

PLUG & PLAY OFFICE OPPORTUNITY

4340
CORPORATE
ROAD



FOR LEASE

- **40,000 square foot office building**
- **Substantial recent renovations including modern amenities, common areas, and lighting**
- **Prime location in North Charleston near I-526, I-26 and the Airport**

**Click
Here
For 3D
Tour**

MILTON THOMAS, CCIM, SIOR
MANAGING PRINCIPAL
(843) 367.8249
MThomas@Lee-Associates.com

JOHN KINCAID, CCIM
ASSOCIATE
(843) 203.1062
JKincaid@Lee-Associates.com

MICHAEL G. MCFALL, CCIM, SIOR
PRINCIPAL & CEO
MAYBANK PROPERTIES, LLC
(843) 740.9202

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Located in the heart of North Charleston's most sought-after office location, this property is steeped in upgrades that will boost your employees' productivity.

4340

CORPORATE
ROAD

4340 Corporate Road is a 2-story brick building that boasts 40,000 sq. ft. of recently renovated office space that comes furnished. Along with an open floor plan that is conducive to collaboration and adaptive layouts, the space includes private offices, extensive conference rooms, 2 large break rooms, workstations and state-of-the-art restrooms.

The building is lined with wall-to-wall ceiling windows which create abundant natural light throughout. The space is also equipped with upgraded drop-down LED lighting.

PROPERTY HIGHLIGHTS

ADDRESS

4340 Corporate Road
North Charleston, SC 29405

GROSS BUILDING AREA

+ / - 40,000 sq. ft.

LEASE RATE

\$15.00/SF NNN

EASY ACCESS

I-26 (7 minute drive)
I-526 (3 minute drive)



PARKING

129 designated spaces with additional available

YEAR BUILT

1990 / Renovated in 2015



FEATURES

Modern furnished office space
New 2020 HVAC chiller
Equipped with full sprinkler system
Furnished office space



DATA INFRASTRUCTURE

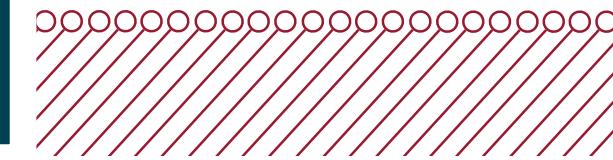
"On-Net" building - already fiber connected
Dual-served by AT&T and Segra
Dedicated Internet Service (not shared)
Speeds from 10 MB per second to 10GB per second

