

FOR LEASE

RETAIL / OFFICE /
INDUSTRIAL



5935 RIVERS AVE UNIT 200, North Charleston, SC 29406

Harbor
COMMERCIAL PARTNERS



10,677 SF
SIZE

\$8 PSF, NNN
LEASE RATE

\$4.52/SF
OPEX

PROPERTY HIGHLIGHTS

Located within the Aviation Centre Office/Retail Complex, the property is just south of the Interstate 26/Aviation Avenue interchange, and offers signage opportunities facing Rivers Avenue, and on the Interstate-facing side of the building, which provides exposure to over 180,000 cars per day.



Ample Parking



Interstate Signage/Visibility



Easy Access



Central Location



Nearby Amenities



UNIT 200 DESCRIPTION

10,677 SF second story office space located at Aviation Centre in North Charleston, SC. Property has excellent access via Aviation Avenue. Current layout of the space includes two large conference rooms, bull pen areas, 16 private offices, and a small break room. Ample signage opportunities on both Rivers Avenue and I-26. Ideal fit for defense contractor, administrative offices, or non-profit headquarters. Aviation Centre has ample parking with a ratio of 4.25/1000. Available immediately.

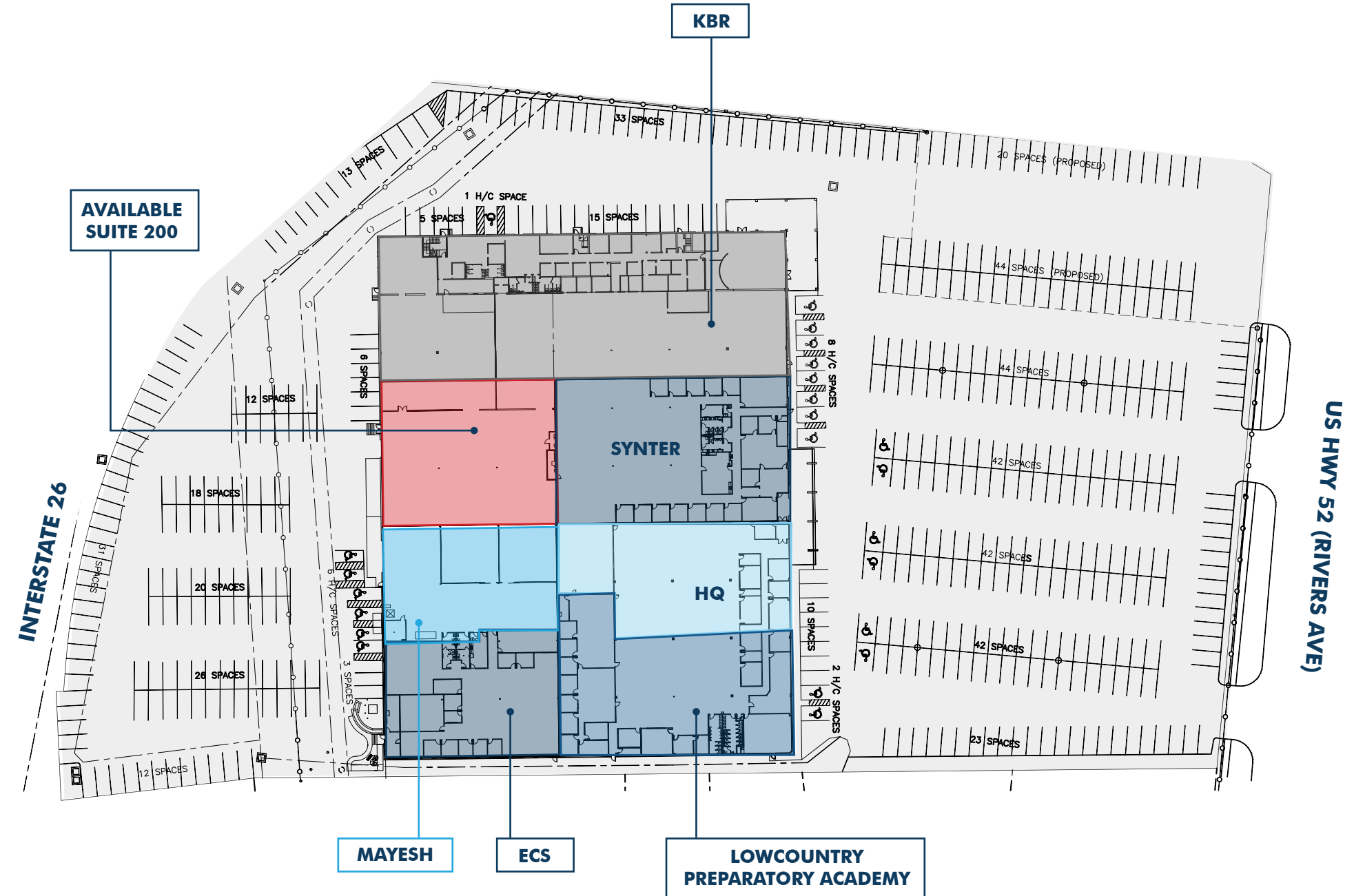


SUITE 200 SPECS

SIZE	10,677 SF
CLEAR HEIGHT	11'
DOCK HEIGHT DOORS	ONE 10'X10'
HEAT/COOL	YES
PARKING	4.25 spaces per 1000
TRAILER PARKING	N/A
LIGHTING	LED
SPACE DIMENSIONS	122' X 89'
POWER	120V / 3-PHASE
SPRINKLERS	YES
COLUMNS	NO

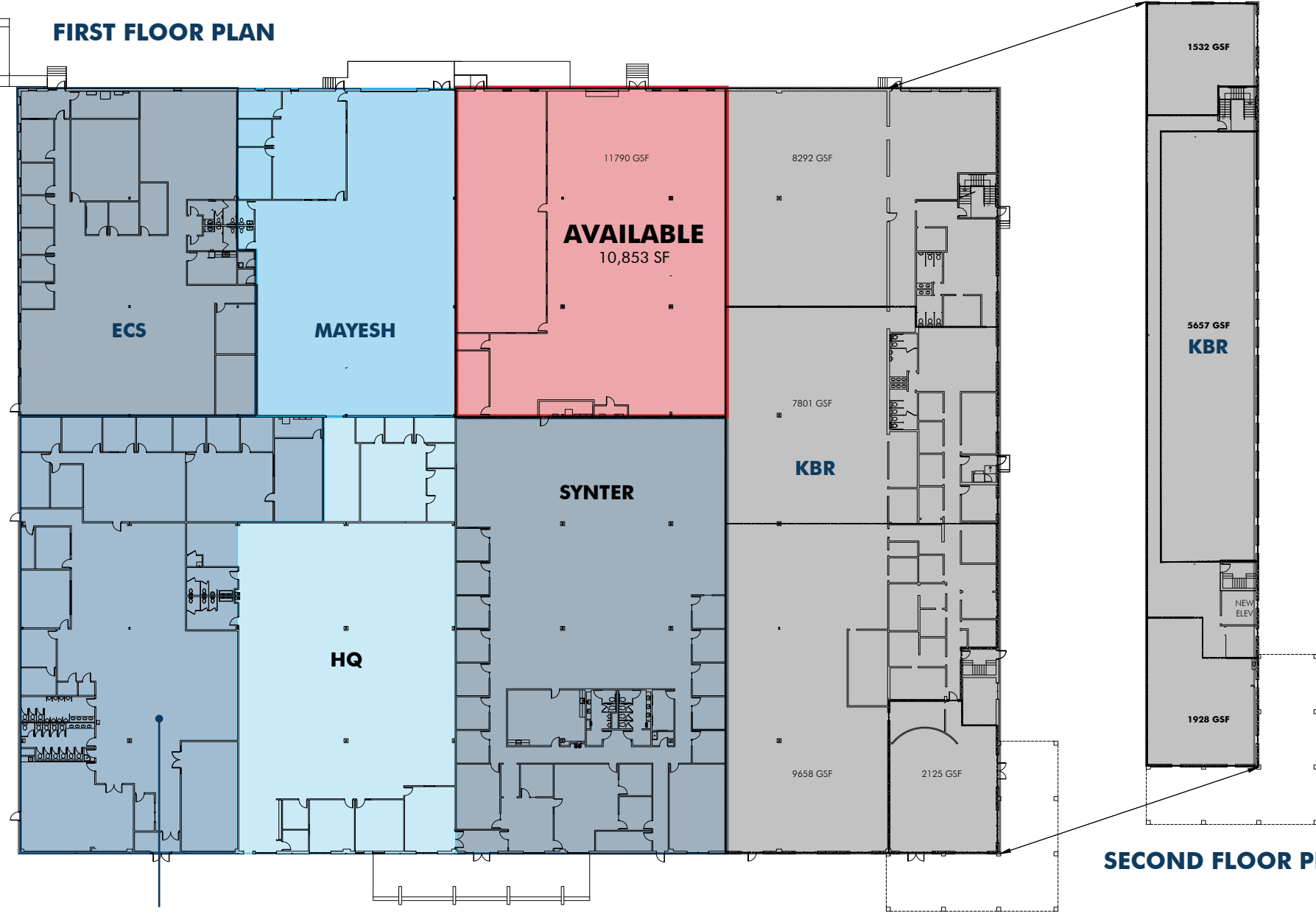
BUILDING SPECS

PARCEL ID	472-03-00-105
COUNTY	CHARLESTON
BUILDING SIZE	106,664 SF
CONSTRUCTION	MASONRY
ZONING	G-B - GENERAL BUSINESS



FLOOR PLAN

FIRST FLOOR PLAN



SECOND FLOOR PLAN



TRANSPORTATION MAP



AMENITIES MAP



LOCATION OVERVIEW

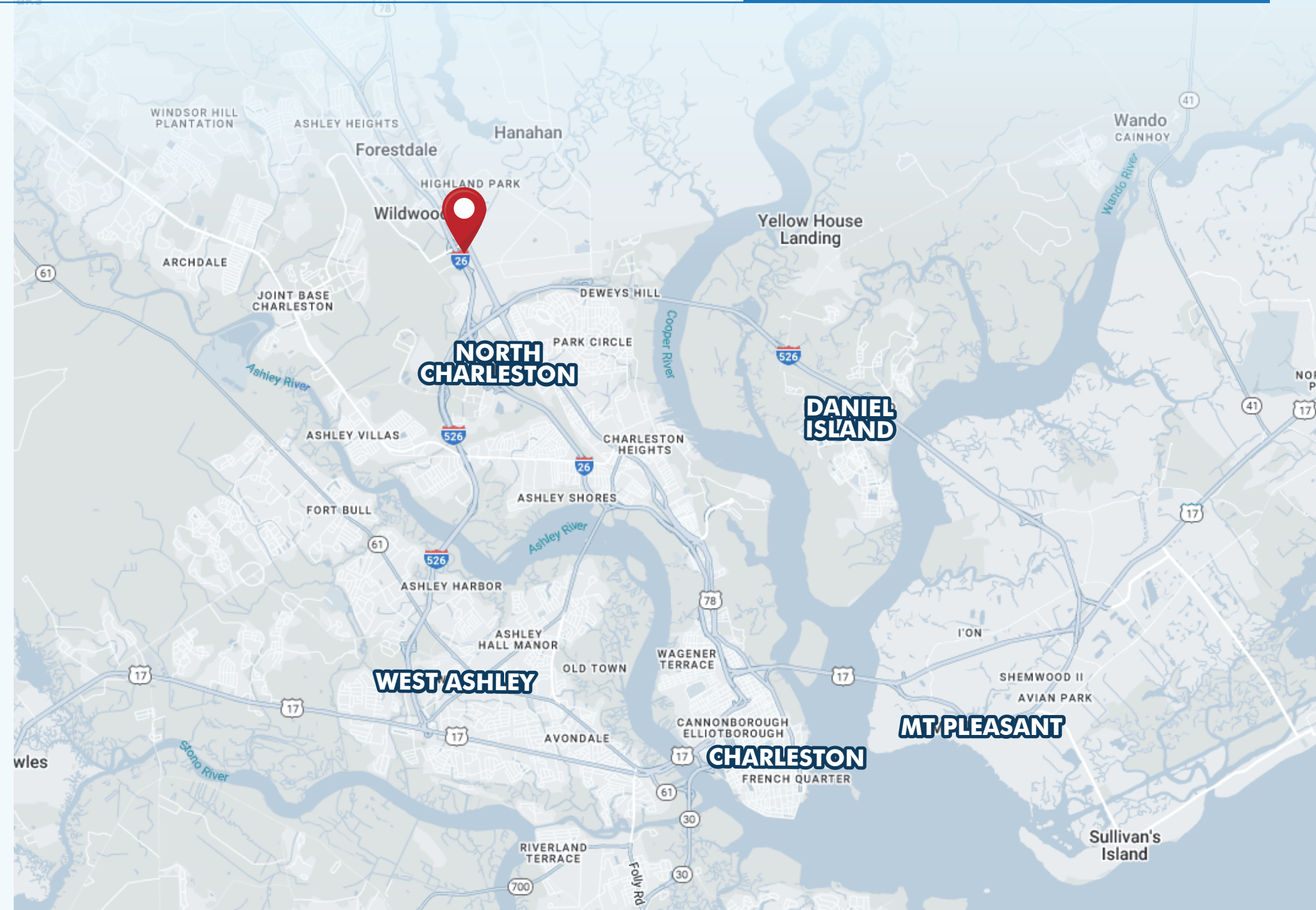


North Charleston is dedicated to establishing an environment where businesses can flourish. Whether an existing business or one looking to relocate, North Charleston’s municipal government presents one of the most business friendly environments.

North Charleston’s market access is second to none. The State of South Carolina boasts five interstate highways, five commercial airports, two Class I railroads, seven independent rail lines and the world-class Port of Charleston.

Photo courtesy of www.6amcity.com, www.davisfloyd.com, www.tripadvisor.com & www.iflychs.com

LOCATION MAP





LEASING CONTACTS:

Todd Garrett, CCIM, SIOR

Managing Partner

+1.843.408.8846

todd.garrett@

harborcommercialpartners.com

Tradd Varner, SIOR

Partner

+1.843.532.1684

tradd.varner@

harborcommercialpartners.com

Crawford Riddle

Associate

+1.864.423.4973

crawford.riddle@

harborcommercialpartners.com

Gerry Schauer

Partner

+1.843.364.2055

gerry.schauer@

harborcommercialpartners.com

Jeremy Willits

Senior Vice President

+1.843.270.9205

jeremy.willits@

harborcommercialpartners.com

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harborcommercialpartners.com