

FOR LEASE - 4540/4560/4562 RIVERS AVE | N CHARLESTON, SC 29405



FLEX / SHOWROOM / RETAIL

Contact us:



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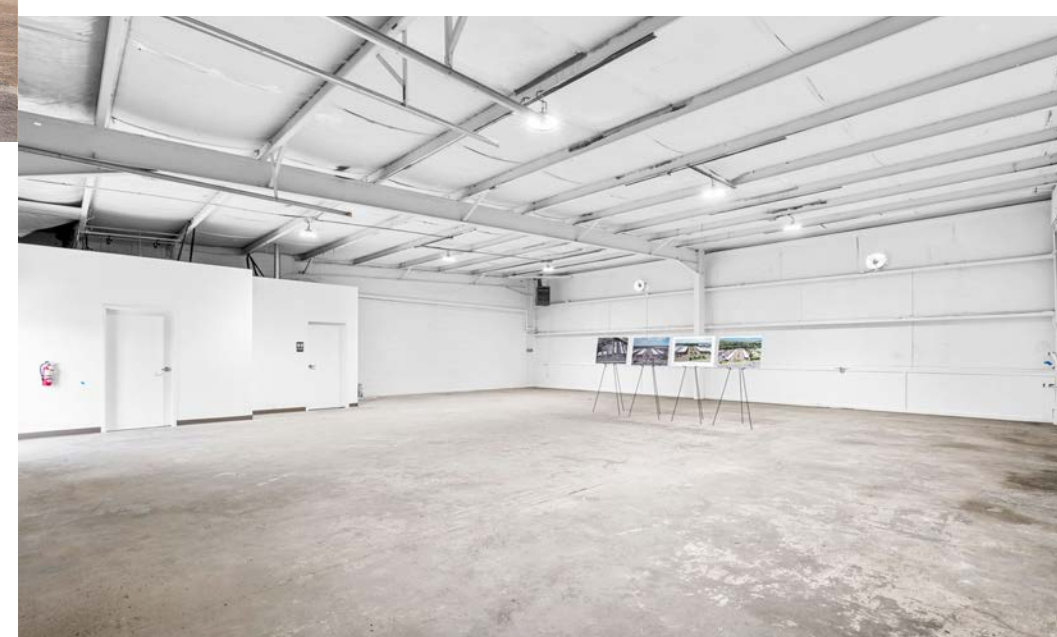
SUMMARY

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
- Unit sizes will range from 2,267 SF to 10,000 SF
- Quick access to all of Charleston's submarkets and surrounding amenities
- Fenced yards available

LANDLORD'S IMPROVEMENTS PLAN

- New landscaping, parking lot planters
- Attractive exterior paint scheme
- New storefront entryways and awnings
- New monument and wayfinding signage
- Reseal, restripe and new parking lot lighting
- Repair/replace roofs



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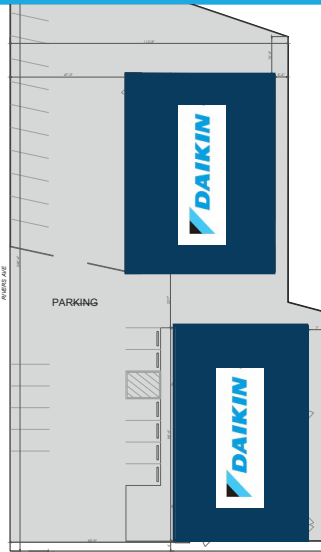
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Rivers Avenue



UNIT	SIZE	LEASE RATE	EST. PASS THROUGHS
SUITE 130	2,267 SF	\$19 PSF NNN	\$3 PSF ANNUALLY
SUITE 220	2,383 SF	\$19 PSF NNN	\$3 PSF ANNUALLY
SUITE 230	2,383 SF	\$19 PSF NNN	\$3 PSF ANNUALLY