ATTRACTIVE EXTERIOR



FRESH LANDSCAPING

MULTI-MILLION
DOLLAR
RENOVATION IN
2015



COMMON AREAS



HIGH-TRAFFIC CARPETING

TECHNOLOGY UPGRADES

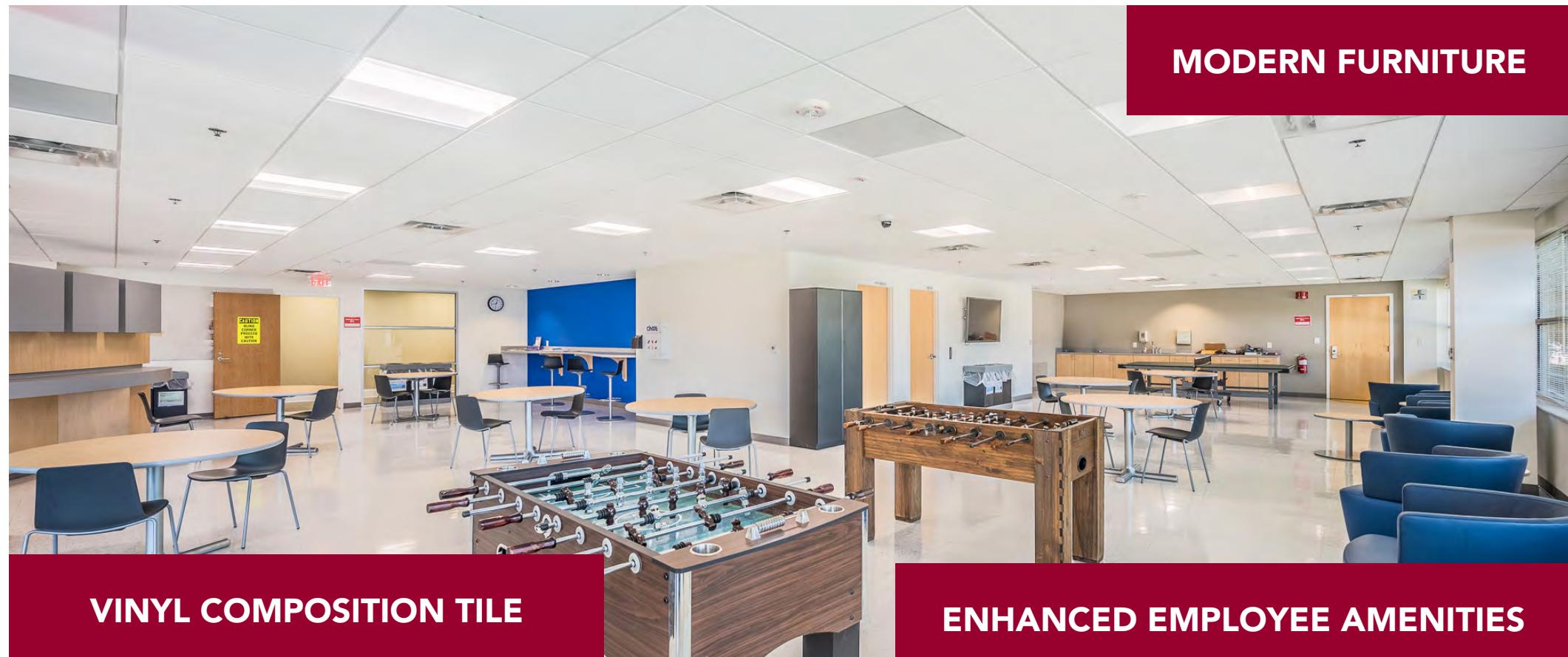


