

FOR LEASE

5,000 SF FLEX/SHOWROOM/RETAIL



4540 RIVERS AVE, NORTH CHARLESTON, SC 29405

Harbor
COMMERCIAL PARTNERS

4540 RIVERS AVE, North Charleston, SC 29405

PROPERTY OVERVIEW

- 46,438 SF multi-tenant business park
- Located inside of I-526 in North Charleston, SC
- Retail, flex, showroom, and light industrial spaces available
- Quick access to all of Charleston's submarkets and surrounding amenities
- Fenced yards available

LANDLORD'S RECENT IMPROVEMENTS

- New landscaping, parking lot planters
- Attractive exterior paint scheme
- New storefront entryways and awnings
- New monument and wayfinding signage
- Resealed, restriped and new parking lot lighting
- Repaired/replaced roofs



OFFERING

UNIT	SIZE	LEASE RATE	EST. PASS THROUGHS
100	5,000 SF	\$23 PSF NNN	\$4.63 PSF ANNUALLY

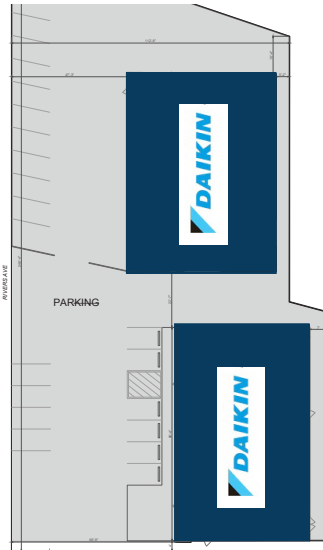
