

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

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**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.

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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

MODERN FURNITURE



VINYL COMPOSITION TILE

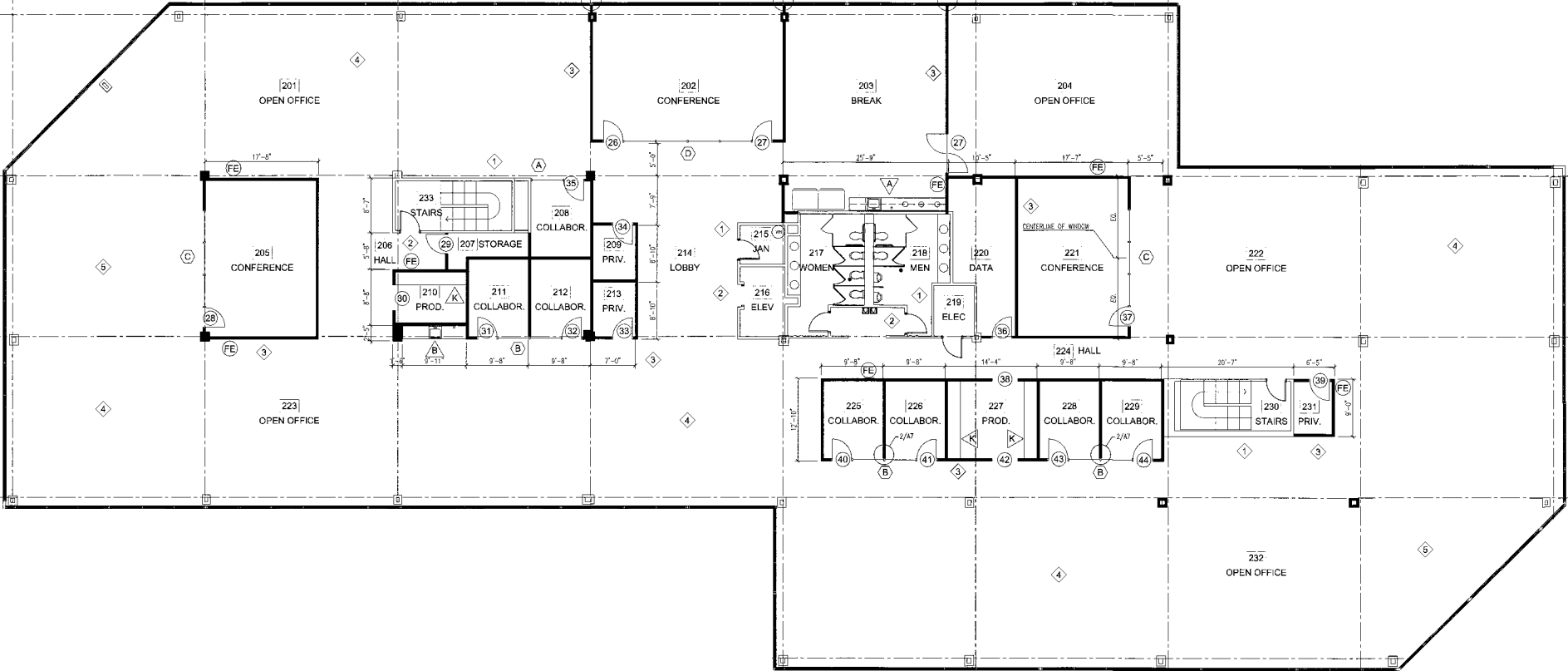
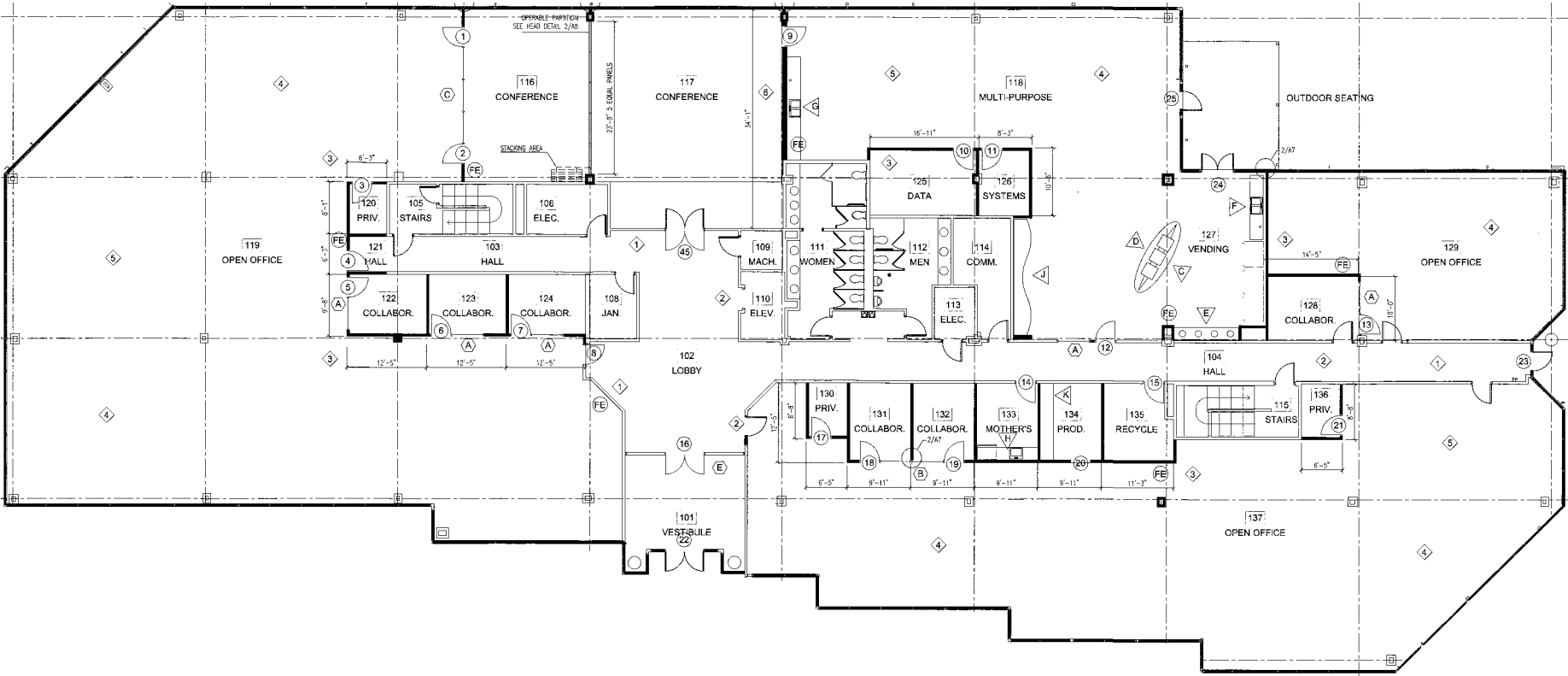
ENHANCED EMPLOYEE AMENITIES

