



RIVER OAKS CENTER

4401 LEEDS AVENUE, NORTH CHARLESTON SC

FOR LEASE

APPROXIMATELY 102,024 SF LEASABLE CLASS "A"
OFFICE BUILDING LOCATED IN THE
FABER PLACE OFFICE PARK

3RD FLOOR SPACE AVAILABLE:

±3,798 - 8,452 RSF | \$34.50 FSG



PROPERTY HIGHLIGHTS



A four-story, approximately 102,024 SF leasable Class "A" office building



Easy Access to I-526



Full-service property management services and on-site day porter



Fresh Market Amenity including seasonal sandwiches, salads, snacks and healthy beverages



Pre-wired for high-speed internet access



Close proximity to a variety of shopping, dining and entertainment choices



Highly efficient floor plates



Centrally located at Leeds Avenue at I-526 in The Executive Park at Faber Place



Free and unreserved parking is available in a surface parking area for approximately 370 parking spaces



Full service rental rate - \$34.50 PSF



±3,798 - 8,542 Space Available on the 3rd Floor

PROPERTY FACTS

PROPERTY ADDRESS 4401 Leeds Avenue, North Charleston SC

YEAR BUILT 2018

FLOOR PLATE Approximately 25,000 SF Subdividable

LOBBY Polished tile floors with a combination of natural stone, wood paneling and wood trim

ELEVATORS 1 passenger, 1 passenger/service

PARKING Surface Parking (370 spaces)

ENERGY 1-100 Energy Star score of 96, being more energy efficient than 96% of similar properties worldwide

SUSTAINABILITY Designed with energy efficient systems and environmentally sensitive materials



SUITE PICTURES (3RD FLOOR, ±3,798 - 8,452 SF):



CBRE is pleased to exclusively offer for lease River Oaks Center, a 4-story, approximately 102,024 SF leasable Class "A" office building located in North Charleston, SC. River Oaks Center is located in Charleston's largest office park – The Executive Park at Faber Place. The multi-tenant building has highly efficient floor plates, ample parking and a state-of-the-art lobby with free WiFi and a specialty coffee bar.

River Oaks Center boasts ample parking and an ideal location just off I-526 minutes from the Charleston International Airport and I-26.

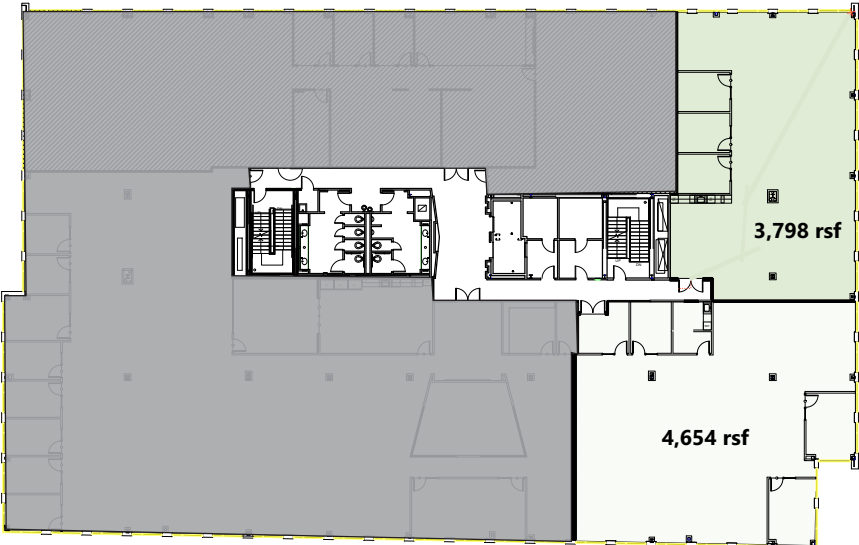
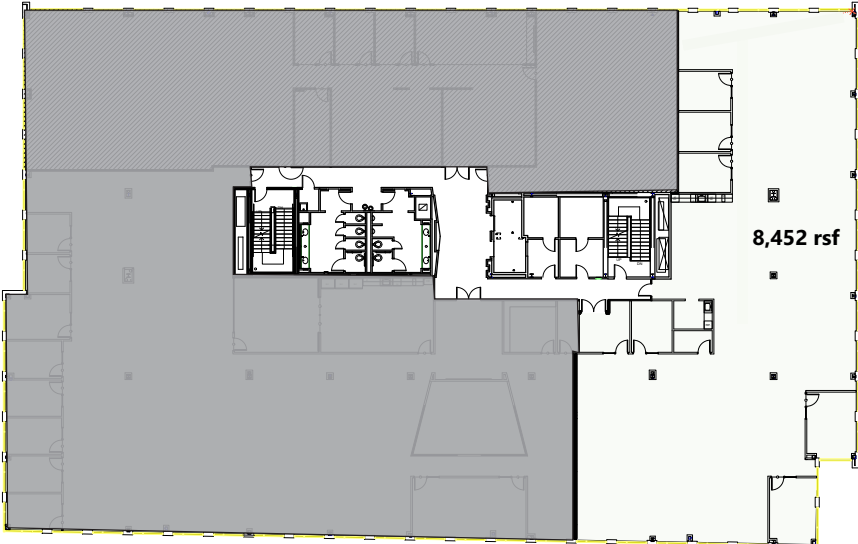
DRIVE DISTANCE TO:

DOWNTOWN	8 miles
AIRPORT	4.2 miles
MOUNT PLEASANT	11 miles



FLOOR PLANS:

**THIRD FLOOR - FULL SUITE
(OPTION 1)**



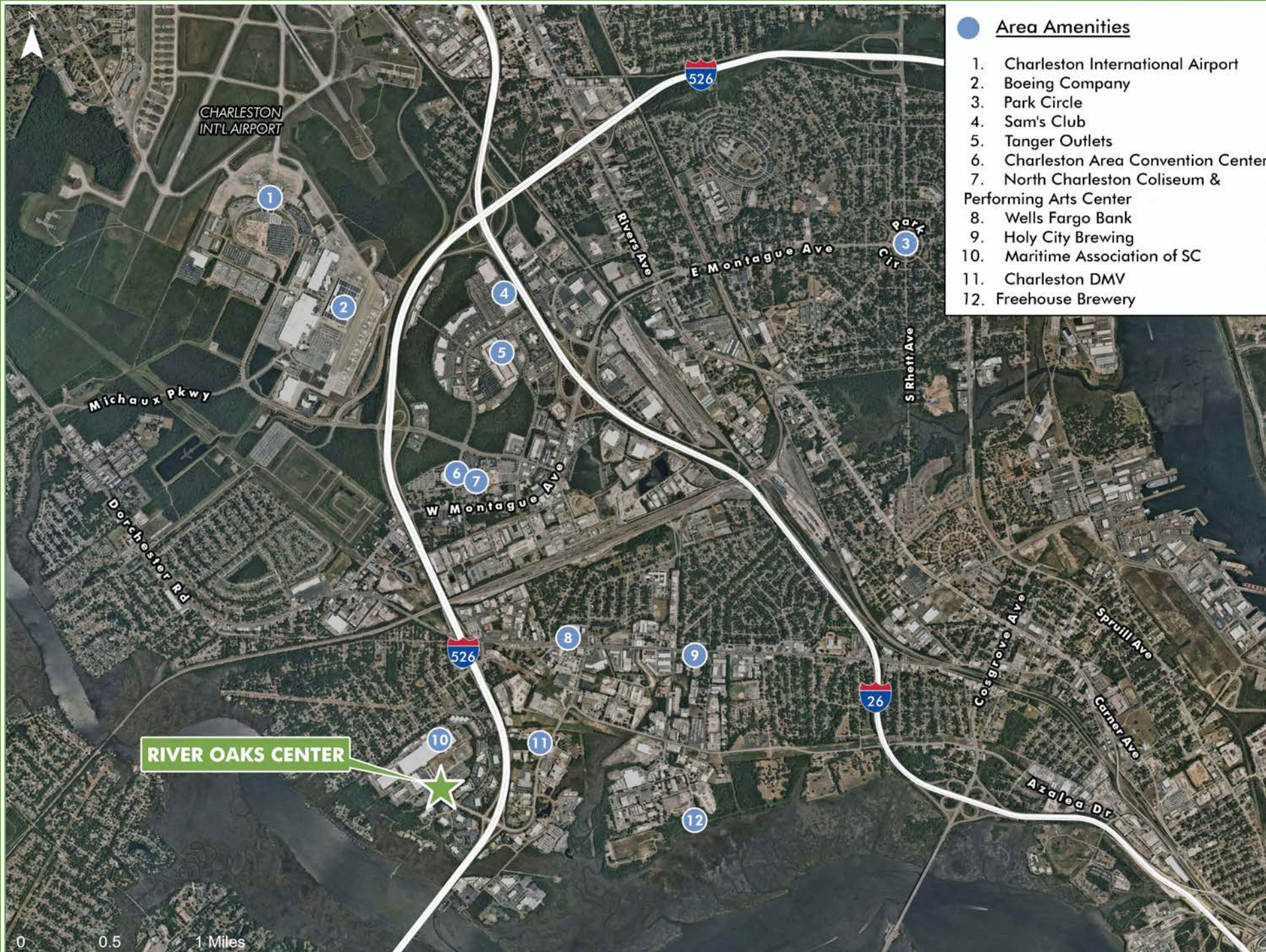
**THIRD FLOOR - SUBDIVIDED
(OPTION 2)**

AVAILABLE:

±3,798 - 8,452 RSF | \$34.50 PSF

SITE PLAN





4401 LEEDS AVENUE, NORTH CHARLESTON SC



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