PHOTOS



4540 RIVERS AVE, North Charleston, SC 29405

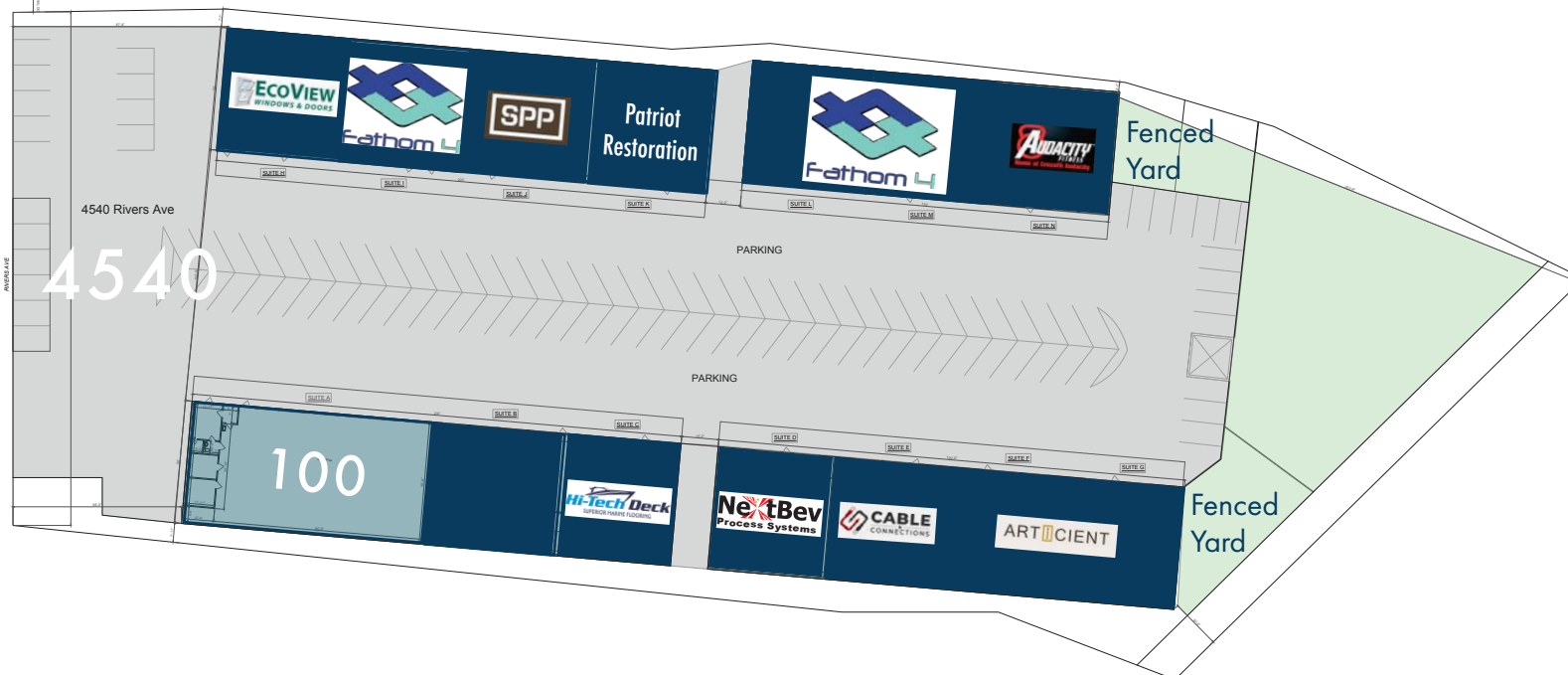


Rivers Avenue



UNIT	SIZE	LEASE RATE	EST. PASS THROUGHS
100	5,000 SF	\$23 PSF NNN	\$4.63 PSF ANNUALLY

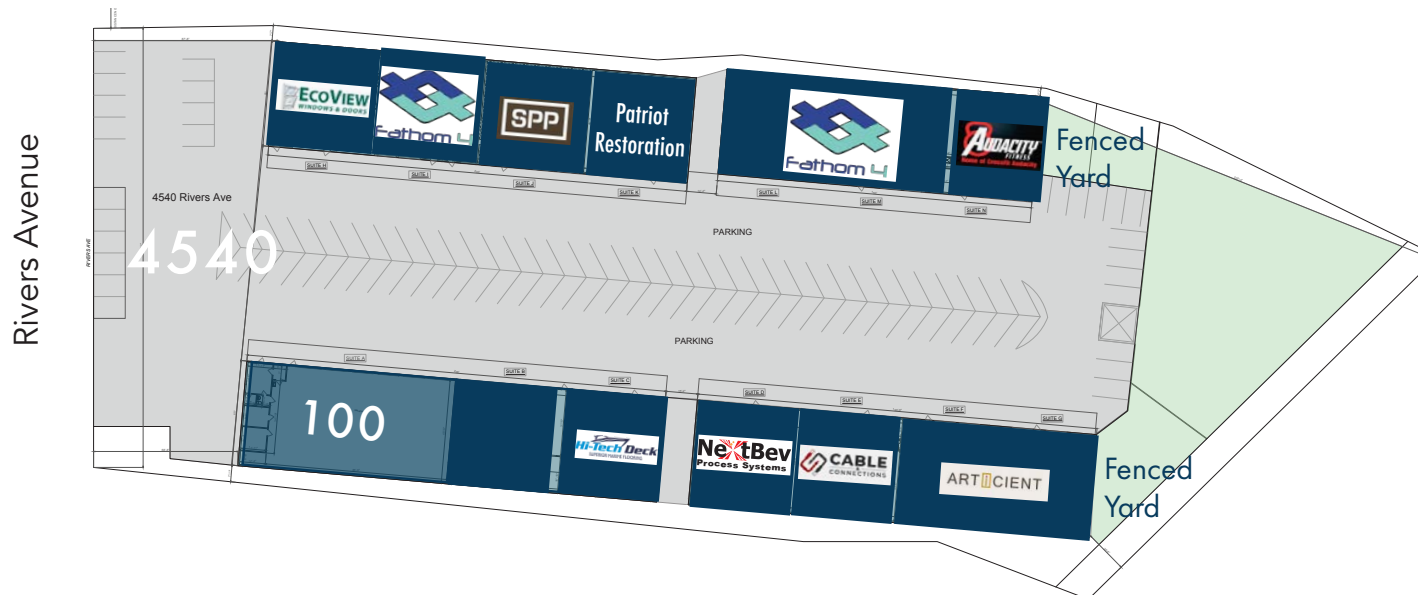
 = LEASED



BUILDING 1

SUITE 100
5,000 SF
\$23 PSF NNN

The floor plan for Suite 100 is a large, rectangular space with a blue border. It features a large open area with a grid of structural columns. The plan includes a reception area (ENTRY 100) with a desk and a staircase (S1). There are two restrooms (T101, T102) and a private shower room (T104). The plan also shows a break area (BREAK 107) and a private shower room (PRIVATE SHOWER ROOM T104). The plan includes dimensions for various areas and structural elements like doors, windows, and stairs.



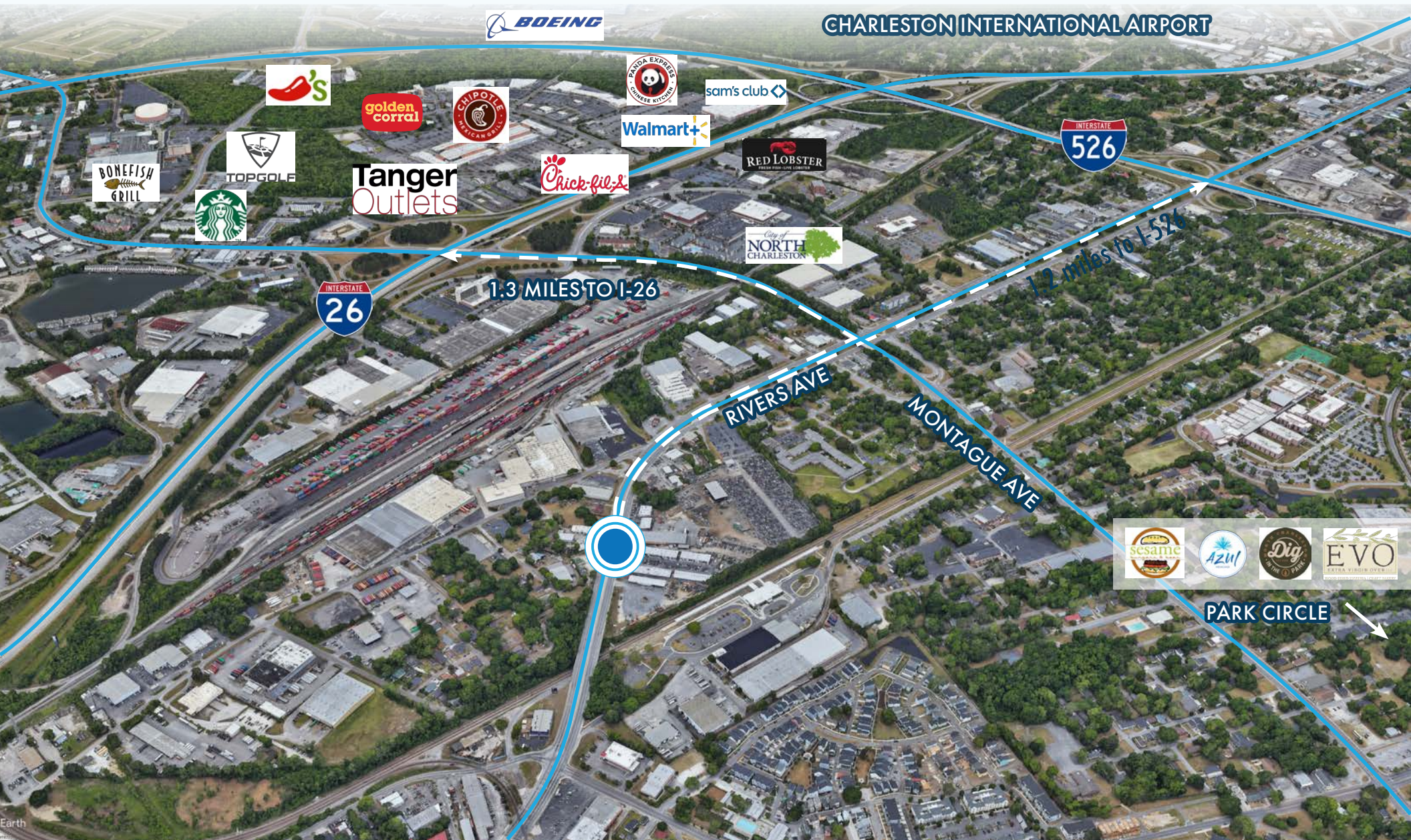
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LOCATION MAP



AMENITIES MAP

4540 RIVERS AVE, North Charleston, SC 29405





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