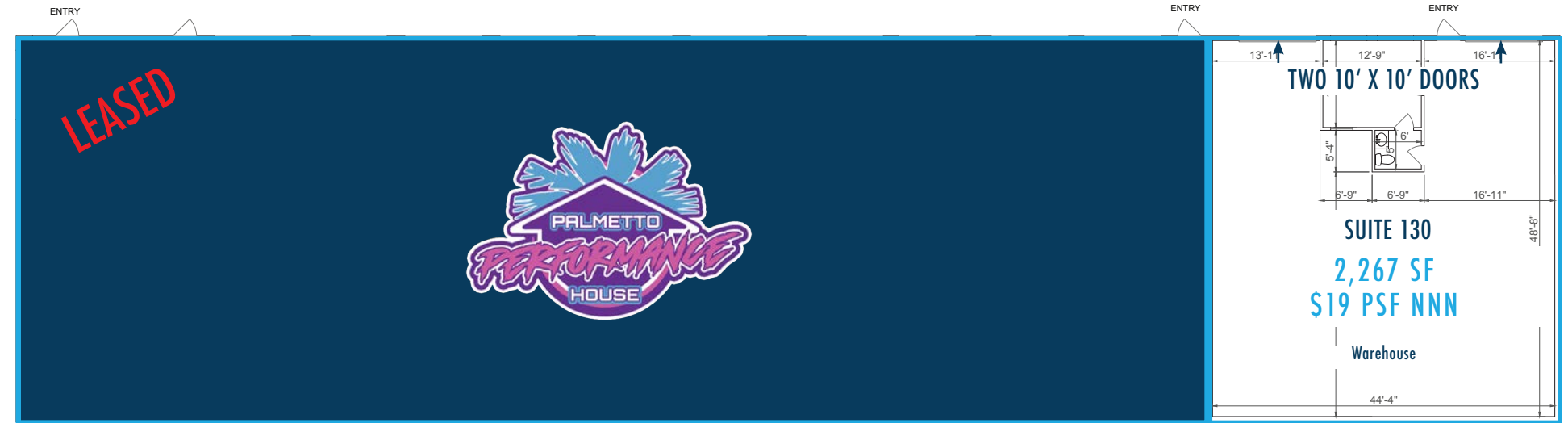
UNIT	SIZE	LEASE RATE	EST. PASS THROUGHS
SUITE 310	2,500 SF	\$19 PSF NNN	\$3 PSF ANNUALLY
SUITE 330	2,500 SF	\$19 PSF NNN	\$3 PSF ANNUALLY
SUITE 400	2,500 SF	\$19 PSF NNN	\$3 PSF ANNUALLY
SUITE 410	2,500 SF	\$19 PSF NNN	\$3 PSF ANNUALLY

