

## FLEX OFFICE SPACE FOR LEASE CHARLESTON, SOUTH CAROLINA

2457 Aviation Ave North Charleston SC 29406  
**Suite 113**

**EXTERIOR**



**LOBBY**



**OFFICE**



### PROPERTY OVERVIEW

Aviation Business Park is centrally located in North Charleston with quick access to I-26 and I-526, making it easy to reach all sub-markets within 15 minute travel time. Aviation Business Park is HUBZone Certified.

Suite 113 has 3 private offices, large open office or warehouse area with roll-up door, two bathroom facilities, a private entrance and independent HVAC. During these challenging times a tenant has the flexibility to implement their own standard operating procedures for their office space.

- ✓ 3 Private Offices
- ✓ Private Entrance
- ✓ Rear Loading Door
- ✓ Open Work Space/  
Warehouse

2457 Aviation Ave, Suite 120  
North Charleston, SC 29406  
Office: 843.647.1313  
Cell: 610.656.8017  
SCLLR License:73082

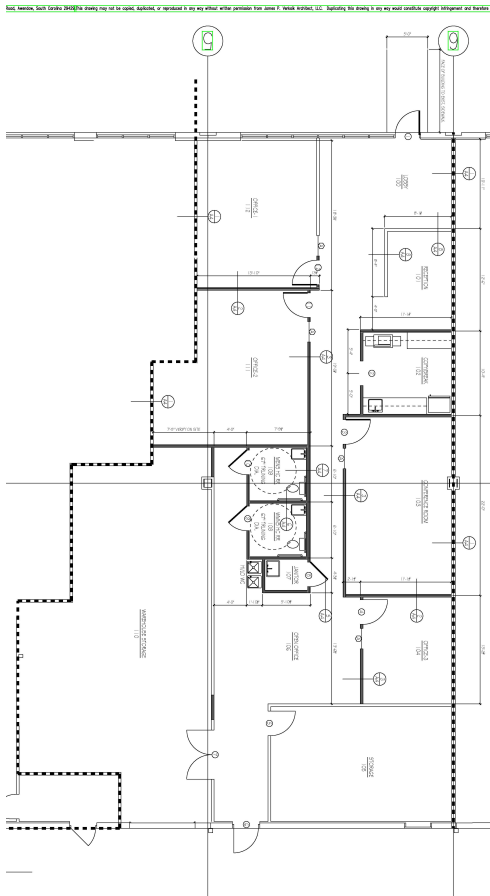
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### FLOOR PLAN



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# DESETA GROUP

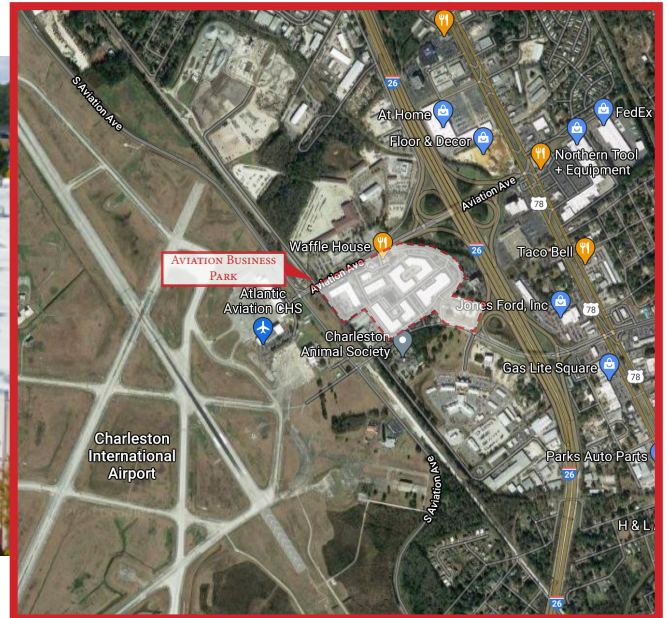
REALTY • MANAGEMENT • INVESTMENT

**ALEX DESETA**  
BROKER IN CHARGE

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**Suite 113**

### AERIAL VIEW



### LOCATION OVERVIEW

Aviation Business Park is an established, nine-building office and flex park in the heart of North Charleston, South Carolina. Situated on 34 acres of beautifully landscaped grounds, the high-end flex campus offers a scenic park-like setting with multiple ponds, lush outdoor working areas, and wide tree-lined sidewalks with daily food trucks. The single-story office buildings feature private entrances into each suite, individual tenant-controlled HVAC, light-filled offices, and dockhigh and grade-level loading in the warehouse.

### OFFERING SUMMARY

Available SF: +/- 3,640 SF  
Lease Rate: \$18.00 PSF  
Lease Structure: Triple Net (NNN)  
Lot Size: 5.0 Acres  
Building Size: 49,022 sf  
Built-in: 2009  
Parking: 186 Spaces  
Zoning: M-1

**Call Alex DeSeta at 610.656.8017 or email [Alex@desetagroup.com](mailto:Alex@desetagroup.com)**

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