FOR LEASE

562 SF & 784 SF OFFICE SPACES

1801 REYNOLDS AVE, NORTH CHARLESTON, SC 29405

Harbor
COMMERCIAL PARTNERS

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.

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

D-4: Second floor large executive office with common area restrooms and kitchenette. Lease rate includes all NNN fees, Utilites, etc.

OFFERING

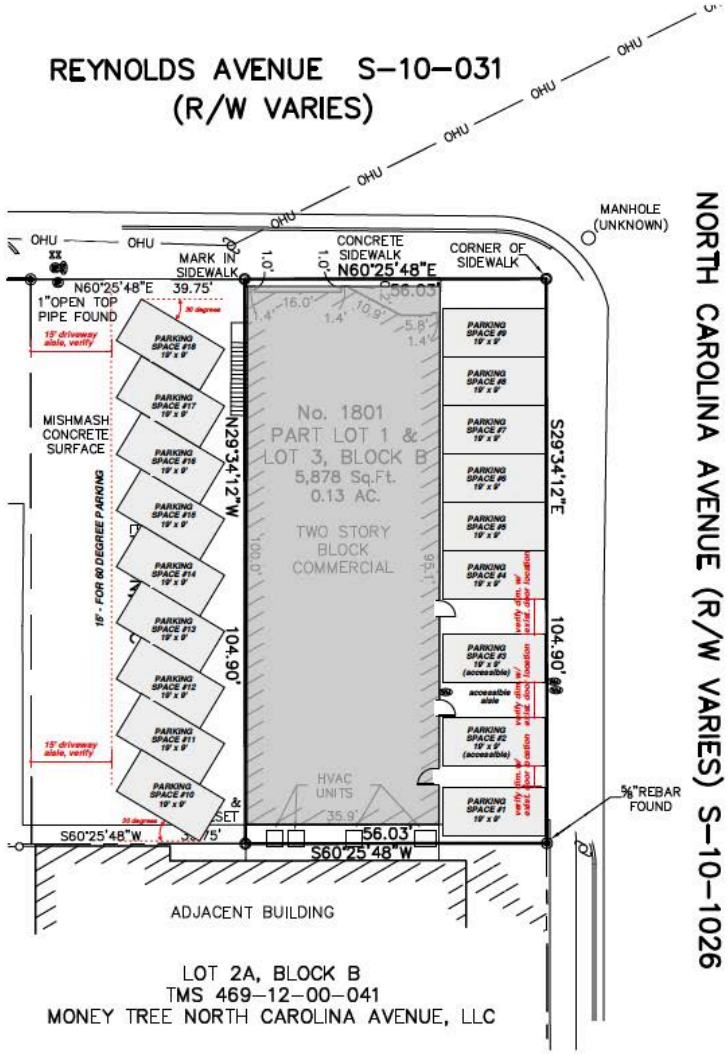
UNIT	SIZE	LEASE RATE	LEASE TYPE	DATE AVAILABLE
D-2	562 SF	$21.00	FULL SERVICE	NOW
D-4	784 SF	$21.00	FULL SERVICE	NOW

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%

SITE MAP

1801 Reynolds Ave, North Charleston, SC 29405



REFERENCES:

TMS 469-12-00-033

CHARLESTON COUNTY RMC:
PLAT D-197 – BY THE SIMMONS MAYRANT CO.
PLAT EB-224 BY LAWRENCE J. KENERTY
DEED G605 – 697
DEED 0534-167

NATIONAL GEODETIC VERTICAL DATUM OF 1929

F.E.M.A. F.I.R.M. 45019C 0501 J, DATED NOV. 17, 2004

NORTH CHARLESTON ONLINE ZONING MAP

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD RIGHT-OF-WAY LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY POLE
- WATER METER
- WATER VALVE

NOTES:

1. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
2. THIS PROPERTY DOES NOT APPEAR TO LIE IN A FLOOD HAZARD ZONE. THIS MUST BE VERIFIED BY THE PROPER CITY OF NORTH CHARLESTON OFFICIAL.
3. THIS PROPERTY LIES WITHIN THE NORTH CHARLESTON B-2 ZONING DISTRICT.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

GENERAL PROPERTY SURVEY
PART OF LOT 1 & LOT 3, BLOCK B
CHICORA PLACE
TMS 469-12-00-35
1801 REYNOLDS AVENUE

CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SC

BEING CONVEYED TO
REYNOLDS WRAP, LLC
DATE: SEP. 29, 2017 SCALE: 1" = 20'

GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 inch = 10 ft.

MAGNETIC

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
ATLANTIC SURVEYING, INC.
COA No. 3421

SOUTH CAROLINA REGISTERED LAND SURVEYOR
14813
COVERT BOYD NELSON

ATLANTIC SURVEYING, INC.
1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB #17-19105 – 1801

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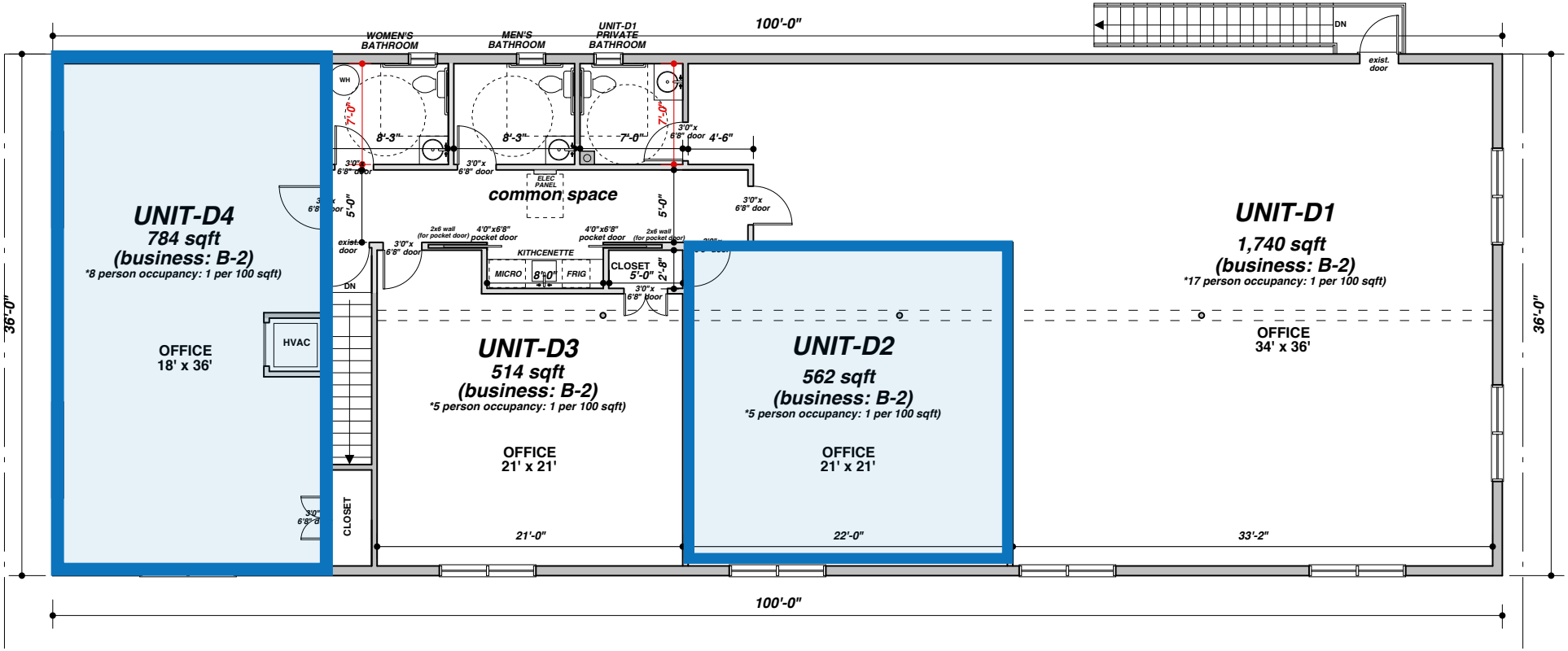
2ND FLOOR OFFICE FLOOR PLAN



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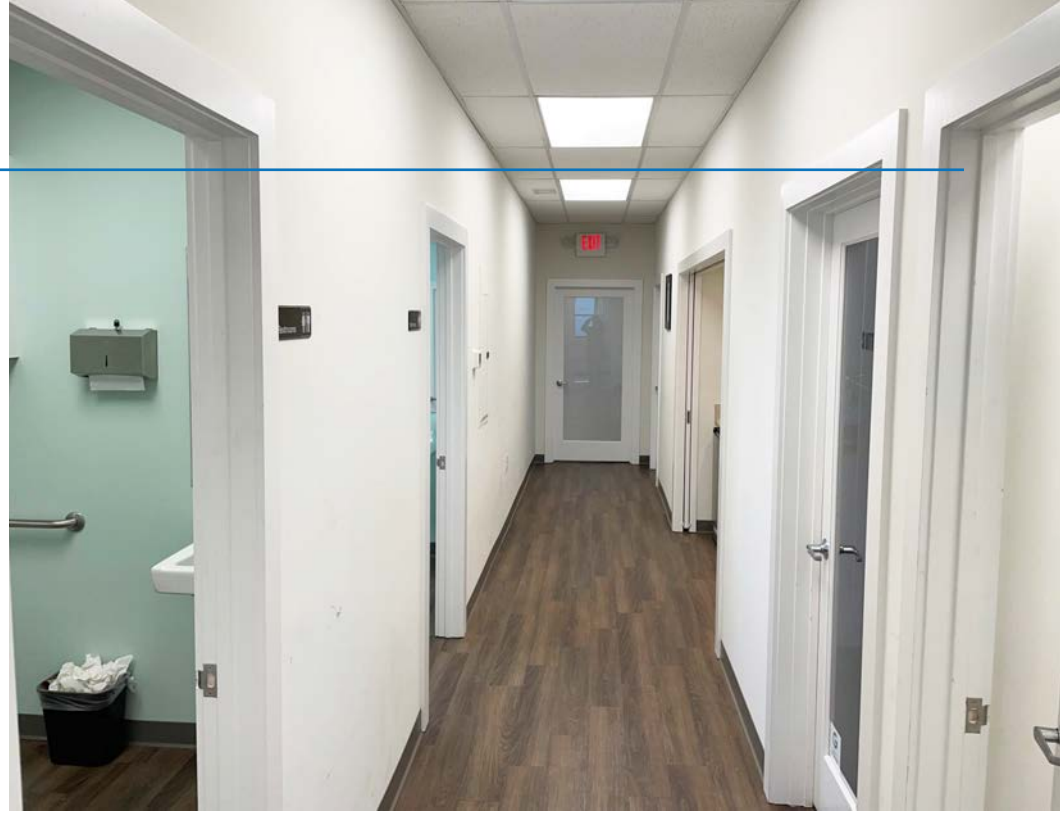