= LEASED



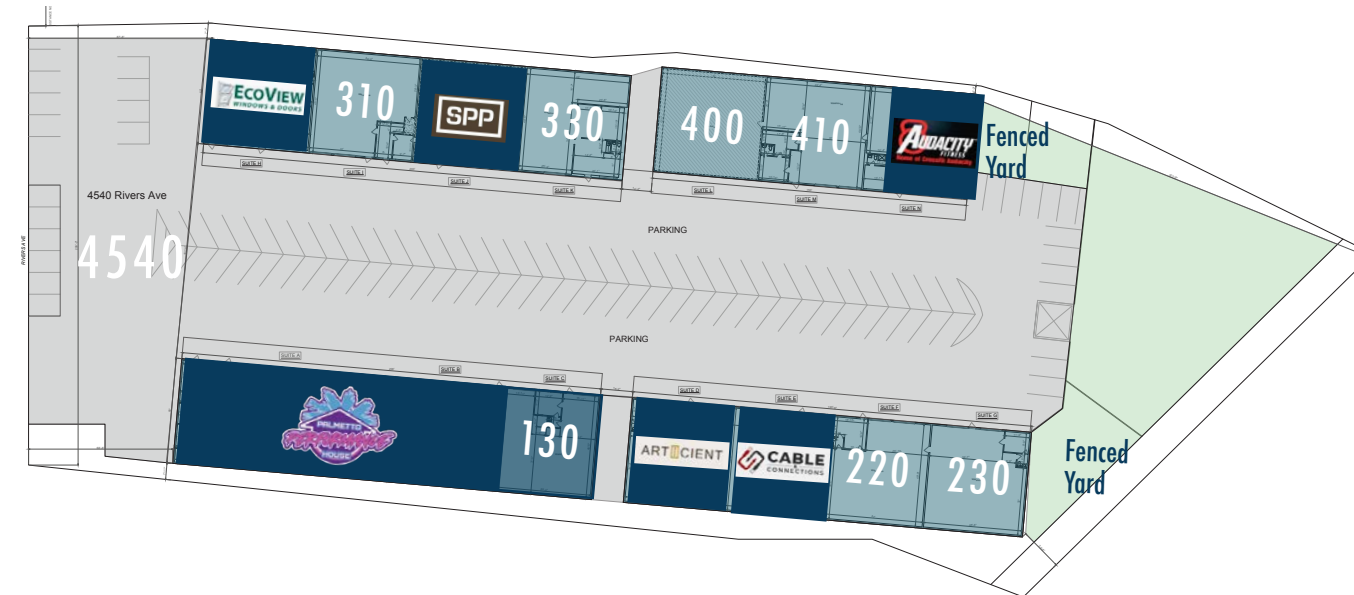
AVAILABLE UNITS

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AVAILABLE

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FLOORPLANS



