

# Reynolds Station

3346 Rivers Avenue  
North Charleston, SC 29405

**FOR LEASE**      **\$14.00/s.f. NET**

Reynolds Station is a unique flex/office product with superior accessibility and location. Convenient to Peninsular Charleston, Park Circle and West Ashley, 3346 Rivers is ideal for service businesses needing a combination of office, showroom and storage space.

Suite B2 is available for lease at 2,876 sf. The space is renovated and ready for occupancy for flex, office or creative use, with a designated loading area, roll up door, warehouse and office space.

3346 Rivers Avenue was acquired by Cityvolve in 2022, completing renovations for the front parking lot and interior spaces to meet the needs of qualified tenants. Other spaces have been leased to a variety of flex tenants including High Tide Cleaning, Lime Bikes, South of Broadway Theater Group and RedFalcon.

## HIGHLIGHTS:

- Superior Access
- Excellent visibility on Rivers Avenue
- Move-in ready Office/Flex Space
- 5.5 parking spaces/1,000 sf
- Designated Loading zone in rear, secured parking area
- Unmatched combination of value + convenience
- Professional ownership and management
- Lease Rate: **\$14.00/s.f. NET**

## FOR ADDITIONAL INFORMATION:

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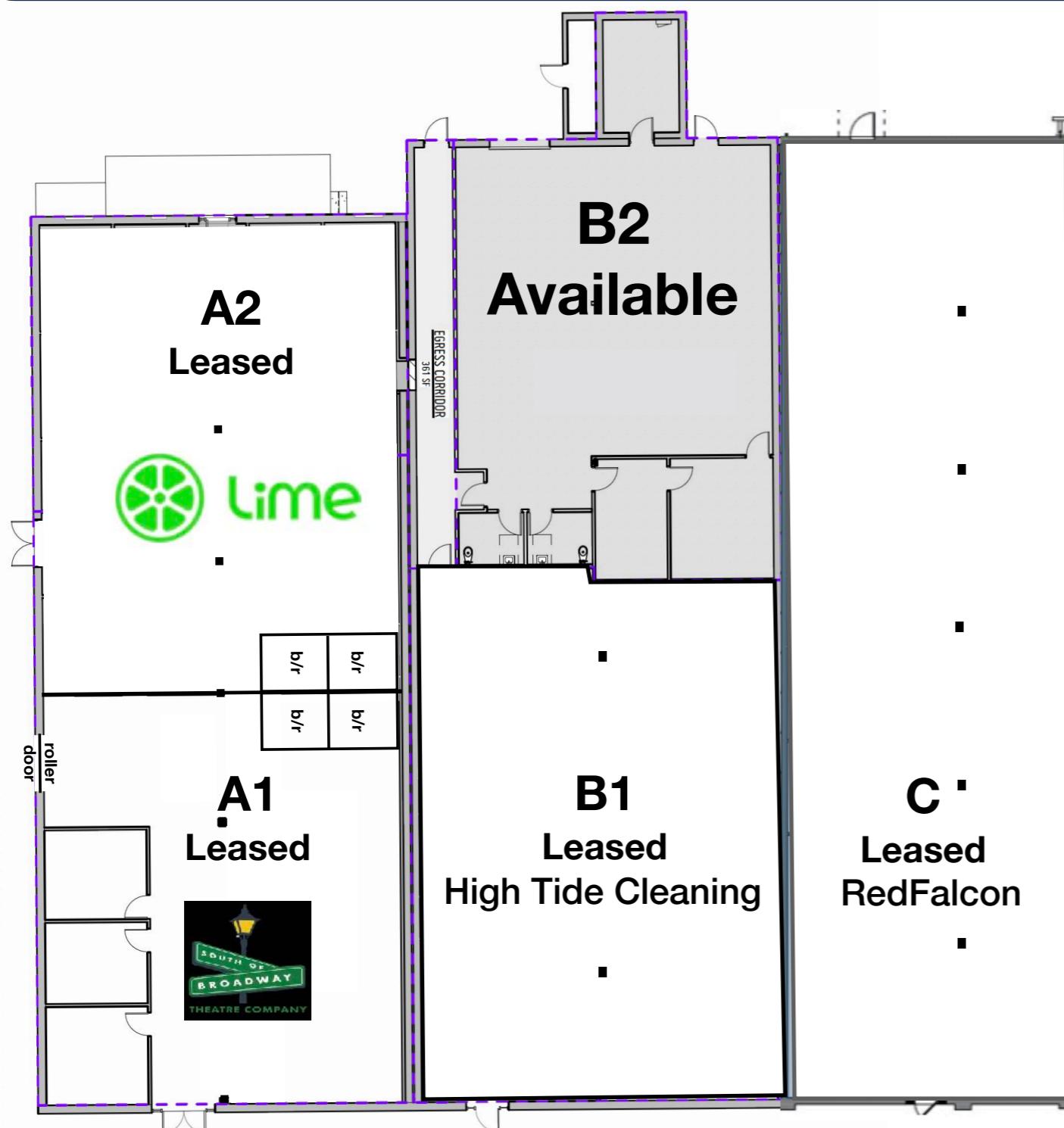


# Reynolds Station - 3346 Rivers Avenue, Ste B2

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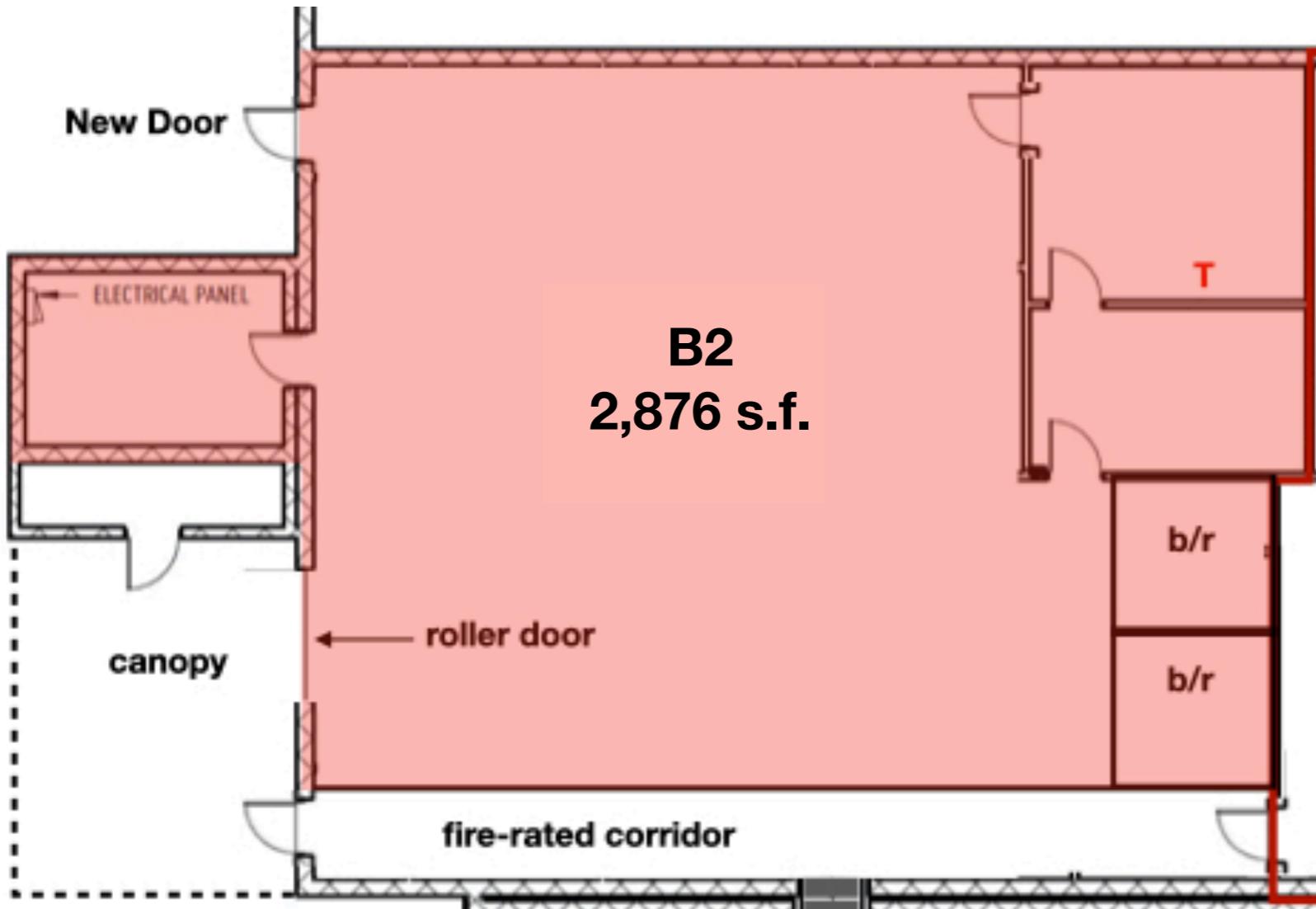


Building Layout



## Space Features

- Space is renovated and move-in ready
- New LED lighting throughout
- Rear 8'X10' overhead door
- 200 parking space parking lot
- No load bearing walls
- Minimal columns
- (2) ADA bathrooms



- Fully Conditioned
- High Quality LED Lighting
- Polished Concrete Floors
- 14 ft Clear Height
- Two (2) ADA Bathrooms
- Designated Loading Area
- Overhead Door
- Minimal Columns

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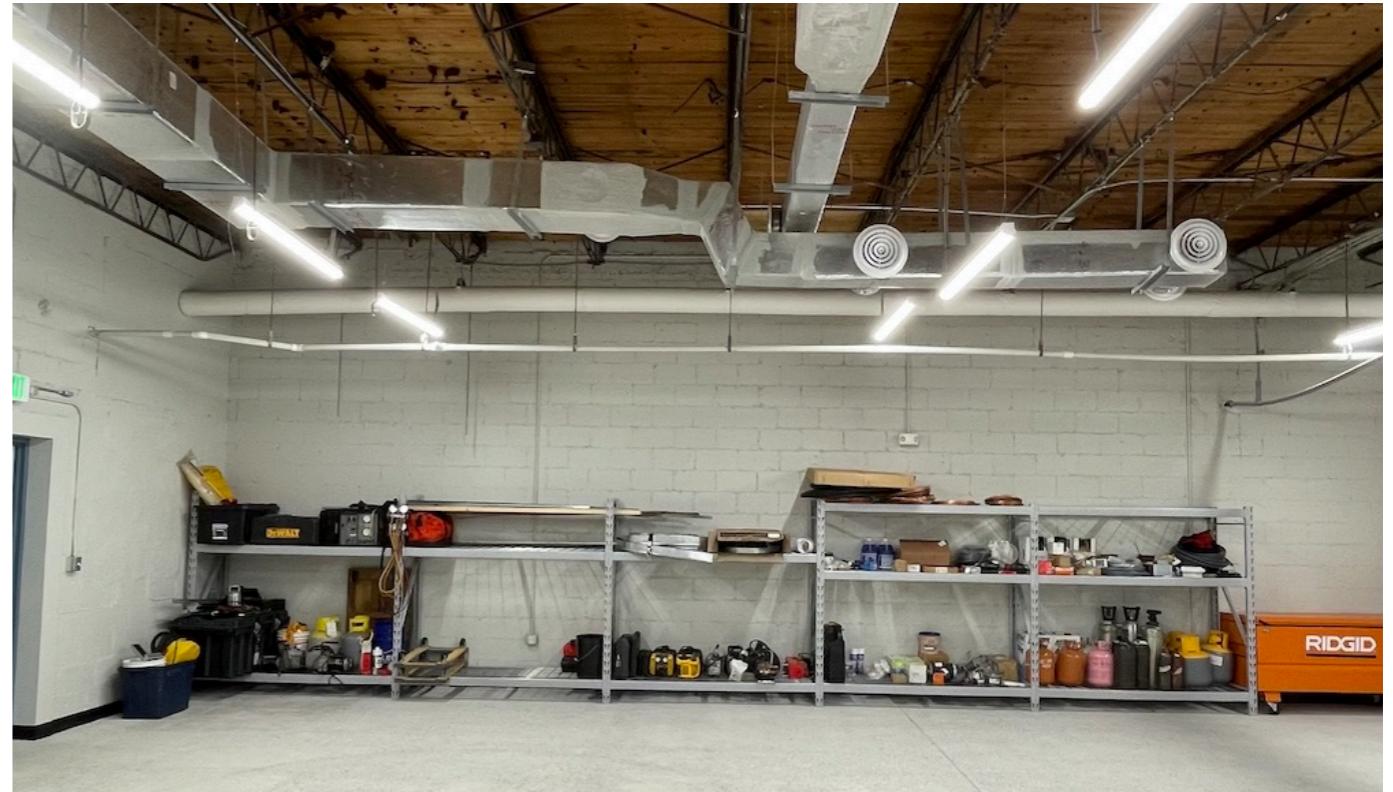
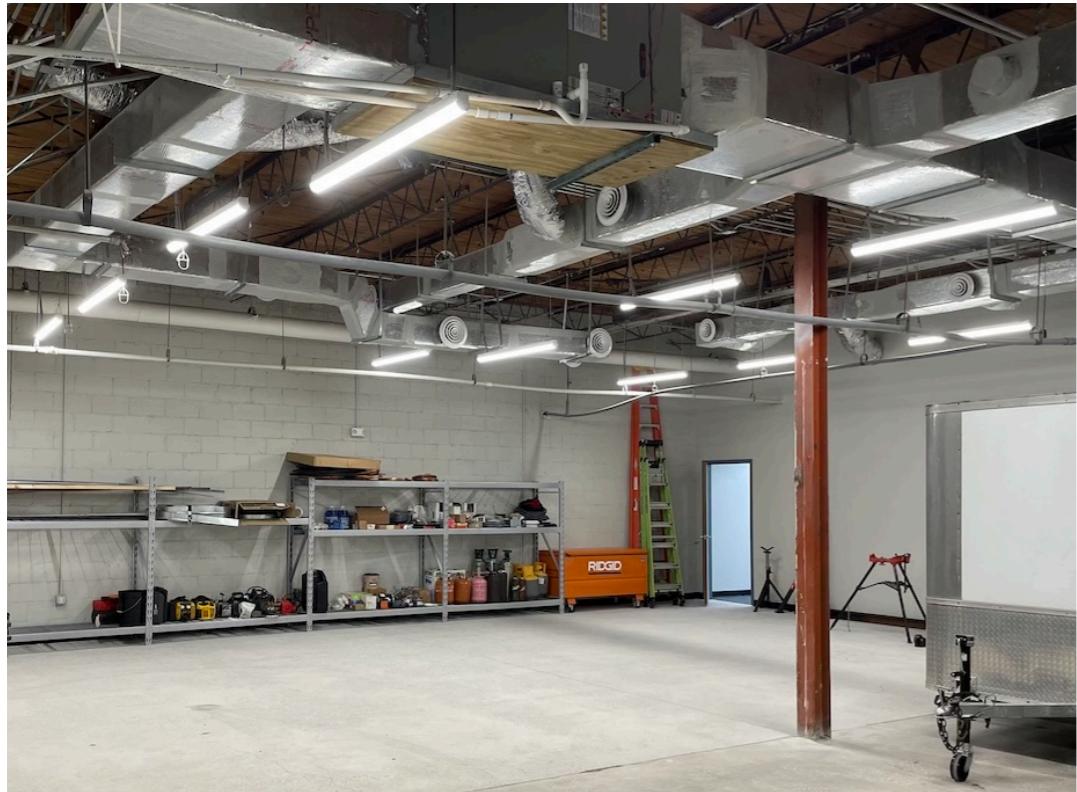
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Area Location Map

# Reynolds Station - 3346 Rivers Avenue, Ste B2

FOR LEASE



Photos