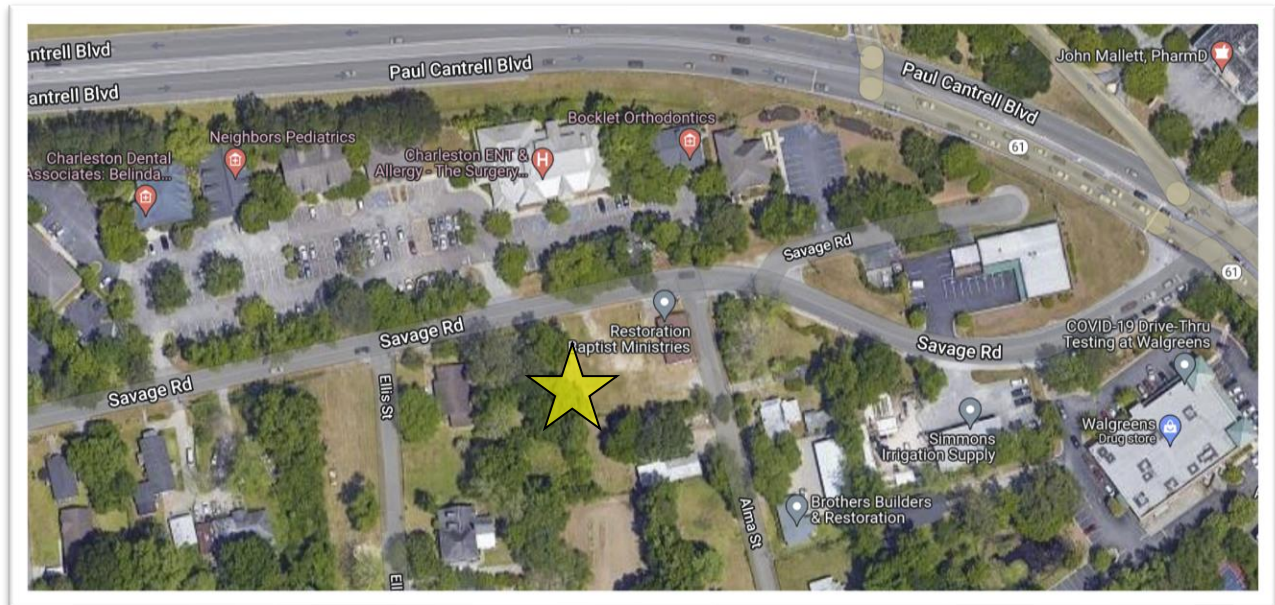
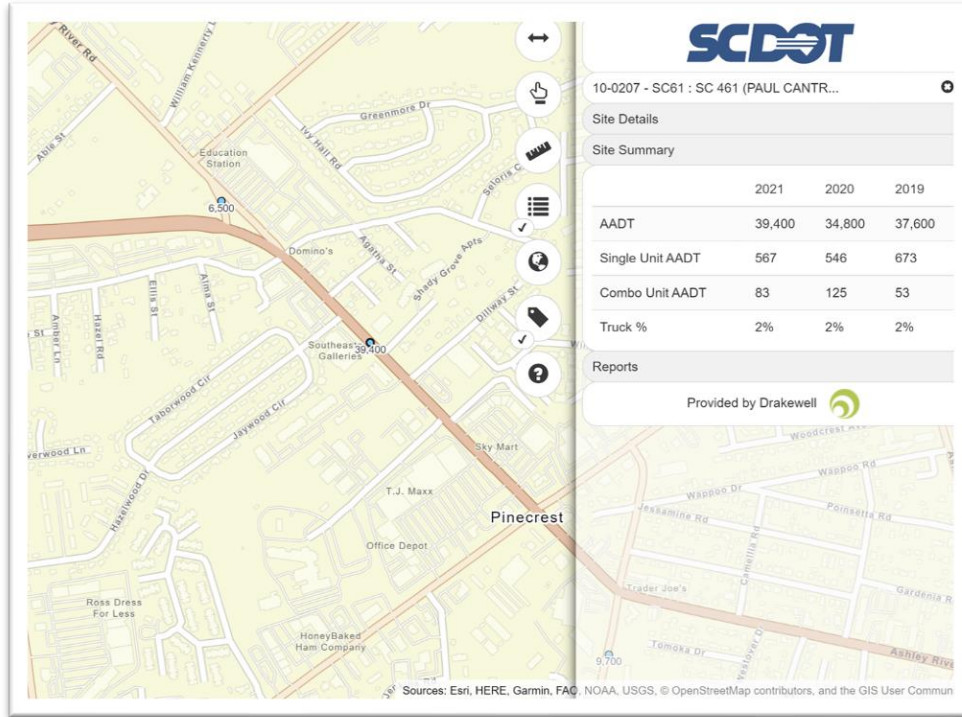
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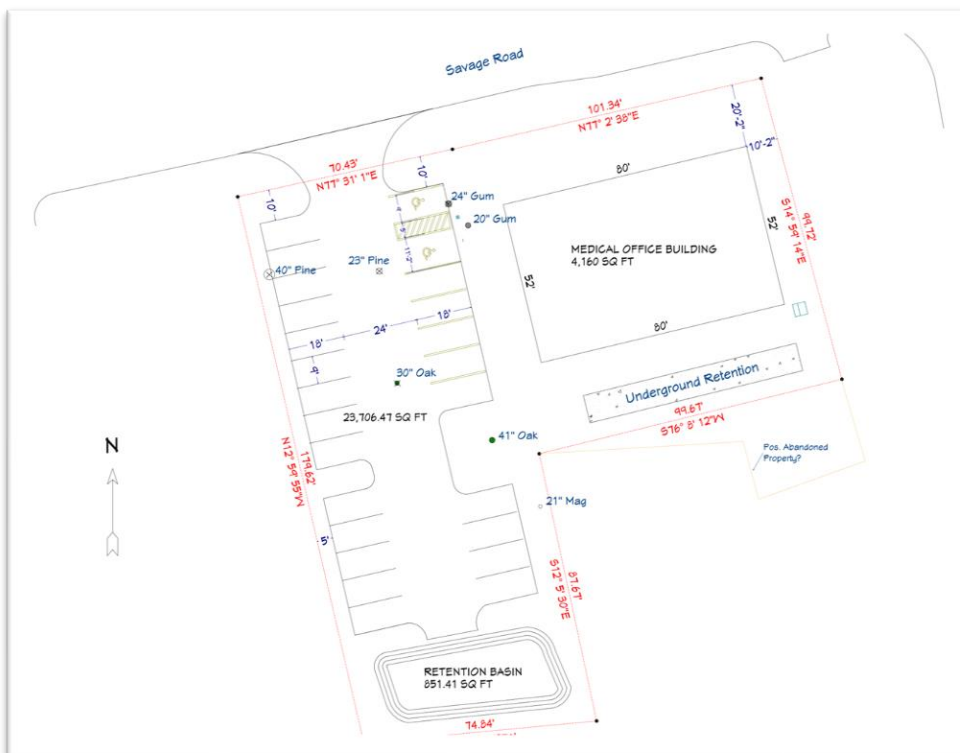