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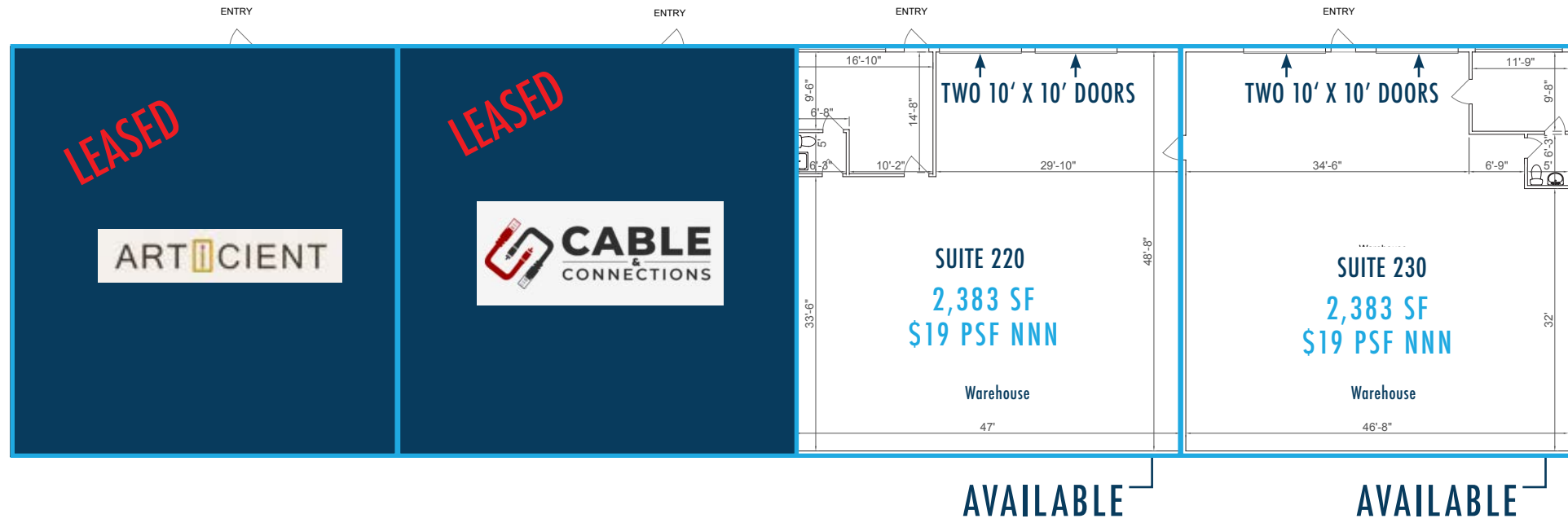
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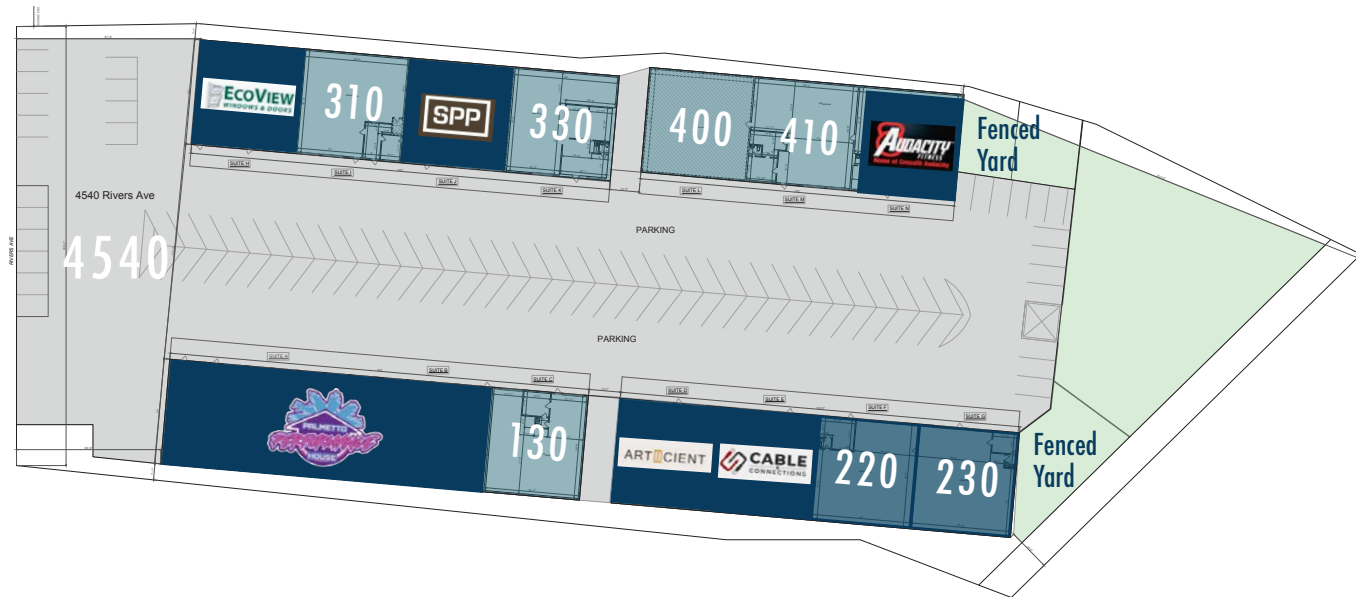
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BUILDING 2

