

2,880 SF OF OFFICE SPACE AVAILABLE

3520

W. MONTAGUE AVE



FOR LEASE

**\$26.00/SF,
MODIFIED
GROSS**

**EASY ACCESS
TO LOCAL
AMENITIES**

**SUITE
LOCATED WITHIN
BUSINESS PARK**

**PLENTY OF
SURFACE PARKING
AVAILABLE**

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**"THE BUILDING IS IN
CLOSE PROXIMITY
TO CHARLESTON
INT'L AIRPORT AND
WITHIN WALKING
DISTANCE OF THE
NORTH CHARLESTON
CONVENTION CENTER,
MANY RESTAURANTS
AND SHOPPING
AMENITIES"**

3520 West Montague Avenue is a two building, two-story, Class B office building complex located in the heart of North Charleston. The buildings are in close proximity to Charleston International Airport, within walking distance of the North Charleston Convention Center, and nearby many restaurants and shopping amenities.

Situated just by the I-526 on-ramp, 3520 W. Montague Avenue is easily accessible from West Ashley, North Charleston, Mount Pleasant, and Downtown Charleston.

PROPERTY HIGHLIGHTS

ADDRESS

3520 W. Montague Ave
North Charleston, SC 29418

TMS

409-09-00-028

SPACE AVAILABLE

Suite 103 - 2,880 SF

LEASE RATE

\$26.00/SF, Modified Gross

EASY ACCESS

Nearby I-526 Onramp
Easy Access to local amenities

PARKING

Surface Parking Available

YEAR BUILT

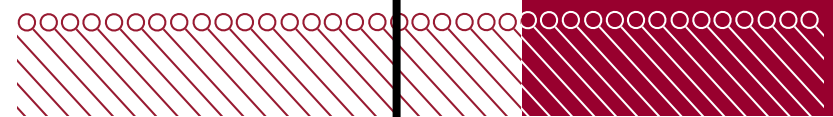
2002

OFFICE TYPE

Business Park
Executive Suite



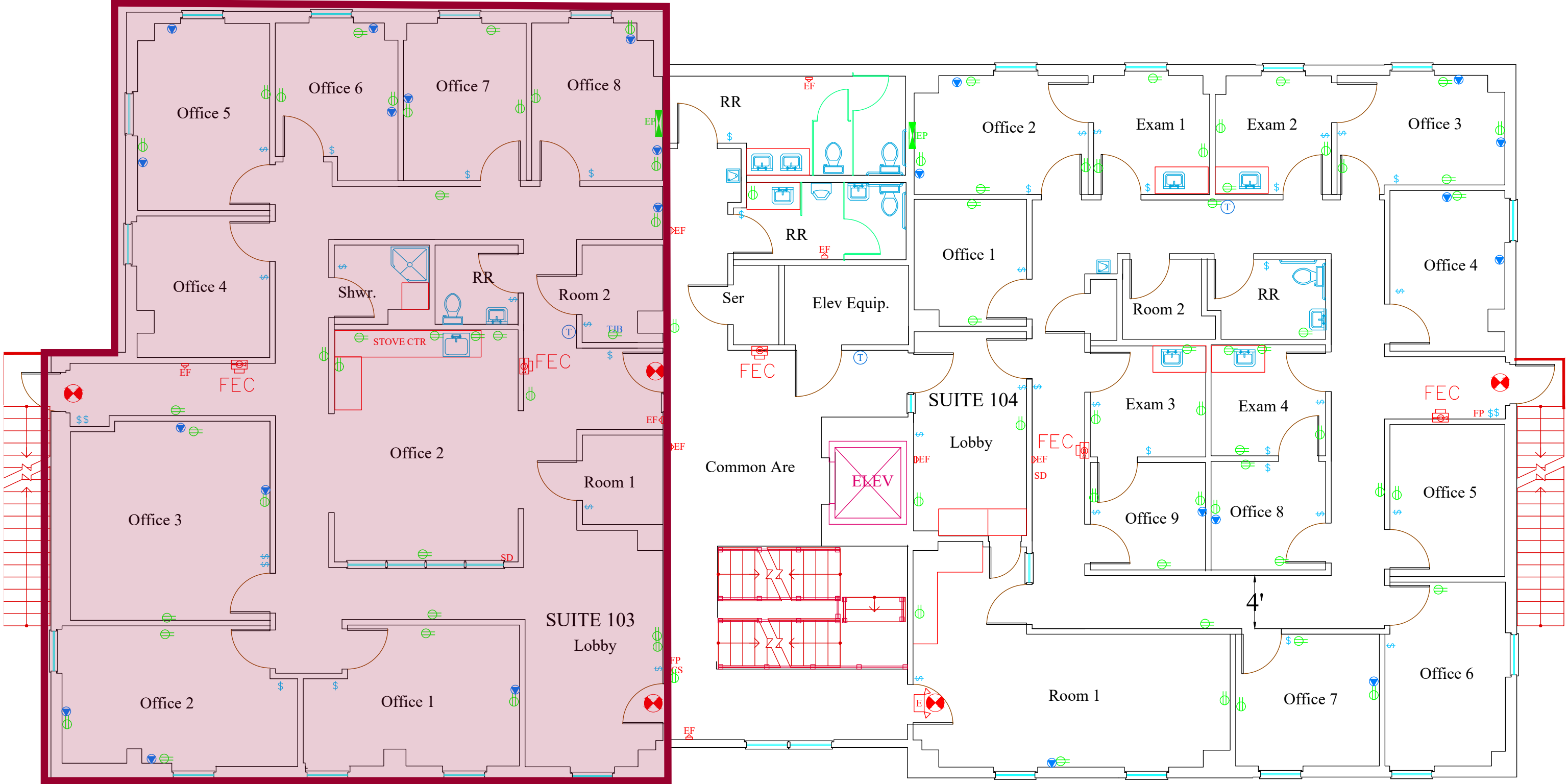
PROPERTY PHOTOS



FLOOR
PLAN



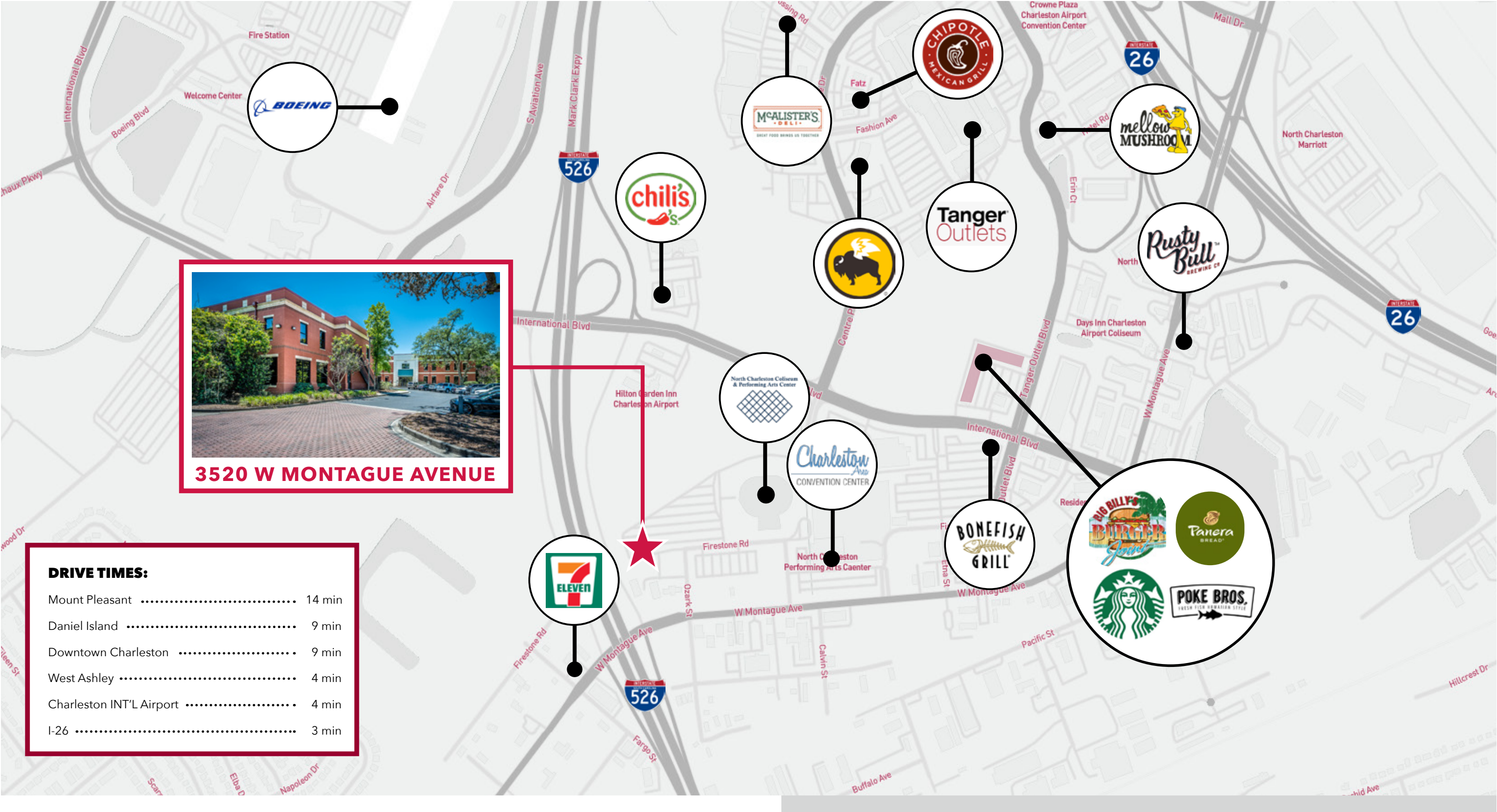
SUITE 103



AERIAL OVERVIEW



MARKET OVERVIEW



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