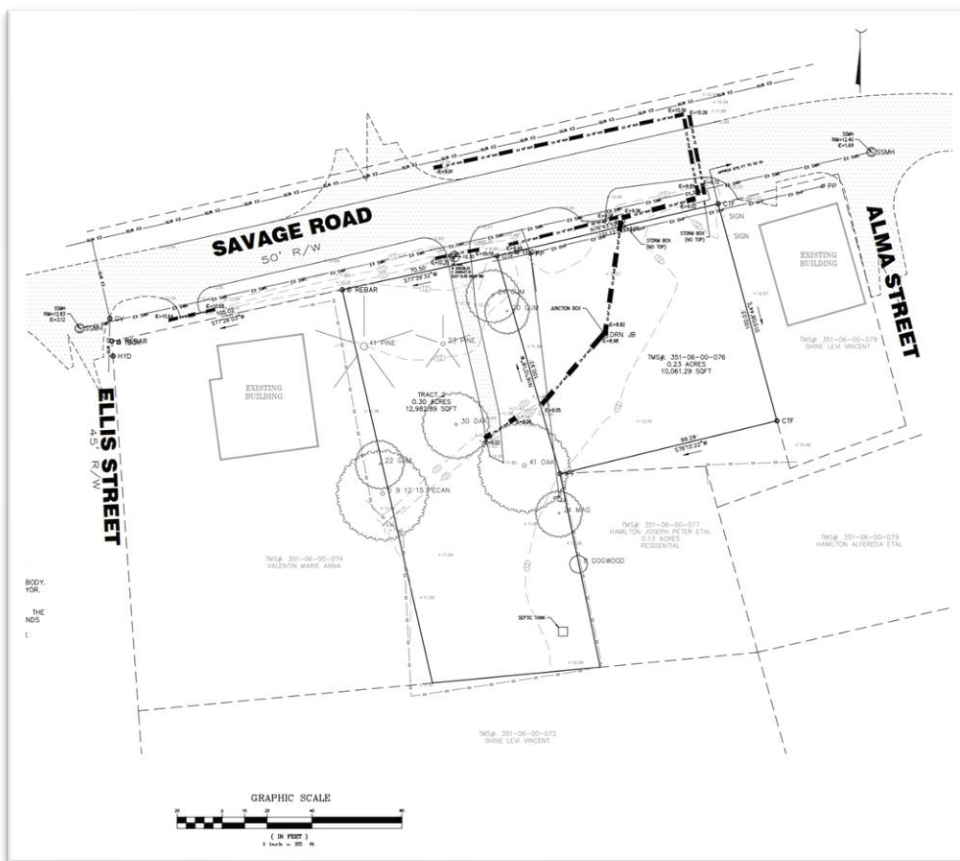
PROPERTY SUMMARY

- Location:** Medical region of Savage Rd, West Ashley. ~600' from Walgreens and ~800' from the intersection of Savage and Ashley River Rd. Six Minutes to North Charleston, 10 minutes to Downtown and 8 minutes to Carolina Bay
- Facility Size:** 4,160 +/- square feet (subject to buyer customization)
- Land Size:** .53 +/- acres (subject to final verification)
- Zoning:** Community Transitional Commercial Transitional, CT District. The CT District is intended to protect, preserve and enhance residential areas while allowing commercial uses which are compatible with the adjacent residential areas. In addition to allowing a limited number of commercial uses, the size and hours of operation of certain uses are restricted.
- Sec. 54-204. - In commercial transitional, CT district, certain uses, are restricted to normal business hours. In the CT district, normal business hours are deemed to be hours of operation beginning no earlier than 7 a.m. and ending no later than 8 p.m.
- (Ord. No. 1997-524, § 1, 11-25-97; Ord. No. 2014-08, § 2, 1-30-14)
- In CT, office uses are restricted to no more than five thousand (5,000) square feet. Offices and clinics of health practitioners 54-207, e. or j are conditional uses.

LOCATION



SITE



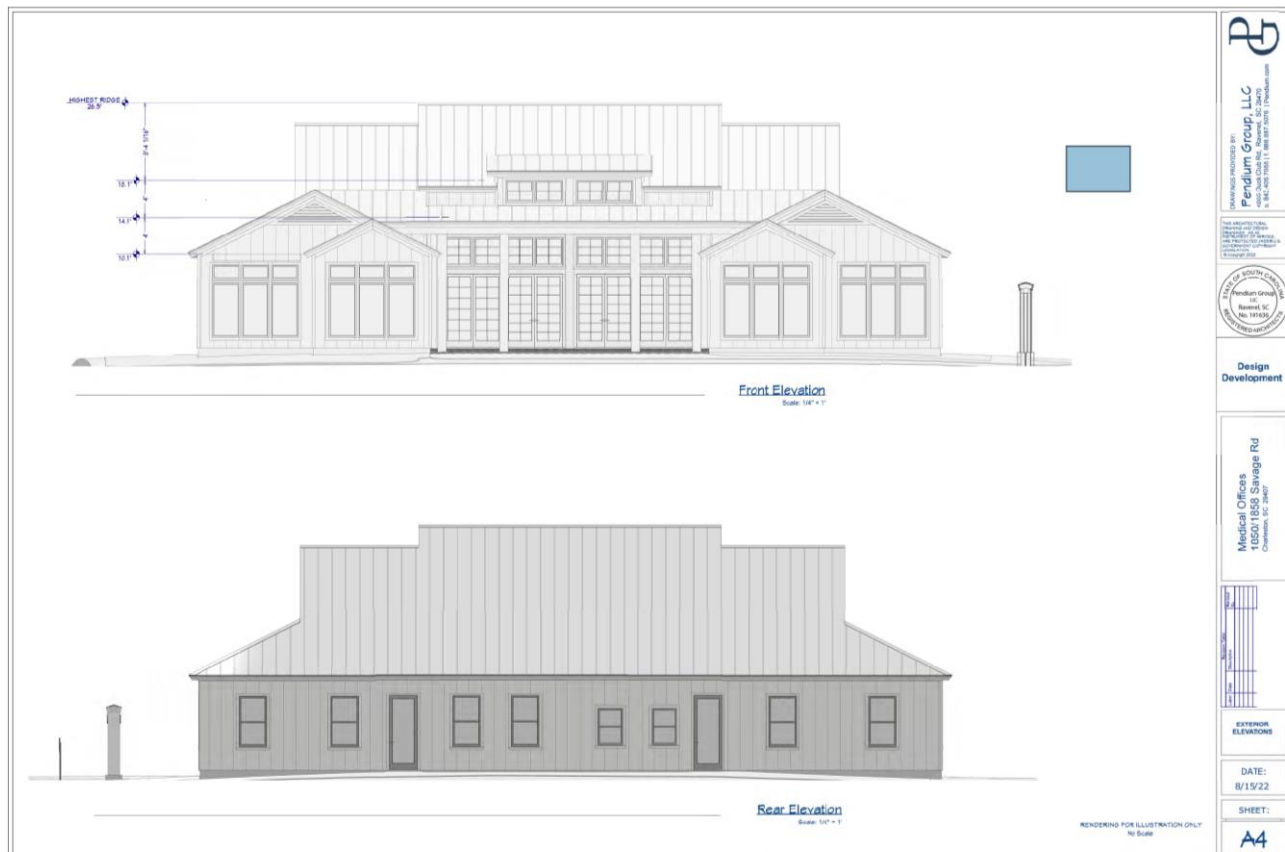
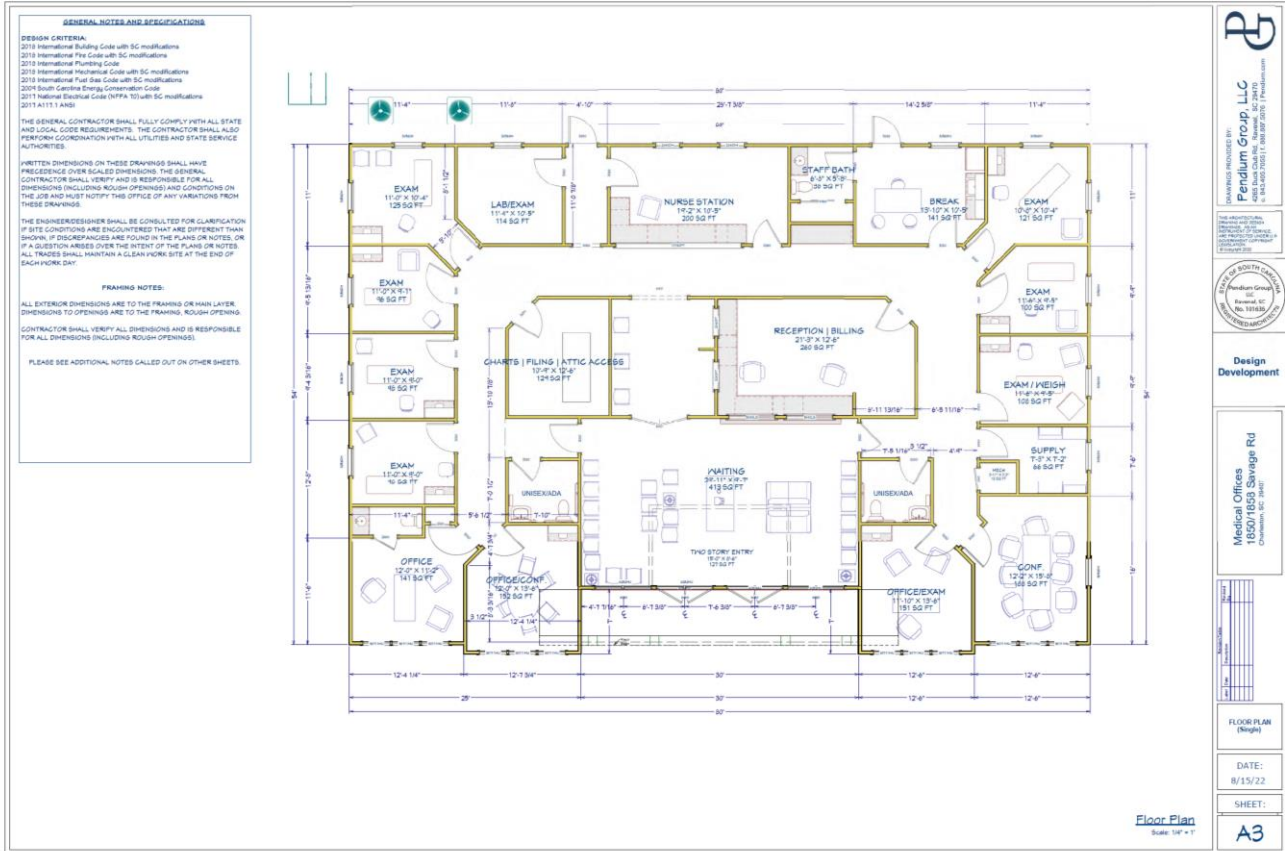
ARCHITECTURAL PLAN

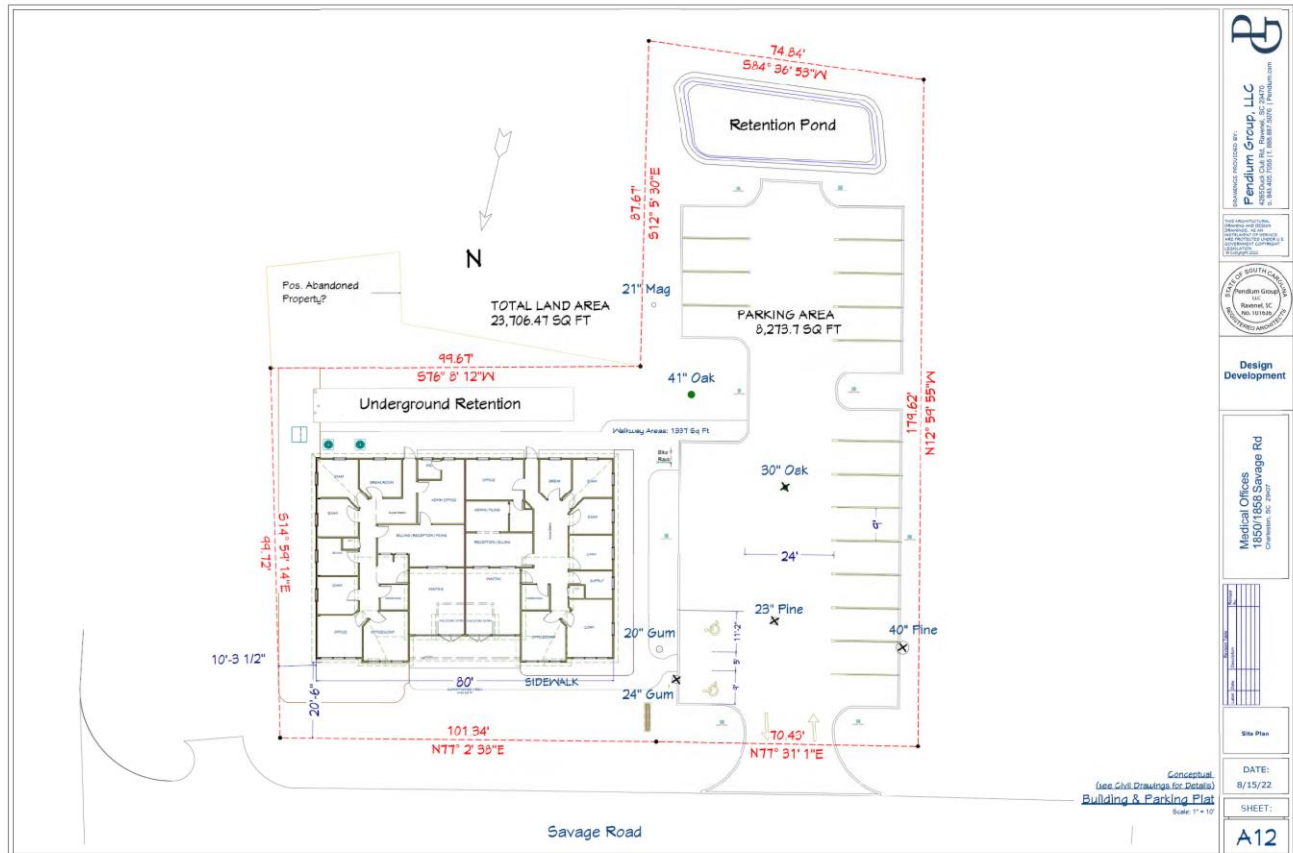
This prestigious one-story medical office was designed to complement both the residential to commercial transition of the area as well as the existing architecture of the surrounding commercial properties. This office design has been designed with the intent to convey both a sense of preeminence as well as a welcoming and inviting spirit in its design.

The entryway boasts a 1.5 story foyer with a two-story vaulted entryway with chandeliers. The large steel-works style doors and windows bring in abundant natural light allowing the waiting room to become an enjoyable place to be. Even the office halls on the right and left have vaulted ceilings to provide natural light from the large side dormered windows.

The office design is fully customizable to the client's practice and tailored needs with no additional architectural fees.








 DRAWINGS PROVIDED BY:
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STATE OF SOUTH CAROLINA
 Professional Seal
 Pendium Group, LLC
 Registered Professional Engineer
 License No. 11516
 State of South Carolina

Design Development

Medical Offices
 6507 659 Savage Rd
 Charleston, SC 29405

EXTERIOR ELEVATIONS

DATE:
 8/15/22

SHEET:
A5


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Design Development

Medical Offices
 6507 659 Savage Rd
 Charleston, SC 29405

Site Plan

Conceptual
 (See Civil Drawings for Details)
Building & Parking Plat
 Scale: 1" = 10'

DATE:
 8/15/22

SHEET:
A12





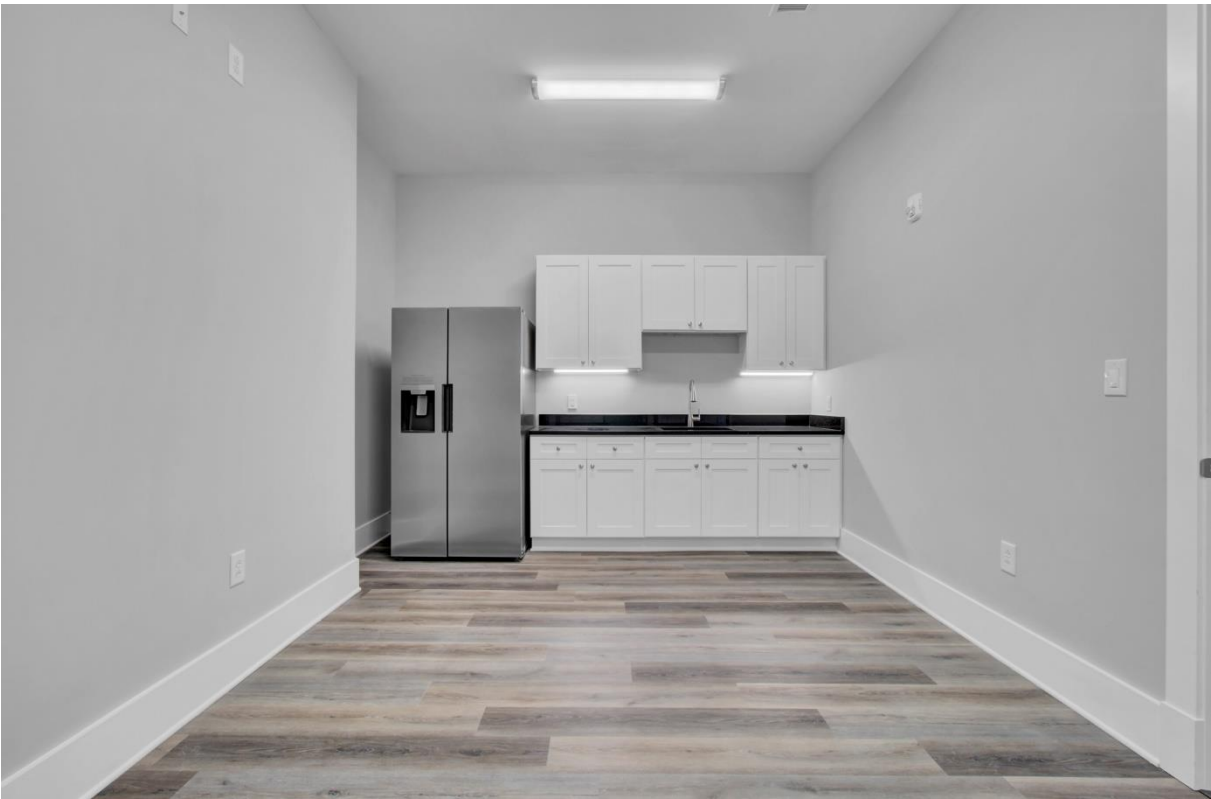


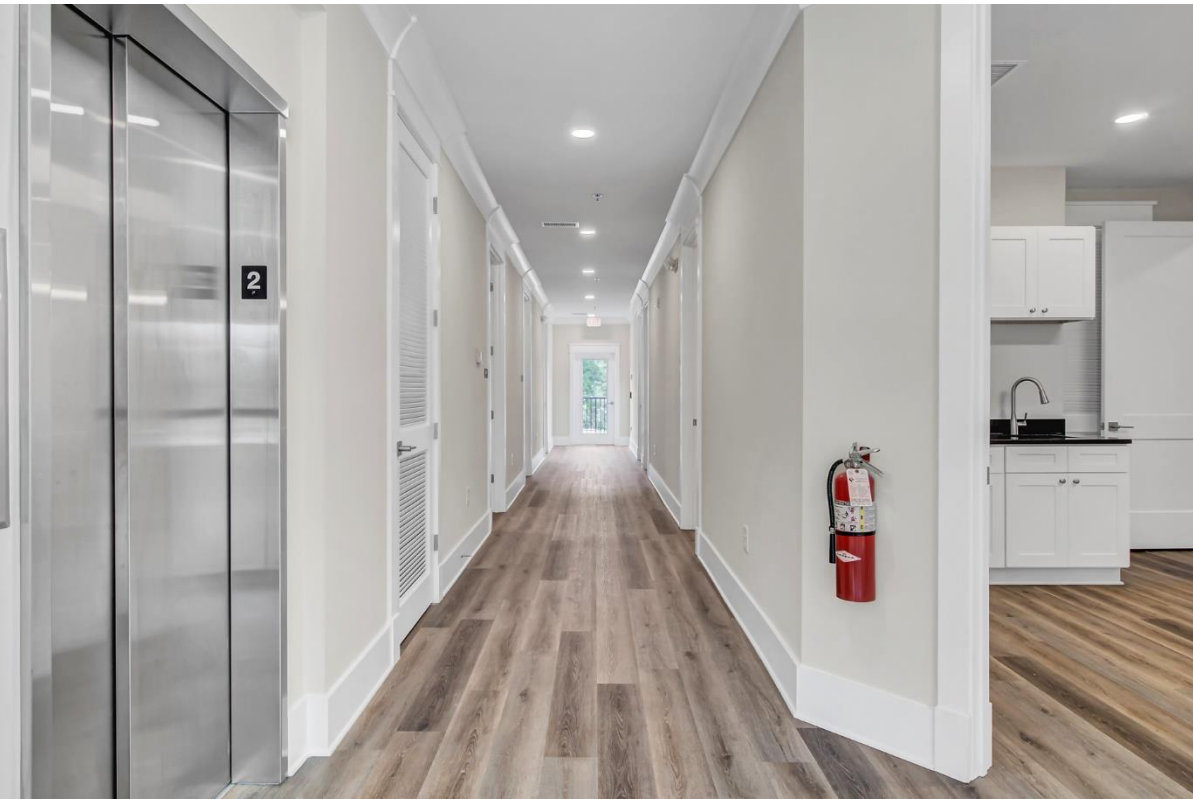
INSPIRATION

Recently Completed Office by Pendium Group

**Architectural, Design & Construction Services by Pendium Group*









204 N. Cedar St, Summerville SC

What this client had to say:

“All areas exceeded our expectations. I have and will continue to recommend them to anyone in need of building an Office.”

- Dr. William Burke

ALLOWANCES

ROOFING.....	\$86,961.00
WINDOWS	\$47,250.00
DOORS	\$17,850.00
INSULATION	\$22,120.00
INTERIOR DOORS	\$23,100.00
INTERIOR TRIM.....	\$19,953.00
INTERIOR DOOR HARDWARE.....	\$8,825.00
SHELVING	\$3,000.00
FLOORING.....	\$37,275.00
CABINETS/TOPS	\$41,499.00
PLUMBING FIXTURES	\$14,814.00
LIGHT FIXTURES	\$23,770.00
MISC. FIXTURES & SYSTEMS.....	\$21,150.00

ABOUT THE BUILDER/ARCHITECT

Pendium Group is a boutique construction firm bringing together exceptional talent to accomplish our client's goals in the construction & design of custom commercial, multifamily and residential projects. We understand the positive impact our clients' real estate, development and construction projects can bring not only to our clients but also to the communities we live in. As such, Pendium Group places strong value on our reputation for industry-leading quality and thoroughness in all that we do.

We are a client-focused business. That means we pride ourselves on being positioned to bring together the team and talent to analyze, discover and execute on the full scope of work necessary to deliver on our clients' needs and wants. Pendium's in-house site design and fully licensed architectural services further provide our clients the agility and synergy needed in today's environment. Additionally, Pendium Group's network of affiliated trade experts and trusted corporate partners bring to our clients an impressive array of talent in all areas of real estate, construction and development. This organizational structure continues to allow Pendium Group's team members to provide a unique value proposition to all our clients and, with successful projects totaling in the hundreds of millions, our team's track record speaks for itself.

Pendium Group

Est. 2008

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Pendium.com