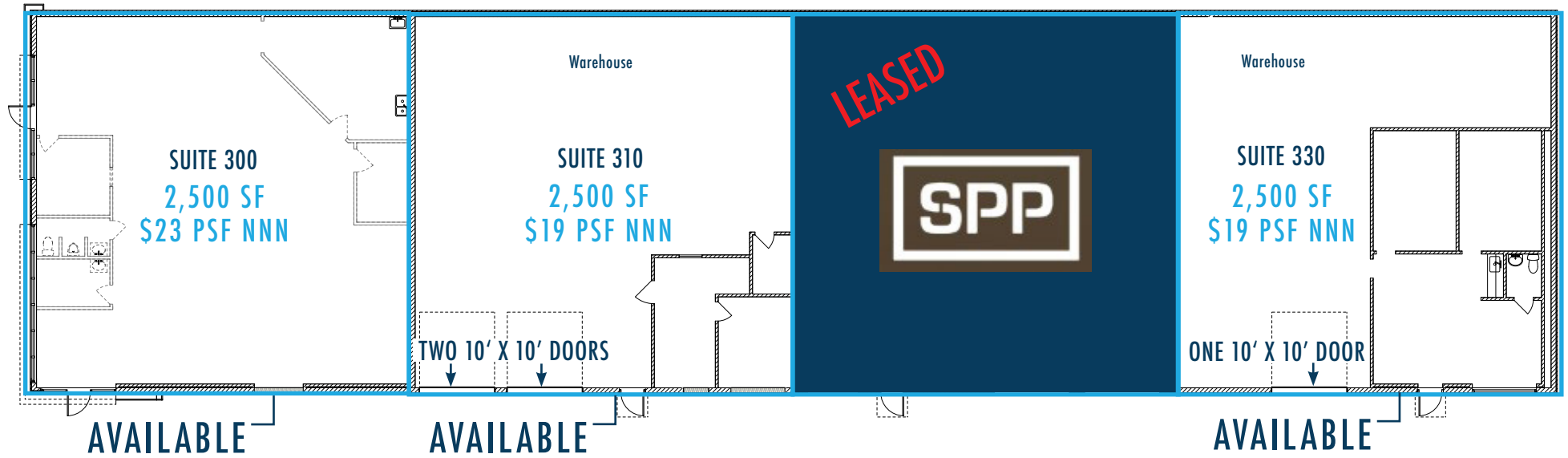


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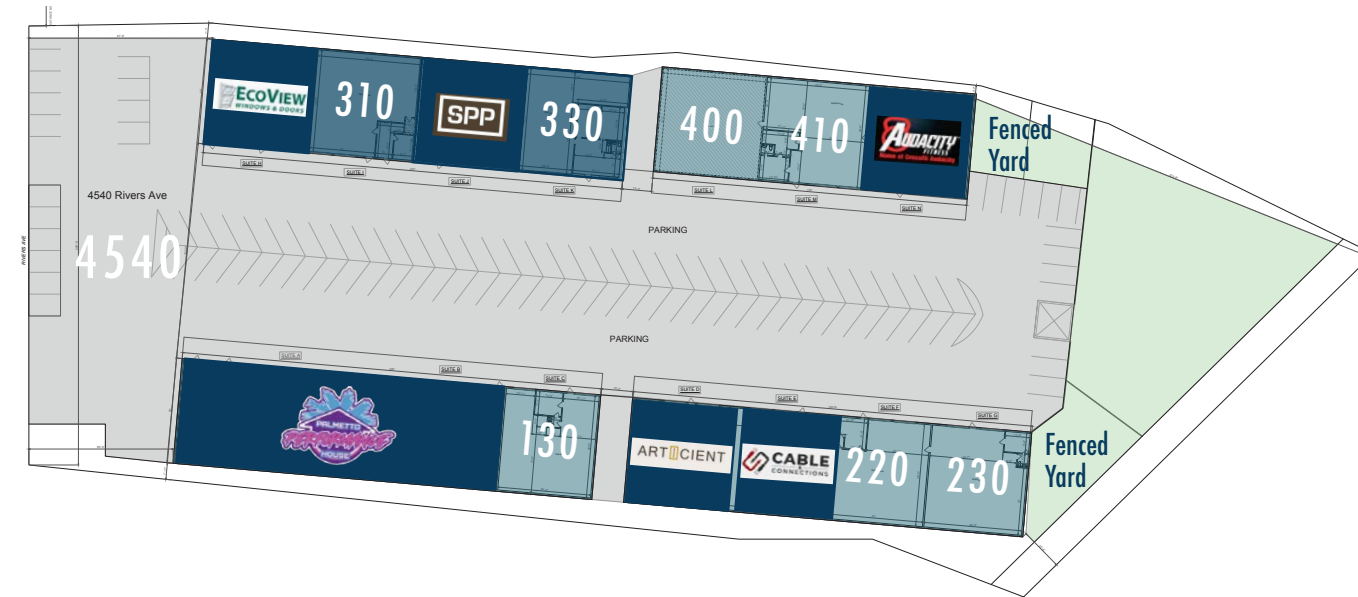