DROP-DOWN LED LIGHTING

OUTDOOR BREAK AREA



FULL SPRINKLER SYSTEM



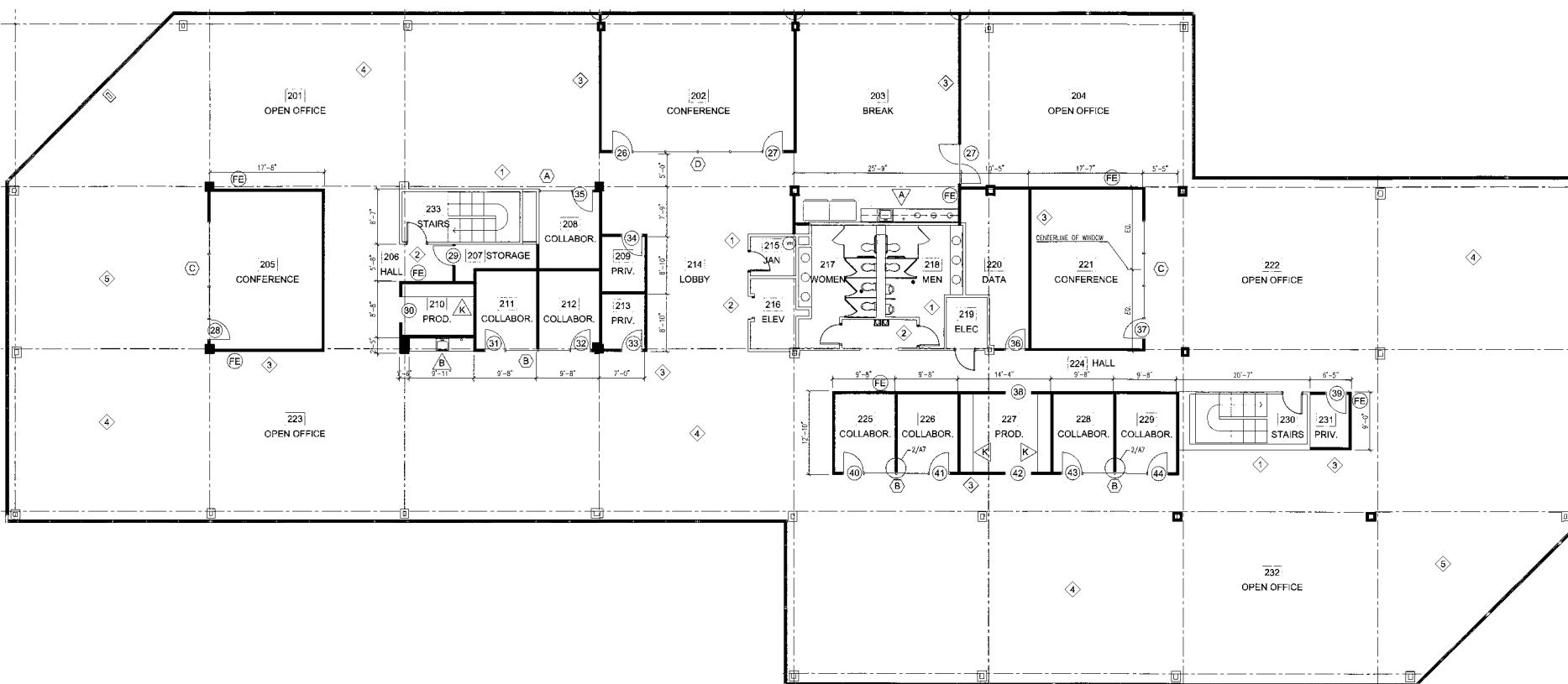
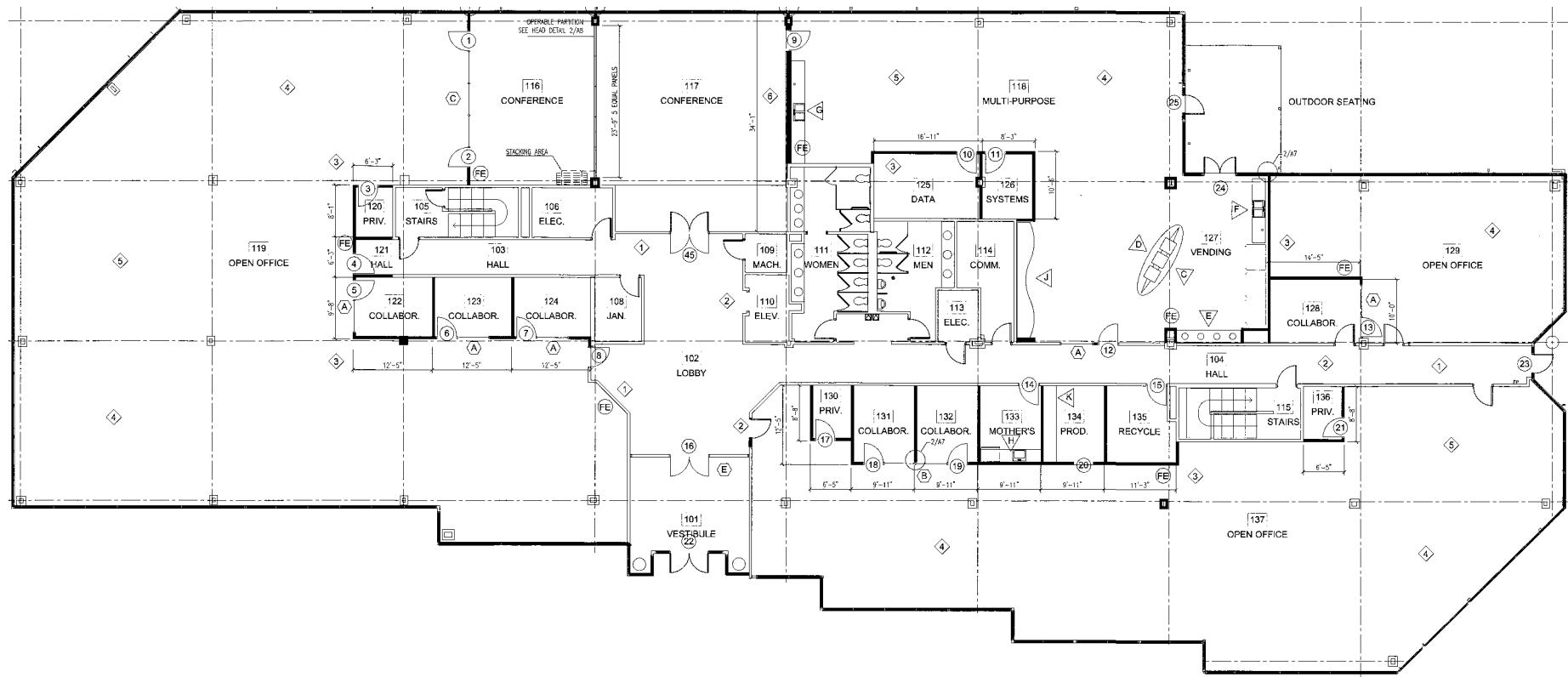
VINYL COMPOSITION TILE

