

3265 N CAROLINA AVENUE

North Charleston, SC 29405



AVAILABLE SPACES

SPACE	SIZE	RATE	LEASE	AVAILABLE
100	±1,071 SF	\$17/ SF	Modified Gross	LEASED
102	±2,965 SF	\$17/ SF	Modified Gross	LEASED
200	±1,108 SF	\$17/ SF	Modified Gross	LEASED
201	±900 SF	\$20/ SF	Modified Gross	LEASED
202	±2,824 SF	\$17/ SF	Modified Gross	Move in ready!
203	±2,400 SF	\$17/ SF	Modified Gross	60 Day Delivery Build to suit
202/203	±5,224 SF	\$17/ SF	Modified Gross	60 Day Delivery Build to suit

PROPERTY OVERVIEW:

3265 N Carolina Avenue is a recently renovated office building located in the heart of the rapidly transforming upper neck area of North Charleston. Situated on the eastern end of Reynolds Avenue, this property is ideally positioned in the midst of the growing business district, which is seeing a transformation due to the revitalization effort supported by the Reynolds Avenue Merchants Association, community leaders, and the City of North Charleston. This is a rare opportunity to join the many forward thinking commercial users who have already staked down operations in this burgeoning business hub. The location has excellent access to Spruill Ave, I-26, the Charleston Navy Base, and the vibrant Park Circle Community.

PROPERTY SUMMARY:

- Suite sizes range from ±2,400 SF up to ±5,224 SF and will be upfit to suit the needs of qualified tenants
- On-site parking and easy access to major thoroughfares
- Neighboring users include Terracon, Palmetto Railways, Frontier Logistics, Charleston Regional Business Journal, We are Family, and more
- Rate: \$17-\$20/SF/Yr - Modified Gross + \$2/SF/Yr. in pass through expenses
- Additional tenant expenses include electric & janitorial

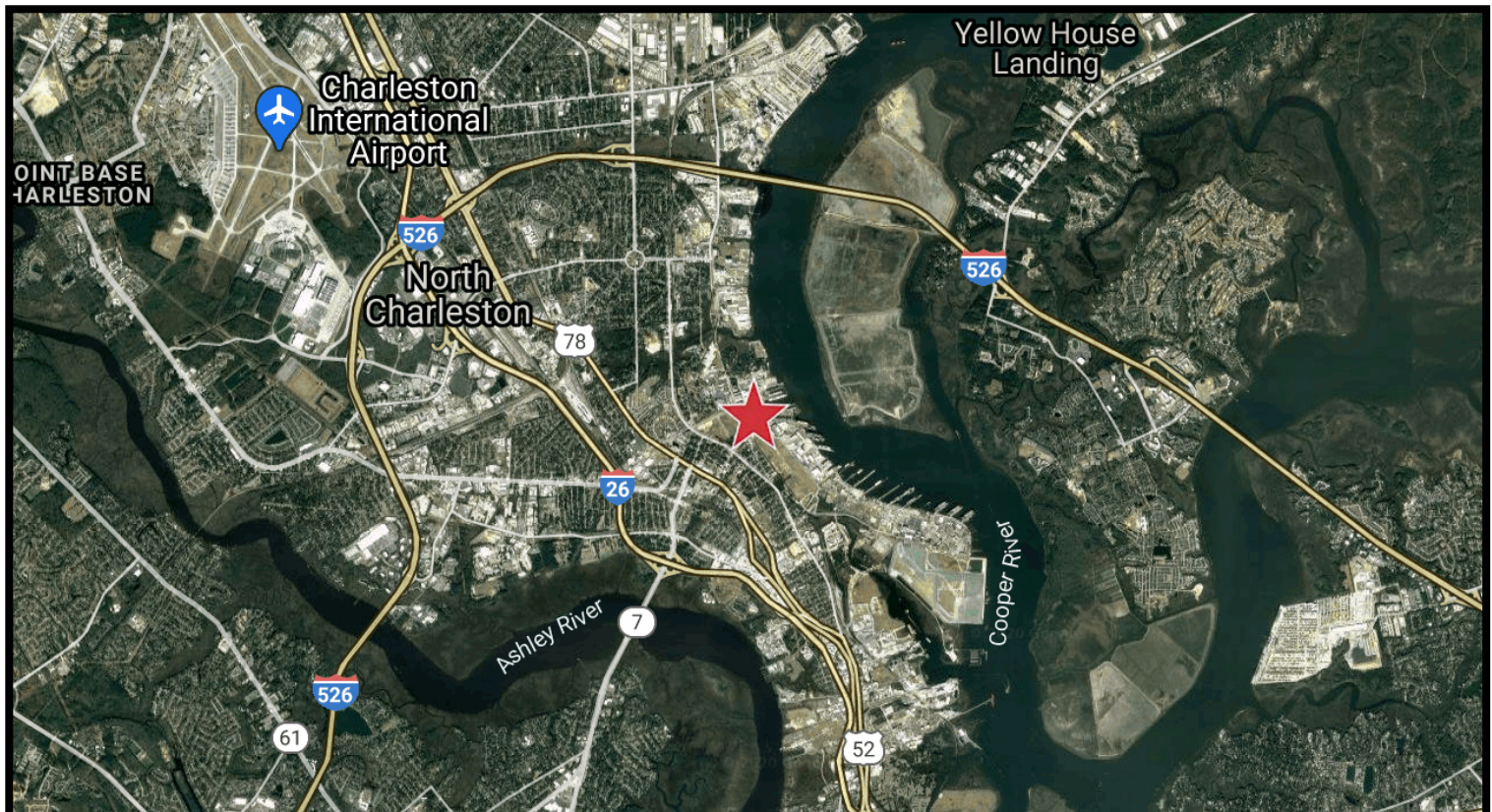


SUITE 202
PHOTOS



FLOOR PLAN





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.