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BUILDING 3



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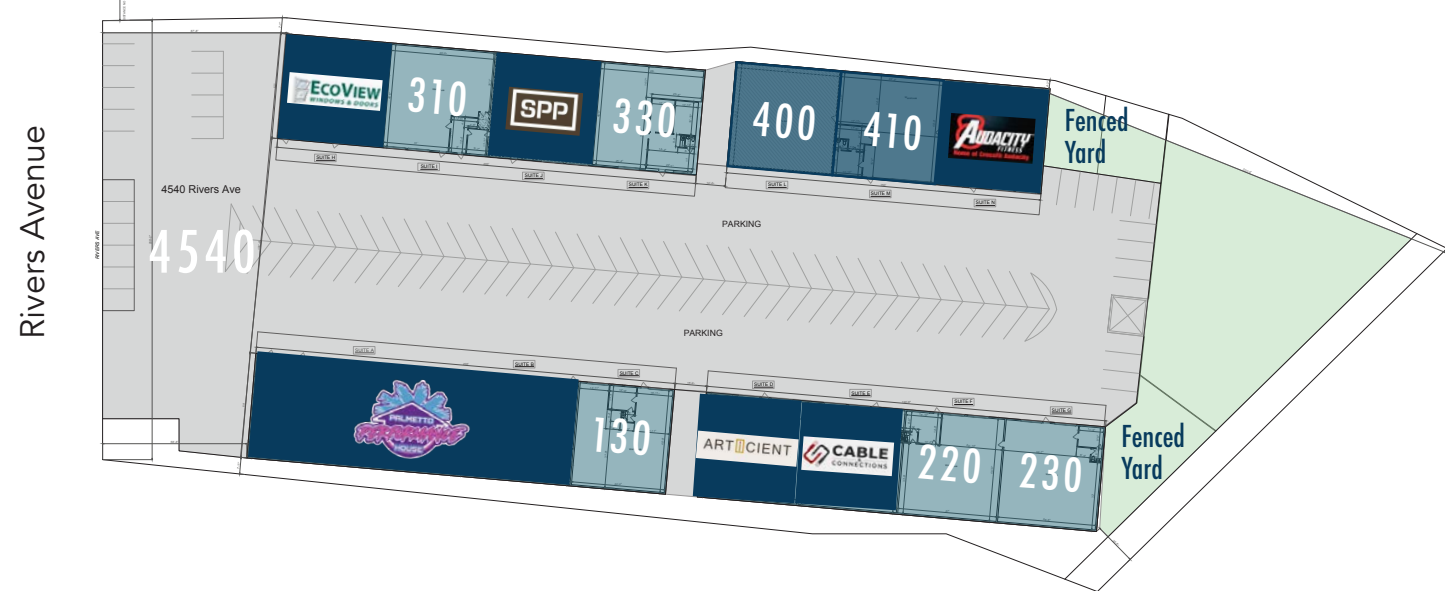
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BUILDING 4

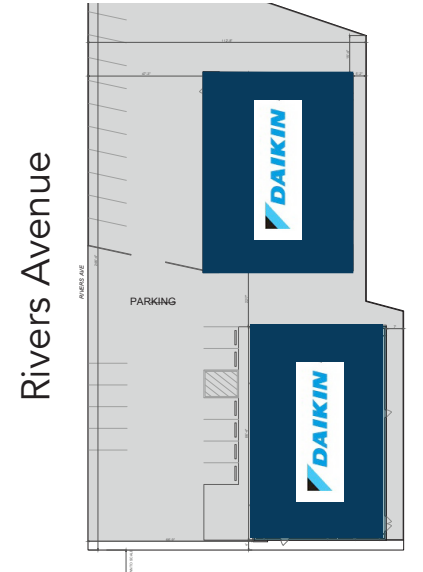


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BUILDING 5



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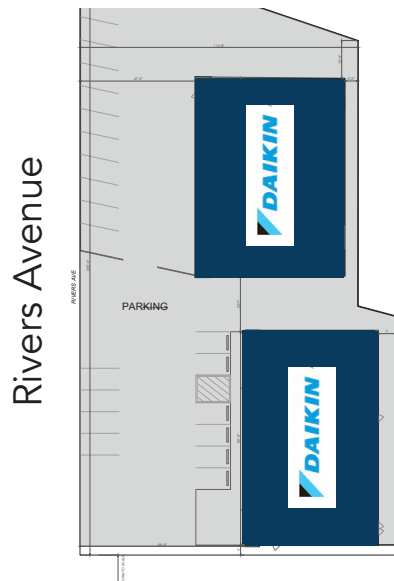
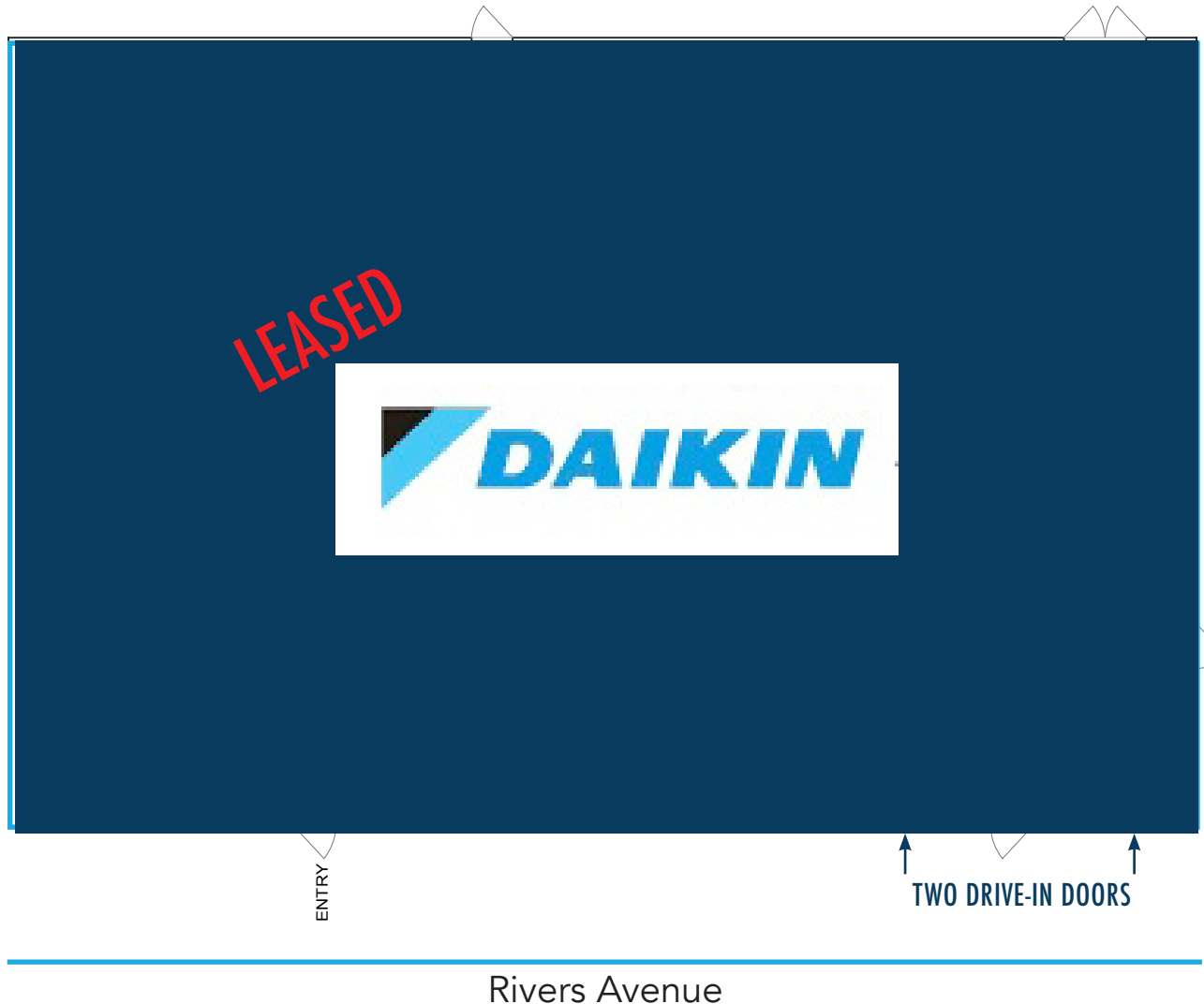
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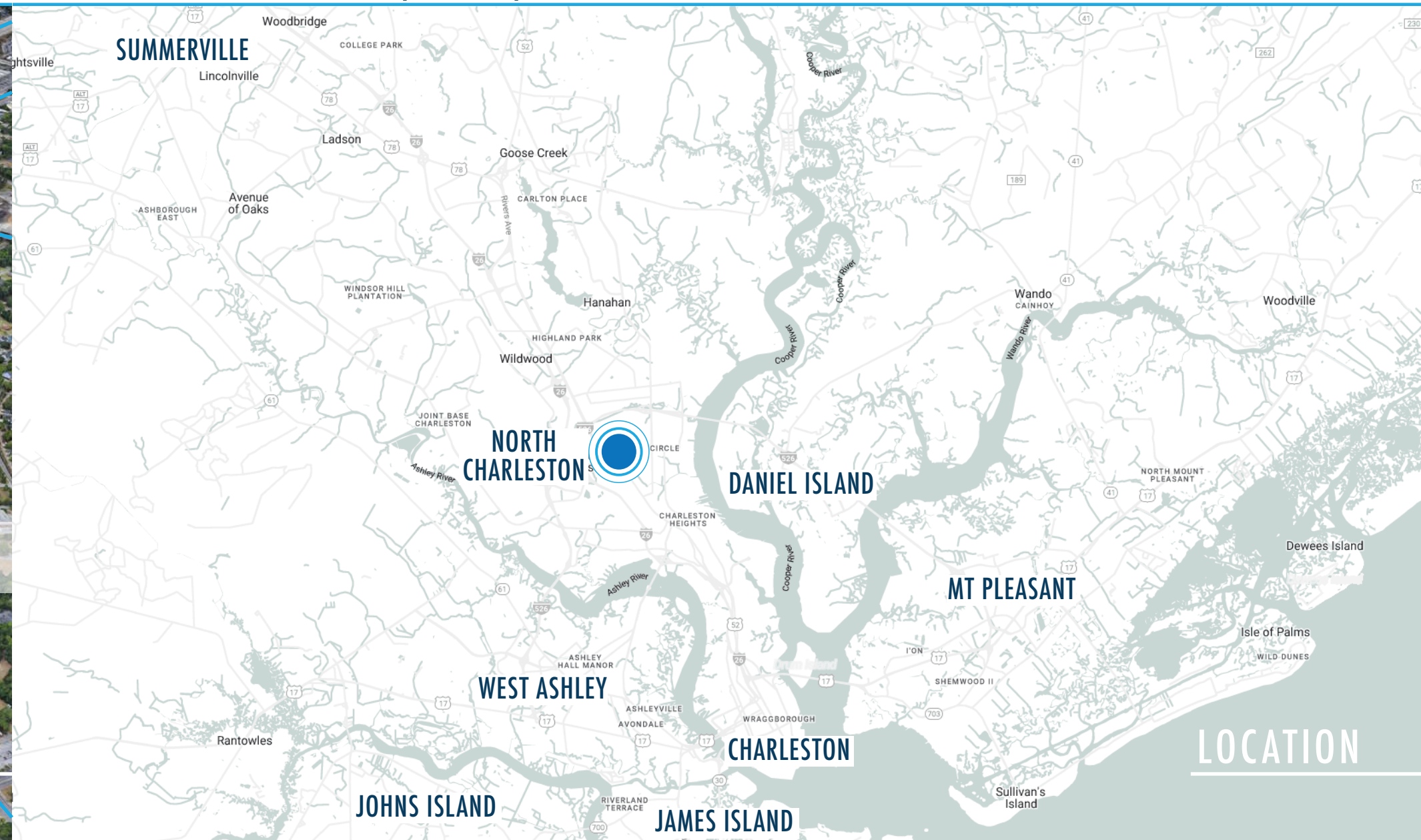
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