ENHANCED EMPLOYEE AMENITIES

FIRST FLOOR



20,000 SF



SECOND FLOOR

PARK OVERVIEW



Easy access to the
Tri-County area

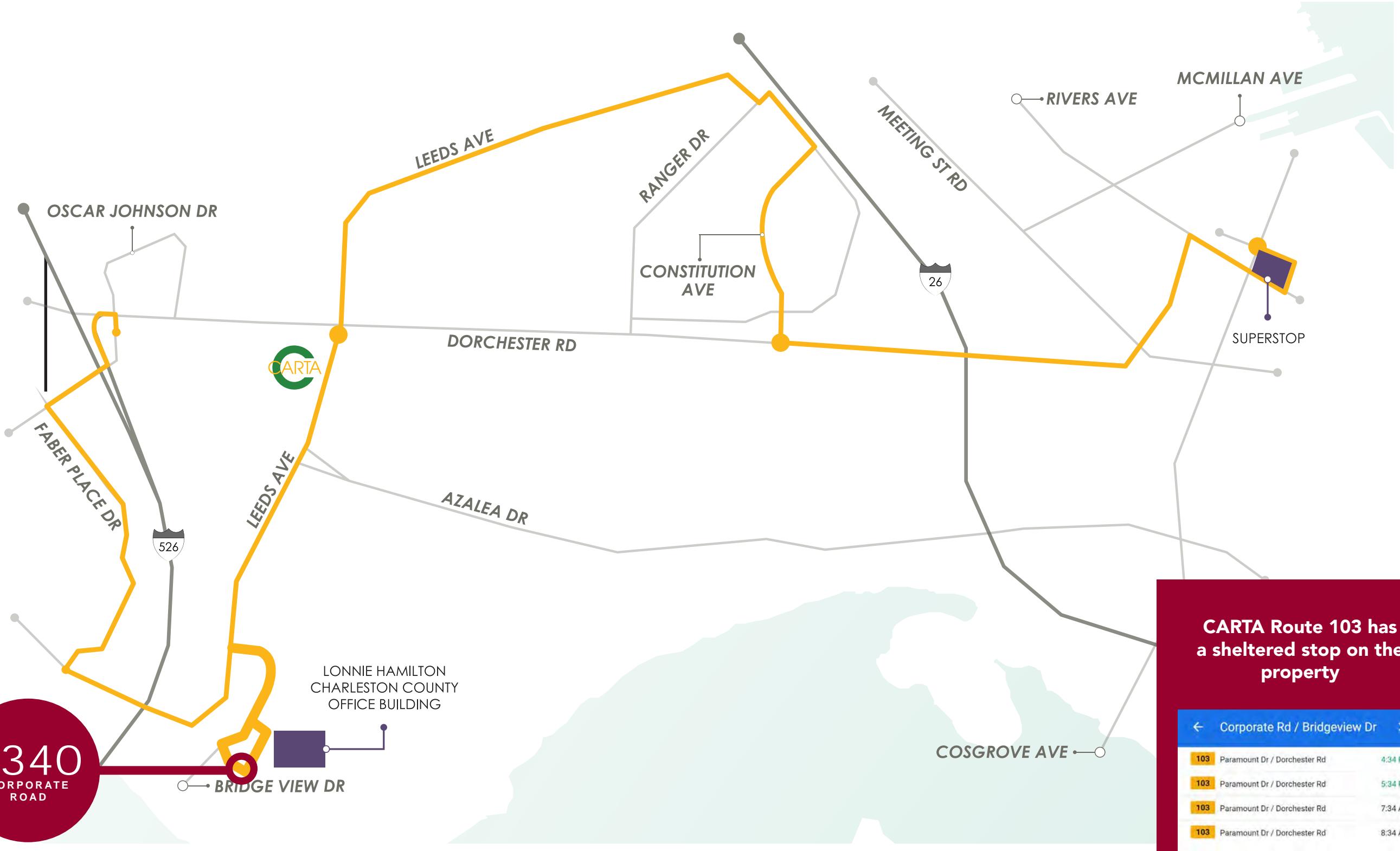
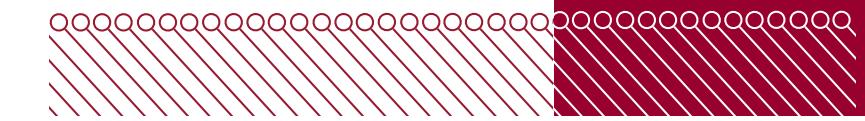
Close proximity to I-526,
I-26, and CHS International
Airport