* Some furniture shown in these photos may not be included in the space. Ask brokers for additional furniture detail.

FIRST FLOOR



20,000 SF



20,000 SF



SECOND FLOOR

PARK OVERVIEW



4340
CORPORATE
ROAD

RIVERSEDGE
MARINA

ingevity

ASHLEY
OVERLOOK

CHARLESTON
COUNTY
LIBRARY

LCE LIFE CYCLE
ENGINEERING

alorica

Sunshine
House

Carolina One
Real Estate

Easy access to the
Tri-County area

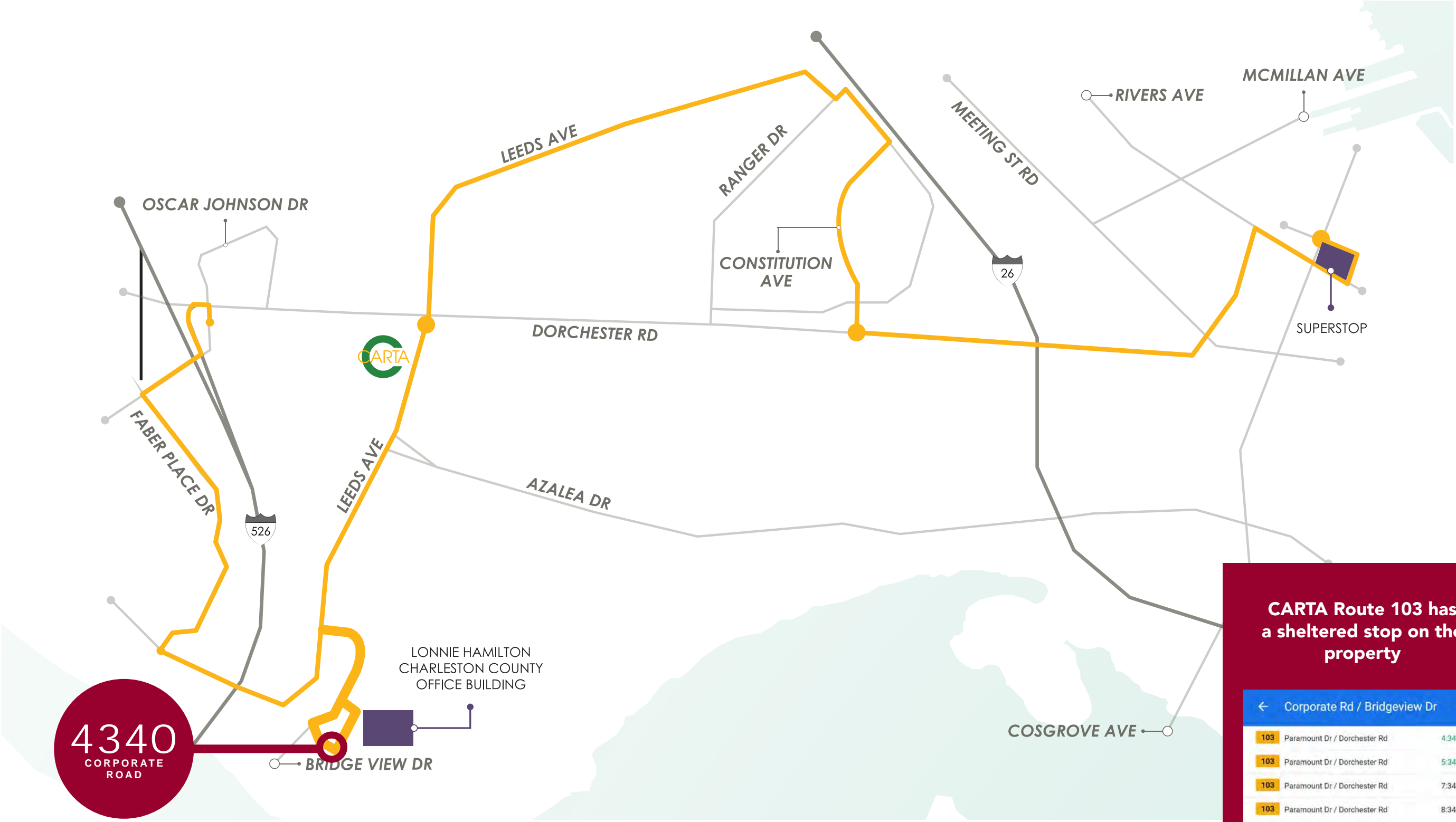
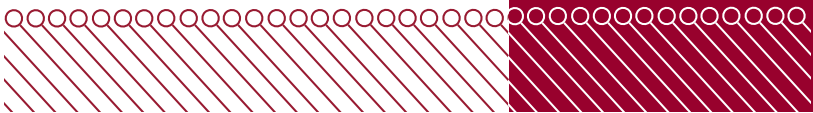
Close proximity to I-526,
I-26, and CHS International
Airport

