



RIVER OAKS CENTER

4401 LEEDS AVENUE, NORTH CHARLESTON SC

FOR LEASE

APPROXIMATELY 102,024 SF LEASABLE CLASS "A"
OFFICE BUILDING LOCATED IN THE
FABER PLACE OFFICE PARK

AVAILABLE:

±3,798 - 8,452 RSF | \$34.50 FSG



PROPERTY HIGHLIGHTS



A four-story, approximately 102,024 SF leasable Class "A" office building



Easy Access to I-526



Full-service property management services and on-site day porter



Fresh Market Amenity including seasonal sandwiches, salads, snacks and healthy beverages



Pre-wired for high-speed internet access



Close proximity to a variety of shopping, dining and entertainment choices



Highly efficient floor plates



Centrally located at Leeds Avenue at I-526 in The Executive Park at Faber Place



Free and unreserved parking is available in a surface parking area for approximately 370 parking spaces



Full service rental rate - \$34.50 per rentable square foot

PROPERTY FACTS

PROPERTY ADDRESS

4401 Leeds Avenue, North Charleston SC

YEAR BUILT

2018

FLOOR PLATE

Approximately 25,000 SF Subdividable

LOBBY

Polished tile floors with a combination of natural stone, wood paneling and wood trim

ELEVATORS

1 passenger, 1 passenger/service

PARKING

Surface Parking (370 spaces)

ENERGY

1-100 Energy Star score of 96, being more energy efficient than 96% of similar properties worldwide

SUSTAINABILITY

Designed with energy efficient systems and environmentally sensitive materials



CBRE is pleased to exclusively offer for lease River Oaks Center, a 4-story, approximately 102,024 SF leasable Class "A" office building located in North Charleston, SC. River Oaks Center is located in Charleston's largest office park – The Executive Park at Faber Place. The multi-tenant building has highly efficient floor plates, ample parking and a state-of-the-art lobby with free WiFi and a specialty coffee bar.

River Oaks Center boasts ample parking and an ideal location just off I-526 minutes from the Charleston International Airport and I-26.

DRIVE DISTANCE TO:

DOWNTOWN	8 miles
AIRPORT	4.2 miles
MOUNT PLEASANT	11 miles

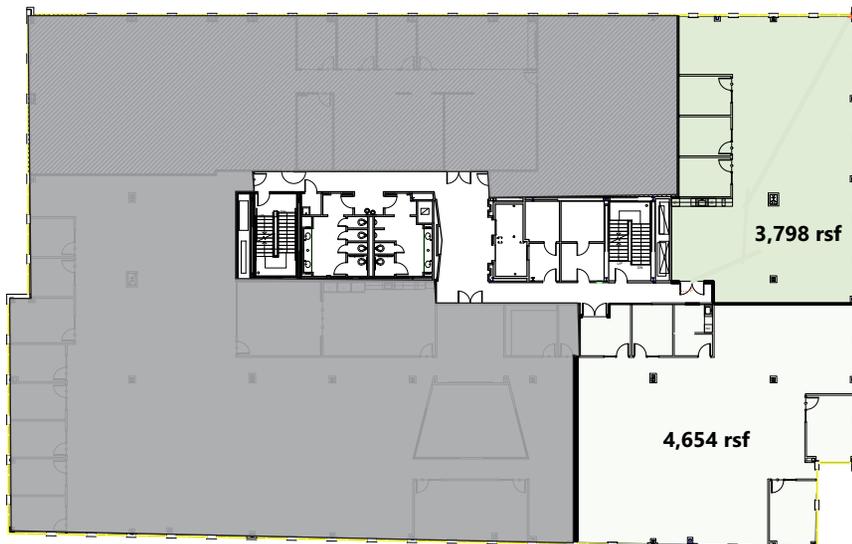


SUITE PICTURES:



FLOOR PLANS:

**THIRD FLOOR - FULL SUITE
(OPTION 1)**



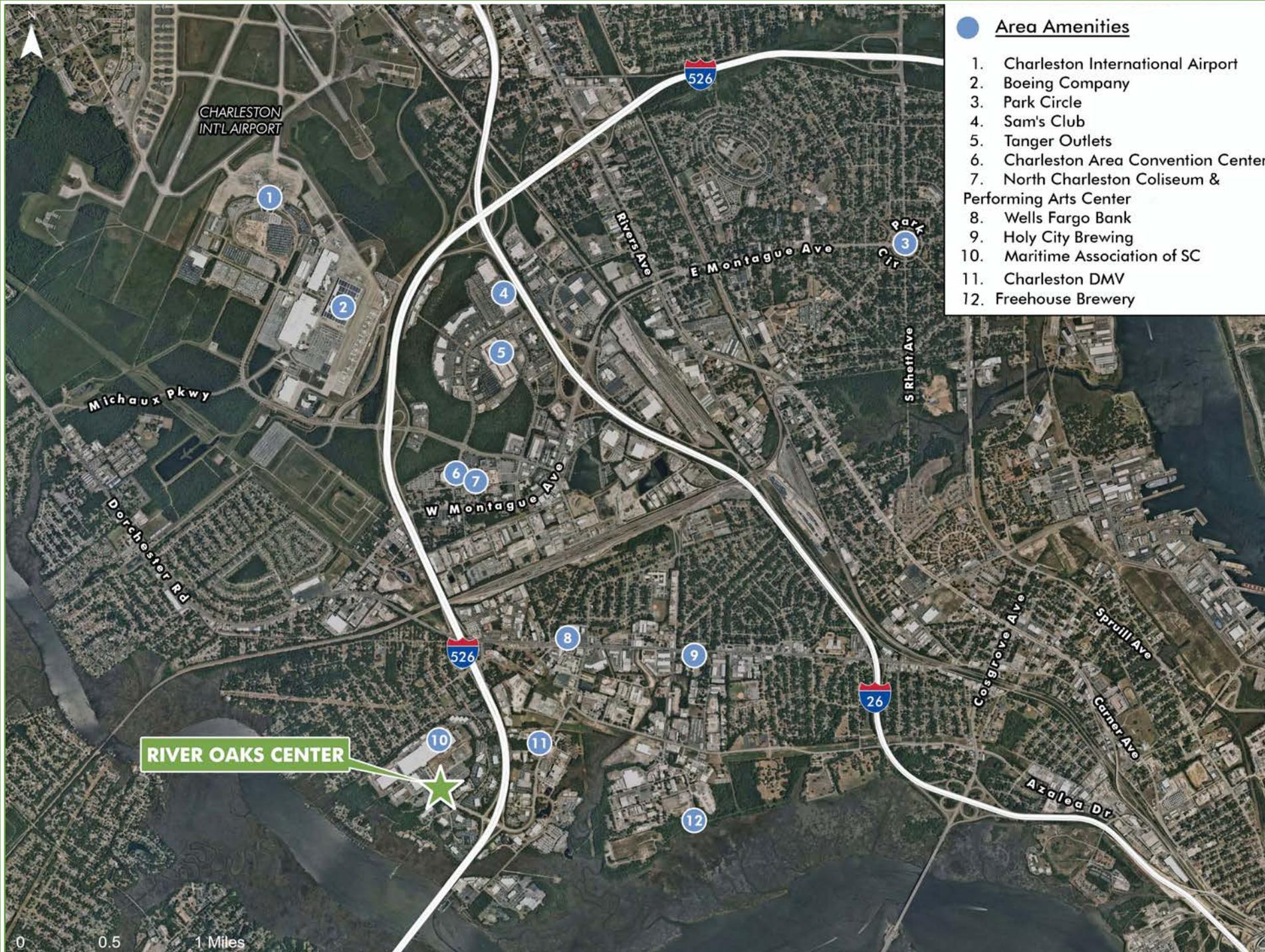
**THIRD FLOOR - SUBDIVIDED
(OPTION 2)**

AVAILABLE:

±3,798 - 8,452 RSF | \$34.50 PSF

SITE PLAN





4401 LEEDS AVENUE, NORTH CHARLESTON SC



Contact:

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