Numerous amenities

Strong local workforce

Marsh Views

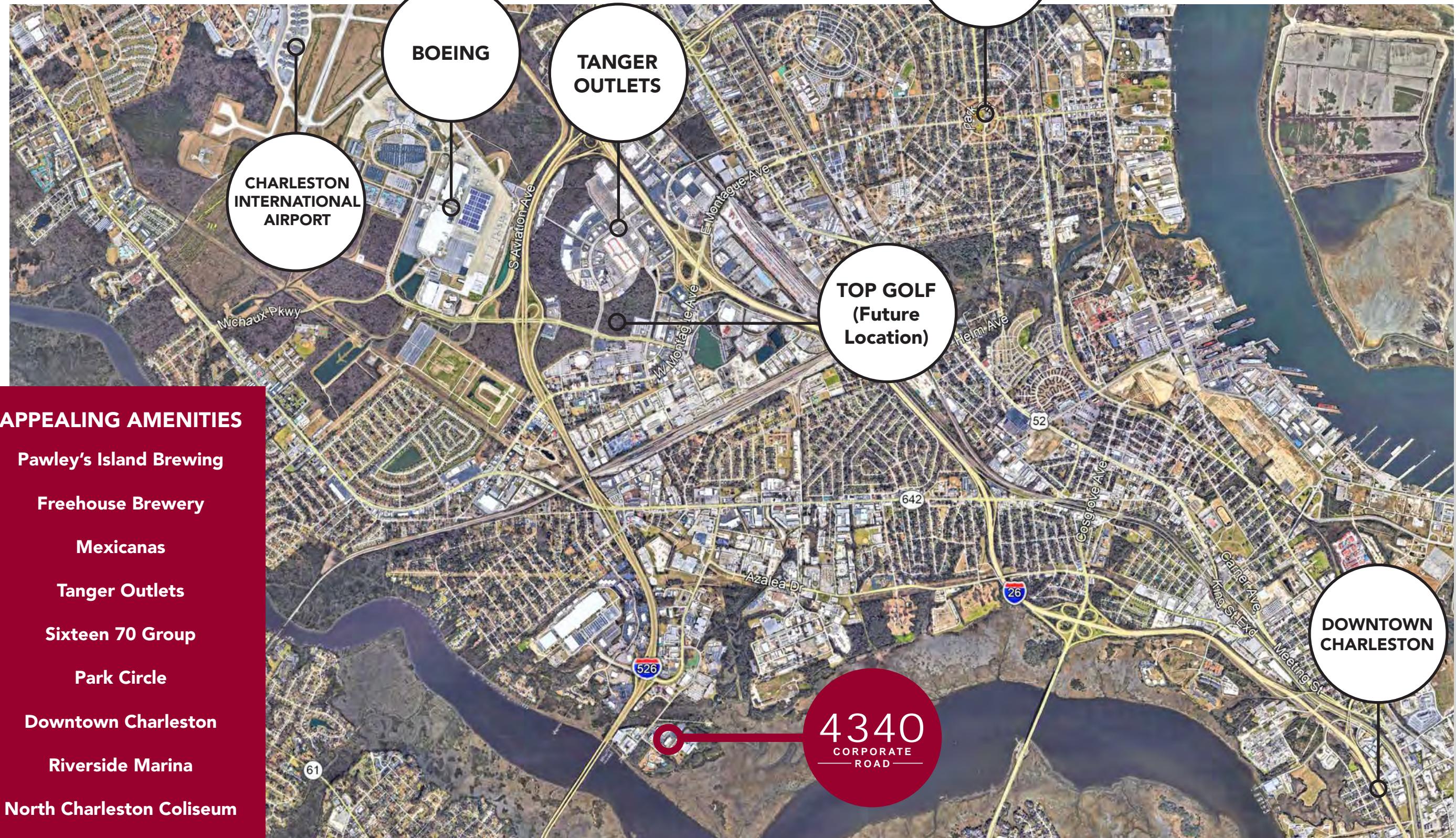
PUBLIC TRANSPORTATION OVERVIEW



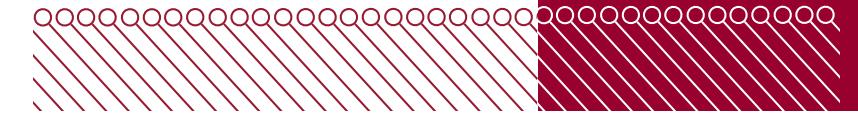
SUBMARKET OVERVIEW

APPEALING AMENITIES

- Pawley's Island Brewing
- Freehouse Brewery
- Mexicanas
- Tanger Outlets
- Sixteen 70 Group
- Park Circle
- Downtown Charleston
- Riverside Marina
- North Charleston Coliseum



METRO OVERVIEW



LEVERAGE THE LOWCOUNTRY



\$8 BILLION

**PORT OF CHARLESTON'S IMPACT ON
LOCAL ECONOMY IN 2019**

78%

**DECREASE IN THE UNEMPLOYMENT
RATE SINCE 2010**

3X

**THE RATE AT WHICH CHARLESTON IS
GROWING COMPARED TO THE U.S.
AVERAGE**

395,035

**NUMBER OF ESTIMATED EMPLOYEES IN
THE CHARLESTON REGION IN 2020**

SOURCES: CRDA & CHARLESTON METRO CHAMBER OF
COMMERCE

REGIONAL DEMOGRAPHICS

The Charleston MSA offers favorable demographics with above average population growth and a skilled, educated labor force in South Carolina.



POPULATION

2025: 264,909 (ESRI Forecast)