Numerous amenities

Strong local workforce

Marsh Views

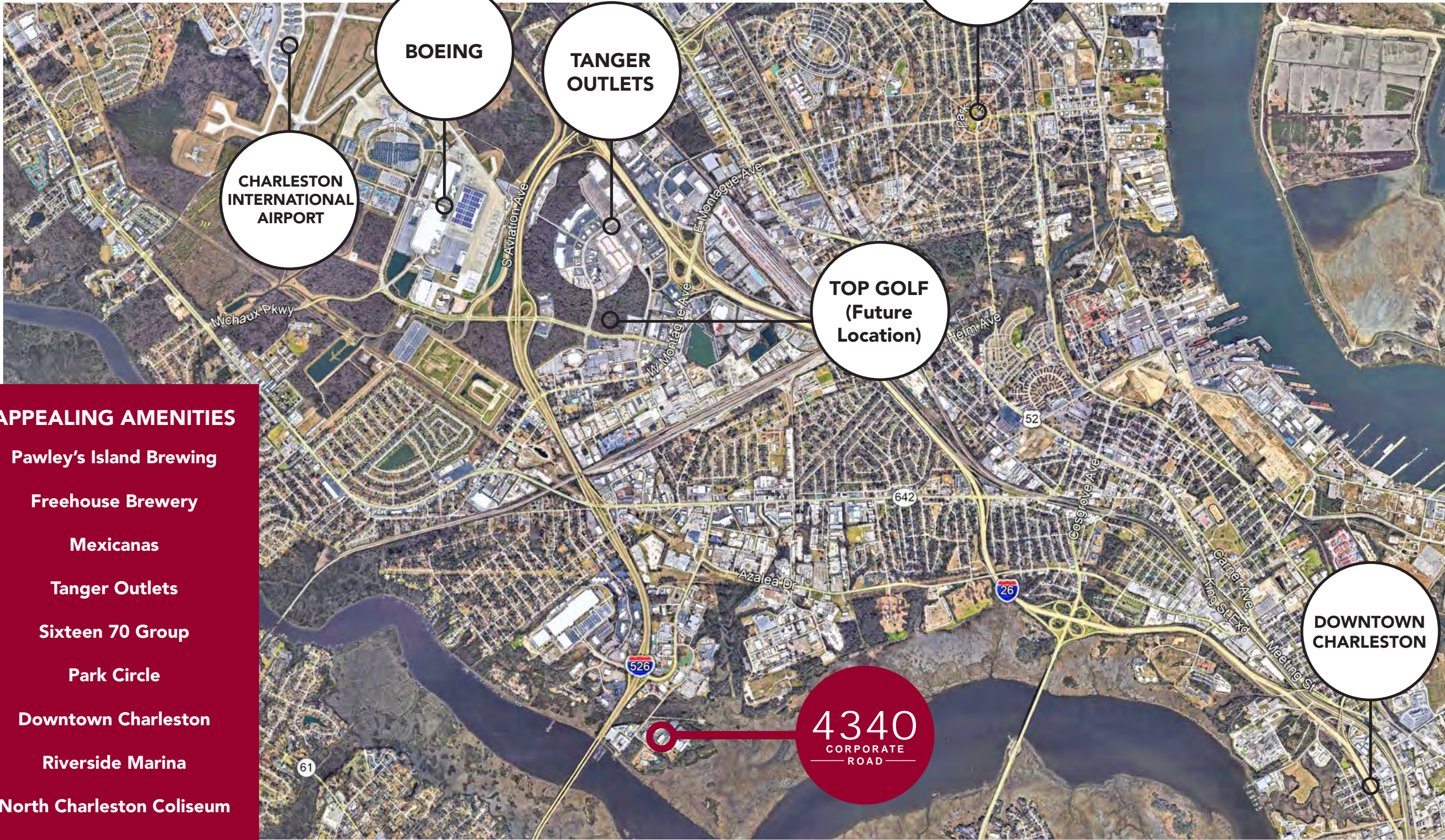
PUBLIC TRANSPORTATION OVERVIEW



CARTA Route 103 has a sheltered stop on the property

← Corporate Rd / Bridgeview Dr ×		
103	Paramount Dr / Dorchester Rd	4:34 PM
103	Paramount Dr / Dorchester Rd	5:34 PM
103	Paramount Dr / Dorchester Rd	7:34 AM
103	Paramount Dr / Dorchester Rd	8:34 AM

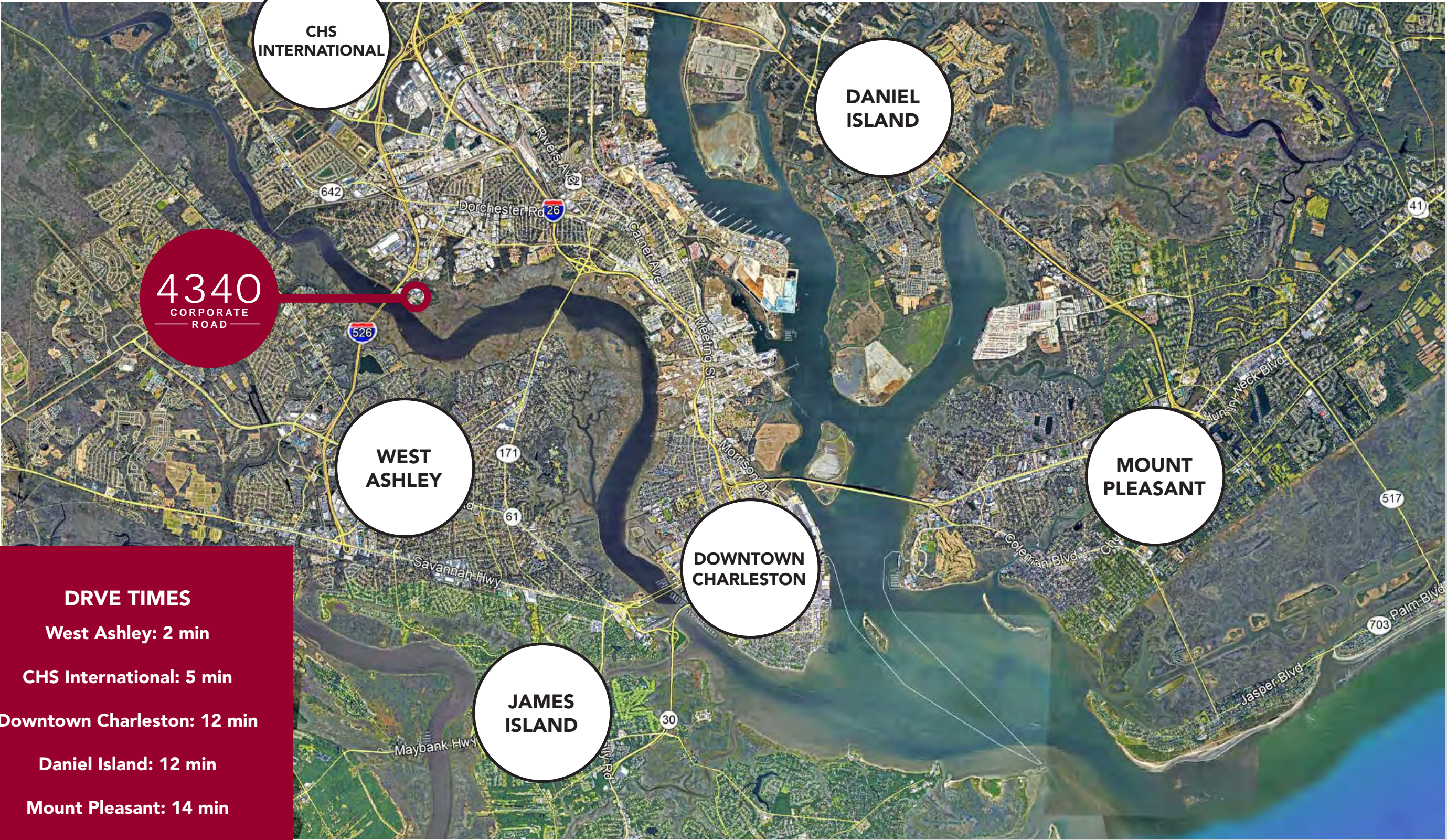
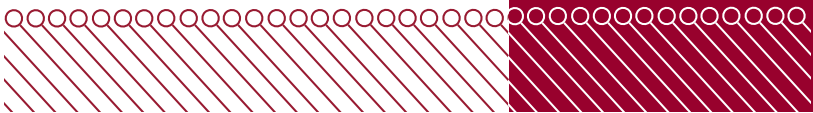
SUBMARKET OVERVIEW



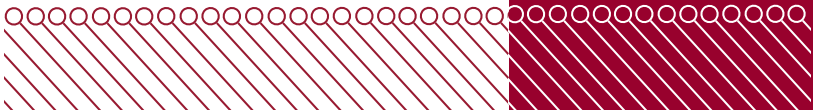
APPEALING AMENITIES

- 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



REGIONAL DEMOGRAPHICS

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

SOURCE: ESRI, 10-15 MILES



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



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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.

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