



Colliers

Prime Office Space and Executive Suite Available, up to $\pm 6,000$ RSF at The Opportunity Center

OFFICE SPACE | FOR LEASE

ASKING RATE:

\$24.00/RSF MG

8570 Rivers Avenue
North Charleston, SC



Free onsite
parking



Strong tenant
community



Ideal location
for quick access
to I-26

Accelerating success.

For Lease | 8570 Rivers Avenue

Property Overview



At-a-Glance

4

conference rooms

80

person training room

1

lounge

4

virtual meeting rooms

1

kitchen

1

break room

Free

parking

24/7

fob access

2022

year renovated

Large shared spaces with modern interior finishes

The Opportunity Center offers unparalleled convenience and modern amenities, perfect for businesses of all sizes. The property is conveniently located near various essential services, including hotels, restaurants, shopping and medical facilities, providing easy access to everything you need. With available suites ranging from single offices to 3,695 RSF, you'll find flexible options tailored to your needs. Enjoy the benefits of monument signage, high-speed internet and onsite parking, along with 24/7 fob access and security for peace of mind.

Inside, the building features large common areas with modern interior finishes. Tenants can take advantage of a fully stocked kitchen, a coffee shop-style lounge area, four virtual meeting rooms, four conference rooms and a large 80-person training room. In addition, executive spaces are also available. This property not only serves as a business address but also fosters a collaborative environment with access to essential office amenities like printing and copying services, making sure you have all the essentials for success.

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Property Images

Hallway



Conference Room



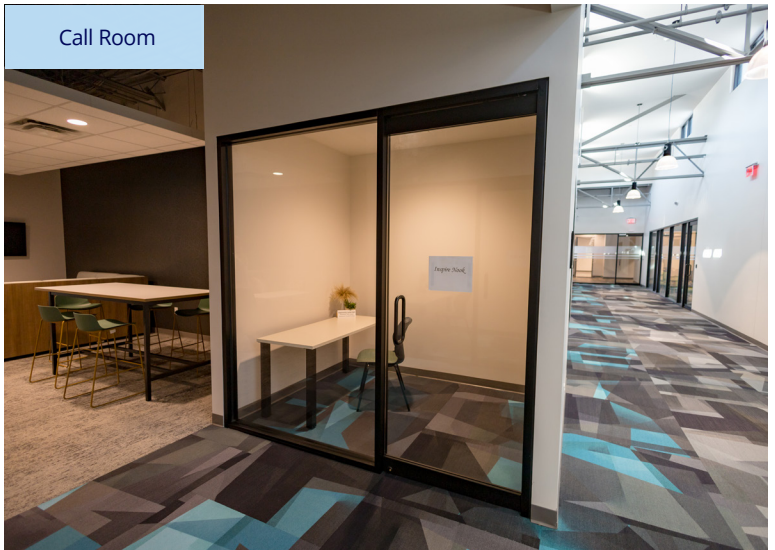
Lobby & Reception



Large Training Room

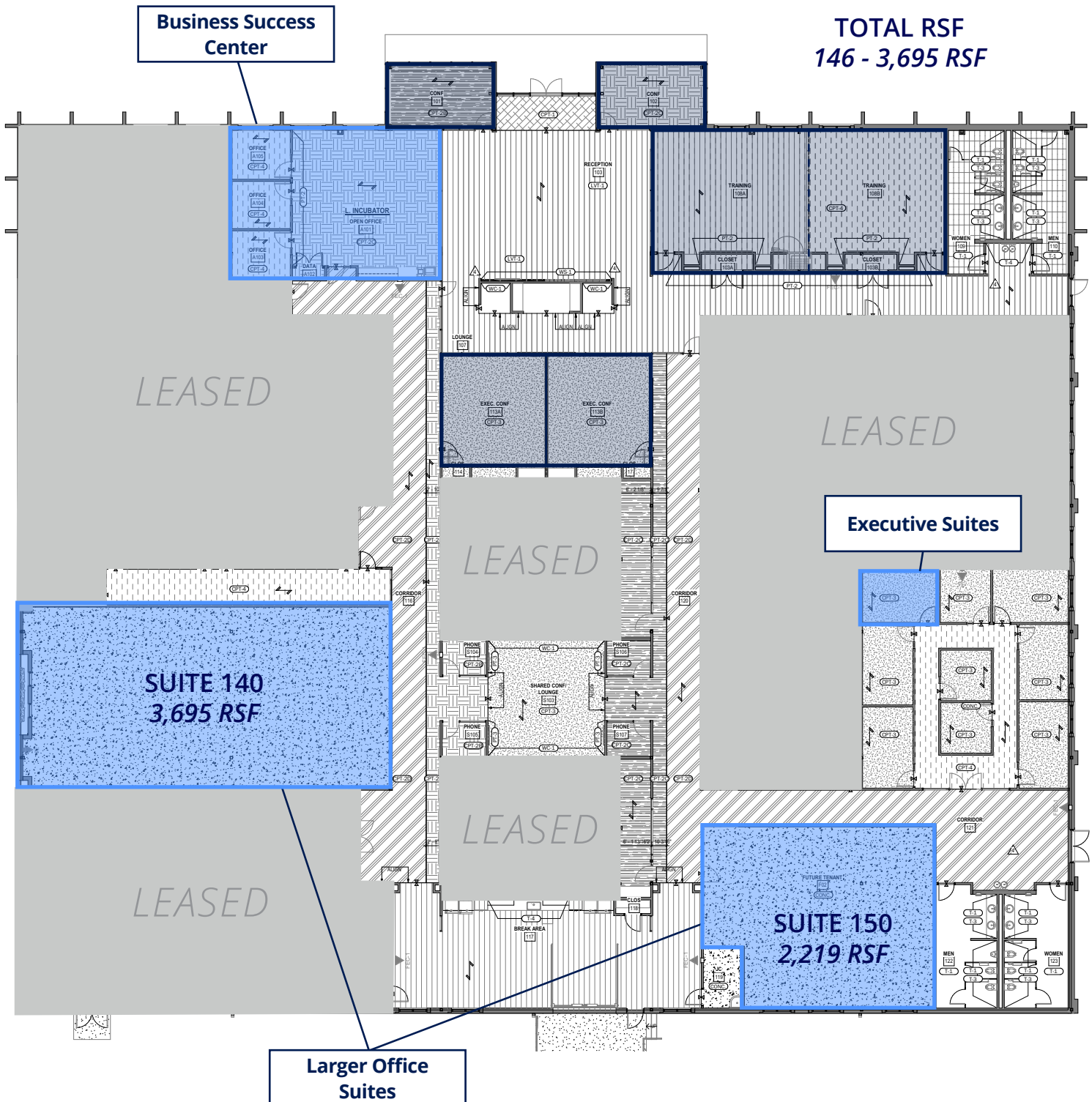


Call Room



Building Overview

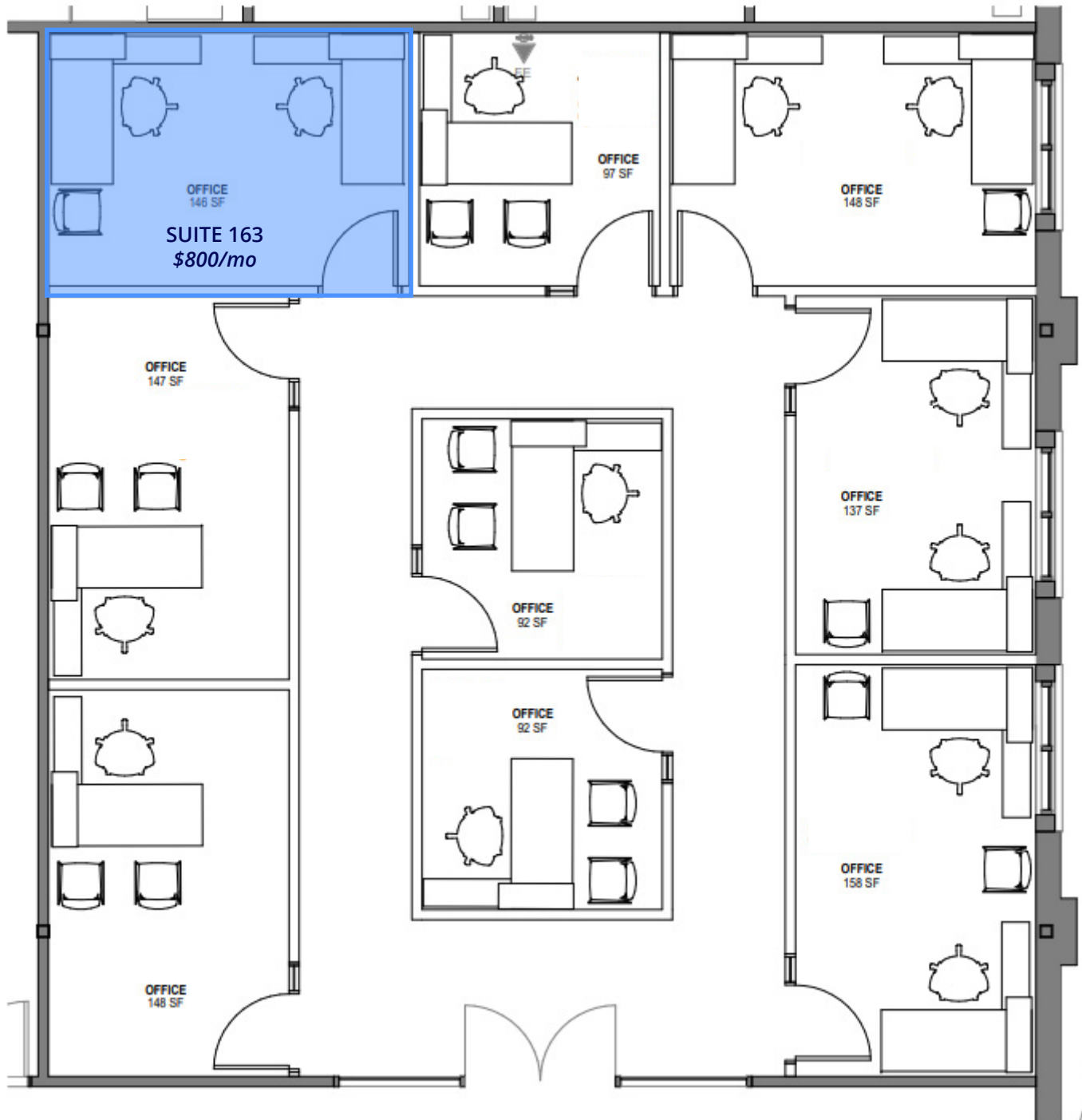
-  Space Available For Lease
-  Conference/Training Rooms
-  Leased Space



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Executive Suites

TOTAL RSF
146 RSF



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Available Suites

Suite: 140



Suite: 150



Kitchen



Breakroom & Patio



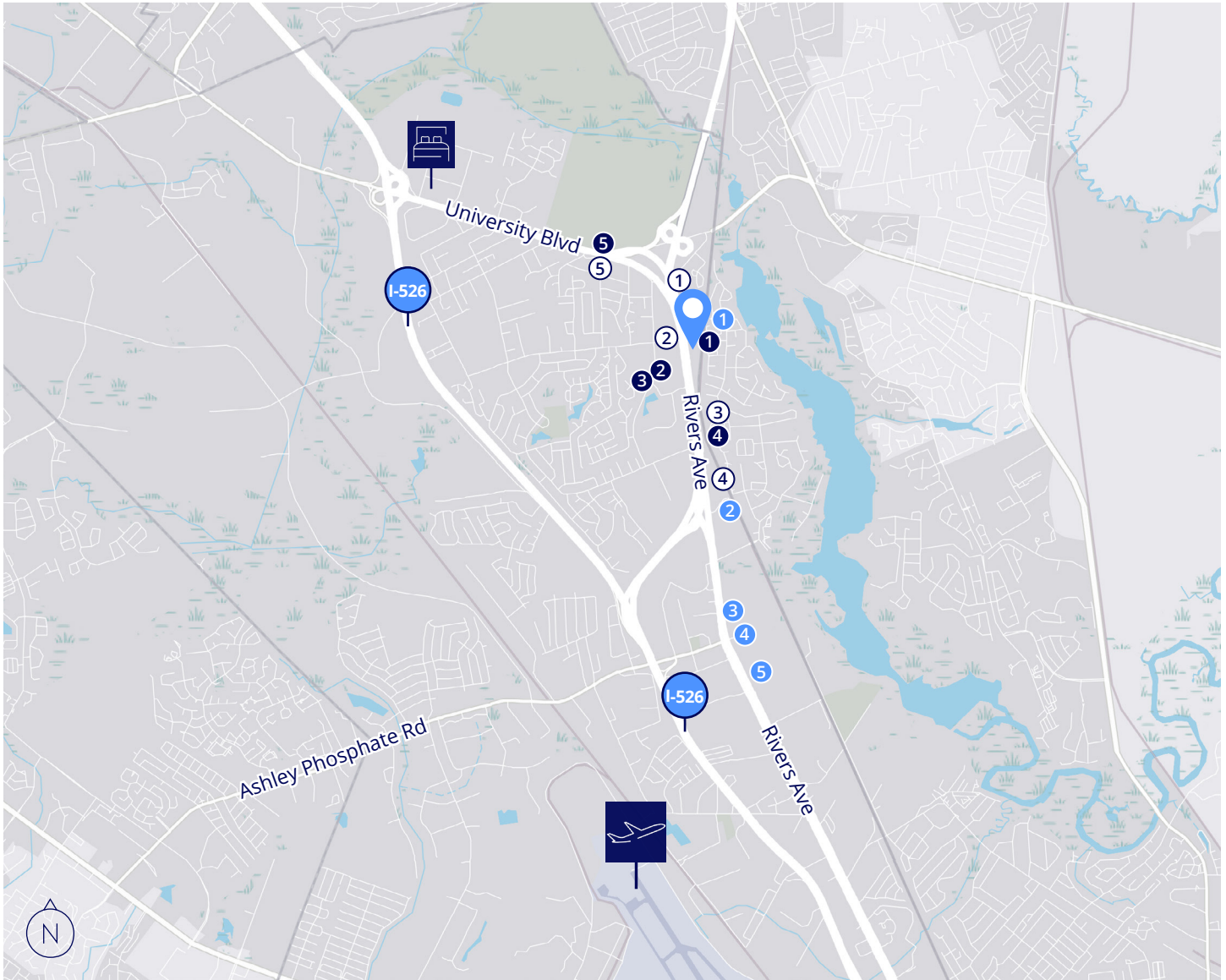
Executive Suite Example






















Executive Suite Example



Area Overview



3-Mile Radius From Property

-  Subject property
-  Major highway
- | | | | | | | | |
|---|--|---|--------------------|---|---------------|---|----------------|
|  | Charleston International Airport |  1 | McDonald's |  1 | Circle K |  1 | Piggly Wiggly |
| | |  2 | Texas Roadhouse |  2 | Murphy USA |  2 | Dollar General |
| | |  3 | Yokoso Japanese |  3 | Energy Market |  3 | Aldi |
|  | Hilton, Hampton, Holiday Inn & Fairfield Inn |  4 | Breck's Steakhouse |  4 | Mobil |  4 | Walmart |
| | |  5 | Come Back Shack |  5 | Sunoco |  5 | Target |

Contact



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