2020: 240,717 (ESRI Estimate)
2010: 193,793 (Census)



HOUSEHOLDS

2025: 92,478 (ESRI Forecast)
2020: 84,054 (ESRI Estimate)
2010: 69,462 (Census)



AVERAGE HOUSEHOLD INCOME

2025: \$111,699 (ESRI Forecast)
2020: \$99,812 (ESRI Estimate)

MEDIAN HOUSEHOLD INCOME
2025: \$80,648 (ESRI Forecast)
2020: \$76,180 (ESRI Estimate)



MEDIAN AGE

(2020 ESRI Estimate)
2020: 37.8



RACE & ETHNICITY (2020 ESRI Estimate)

Caucasian: 70.7%
African American: 19.6%
Hispanic Origin: 6.7%



RETAIL TRADE & FOOD/DRINK (2017 ESRI Actual)

Demand: \$492,164,789
Supply: \$429,002,173
Number of Businesses: 104





4340

CORPORATE
ROAD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MILTON THOMAS, CCIM, SIOR
MANAGING PRINCIPAL
(843) 367.8249
MThomas@Lee-Associates.com

JOHN KINCAID, CCIM
ASSOCIATE
(843) 203.1062
JKincaid@Lee-Associates.com

MICHAEL G. MCFALL, CCIM, SIOR
PRINCIPAL & CEO
MAYBANK PROPERTIES, LLC
(843) 740.9202

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES