

FOR LEASE

562 - 812 SF

RETAIL/OFFICE BUILDING



1801 REYNOLDS AVE, NORTH CHARLESTON, SC 29405

Harbor
COMMERCIAL PARTNERS

1801 Reynolds Ave, North Charleston, SC 29405

PROPERTY DESCRIPTION

1801 Reynolds Ave. is a 7,200 SF multi-tenant retail and office building that is located near the historic Charleston Navy Base Redevelopment. The property was completely renovated in 2018 with a new roof, commercial plate glass store front and windows, with tenant spaces being constructed with high end interior finishes and an off-street parking ratio of 2.5/1000.

Unit C: First floor recently renovated office space with two large private offices, work room and restroom.

D-2: Second floor large executive office with common area restrooms and kitchenette. Lease rate includes all NNN fees, Utilities, etc.

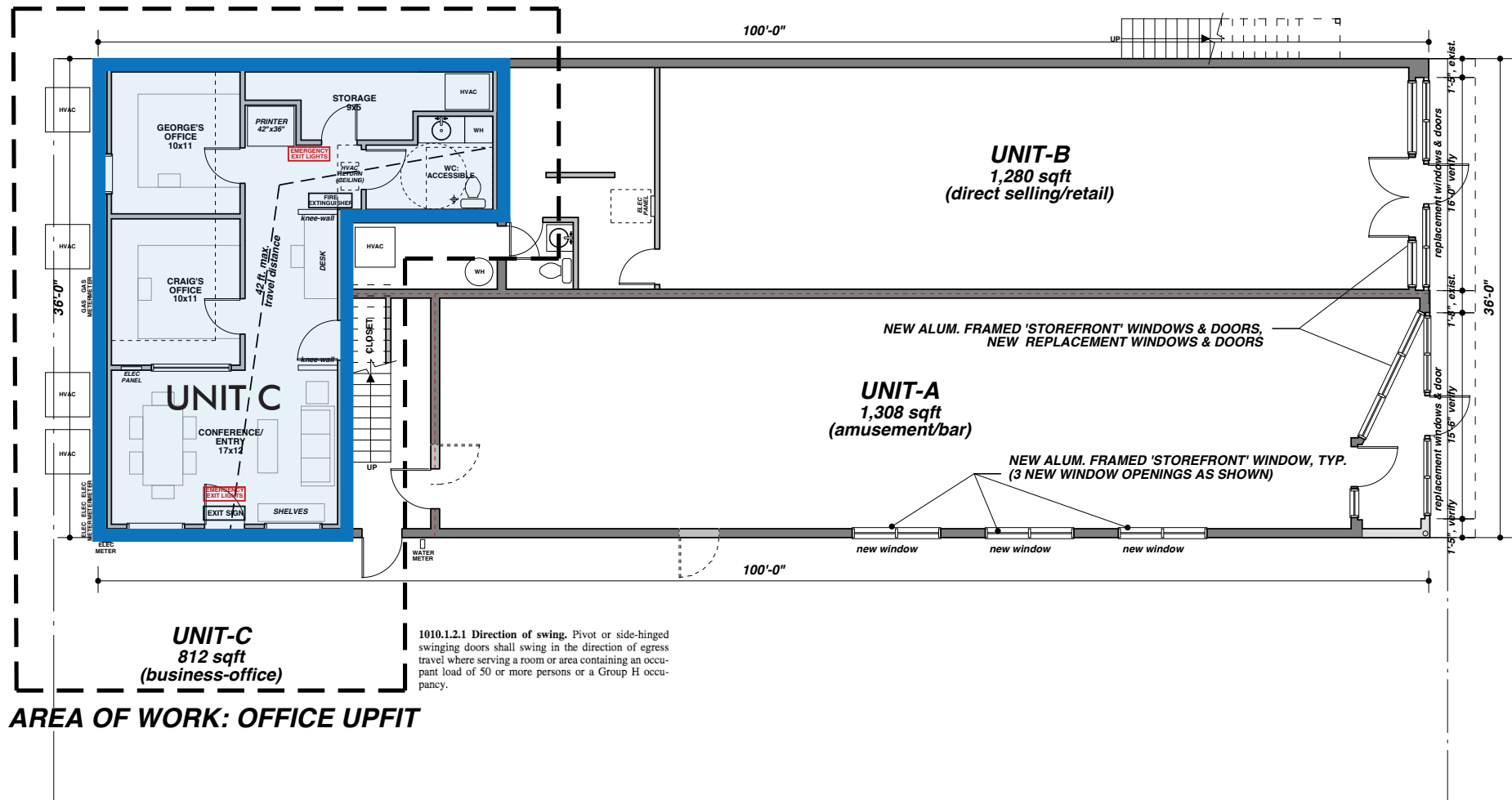
OFFERING

UNIT	SIZE	LEASE RATE	NNN RATE	DATE AVAILABLE
C	812 SF	\$18.00 PSF NNN	\$3.03 PSF	8/18/25
D-2	562 SF	\$21.00 FULL SER- VICE	---	8/18/25

SPACE AVAILABLE

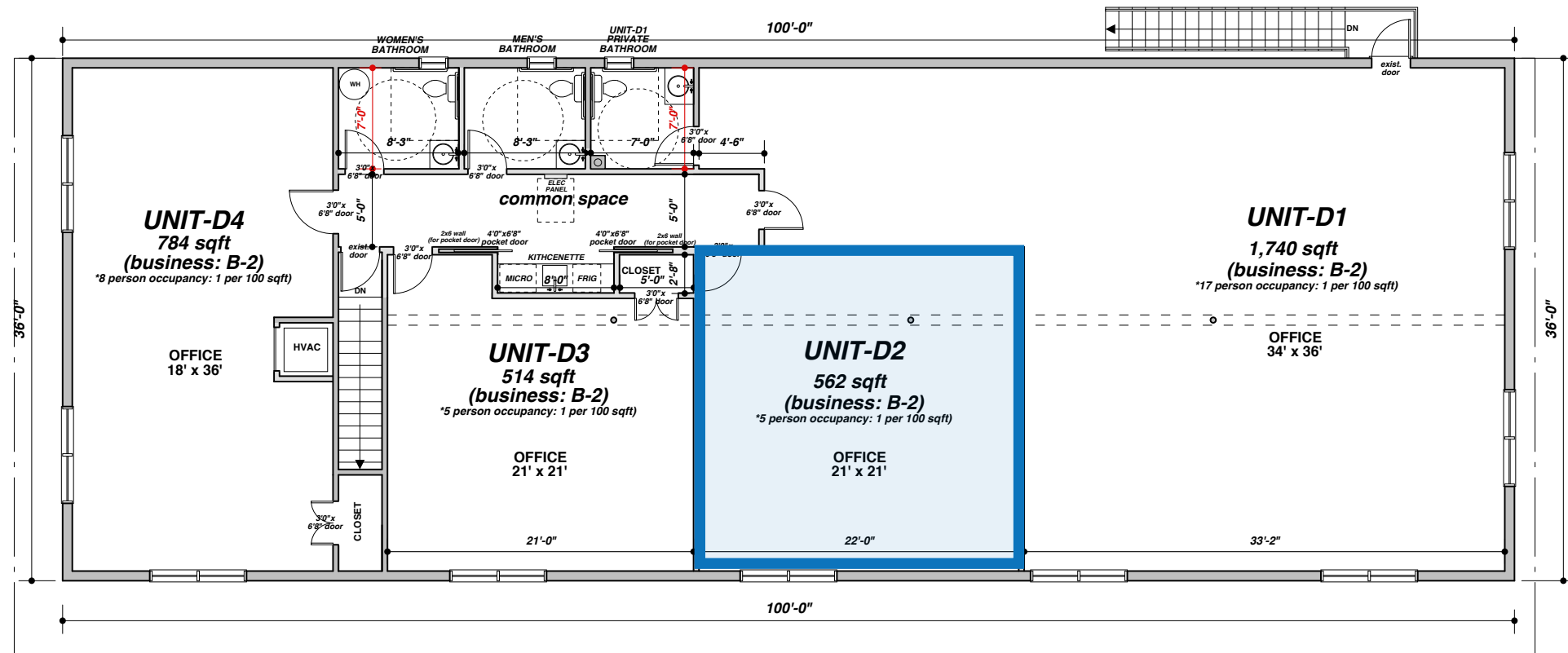
PARCEL ID	469-12-00-035
COUNTY	CHARLESTON
MUNICIPALITY	NORTH CHARLESTON
ZONING	B-2 GENERAL BUSINESS
YEAR BUILT	1963 (RENOVATED IN 2018)
LOT SIZE	0.24 ACRES
BUILDING SIZE	7,200 SF
PARKING	18 SPACES
OCCUPANCY	81%





2ND FLOOR OFFICE FLOOR PLAN

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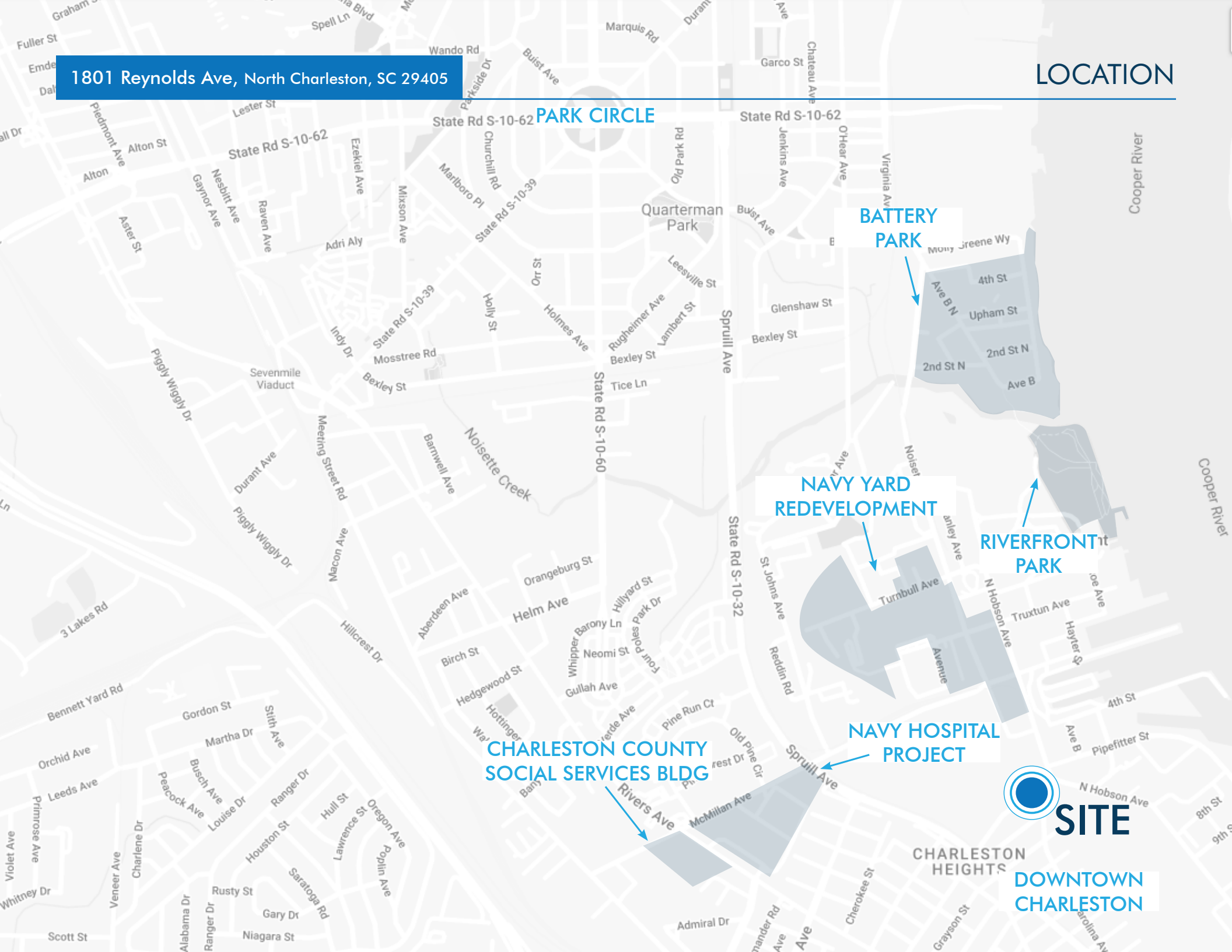


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LOCATION



PARK CIRCLE

BATTERY PARK

NAVY YARD REDEVELOPMENT

RIVERFRONT PARK

CHARLESTON COUNTY SOCIAL SERVICES BLDG

NAVY HOSPITAL PROJECT



SITE

DOWNTOWN CHARLESTON



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