LOCATION

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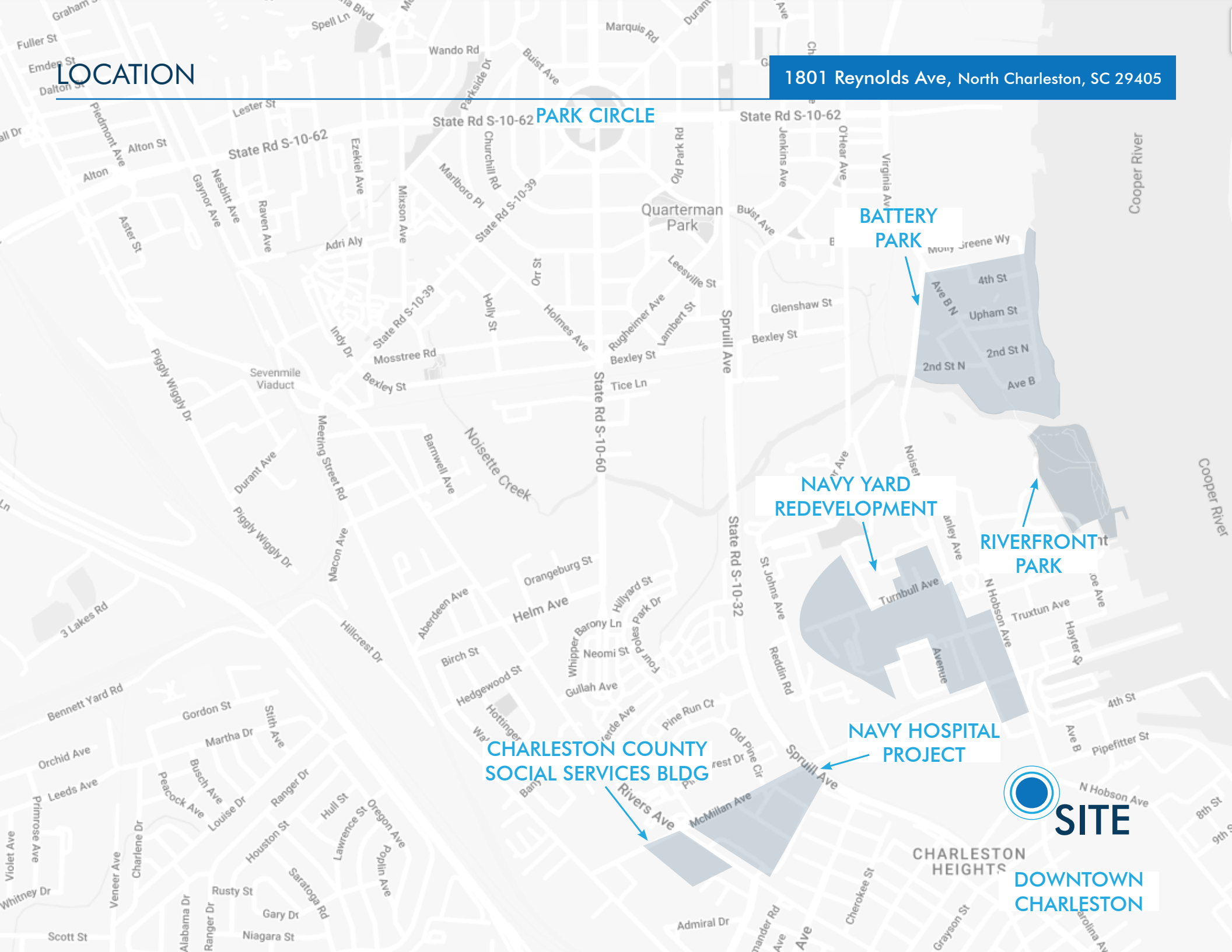

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Harbor
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