

Ten Mile on Rivers Avenue

5841 Rivers Avenue, North Charleston, SC 29406

FOR LEASE • SUITES 106B, 106C, 114 AVAILABLE



The former Charlestowne Academy school site was transformed into a professional office campus. Sitting on “Ten Mile Hill,” a reference to the mileage marker from Broad Street, this 5-acre property is located in the center of the region with unparalleled access to I-26 and I-526.

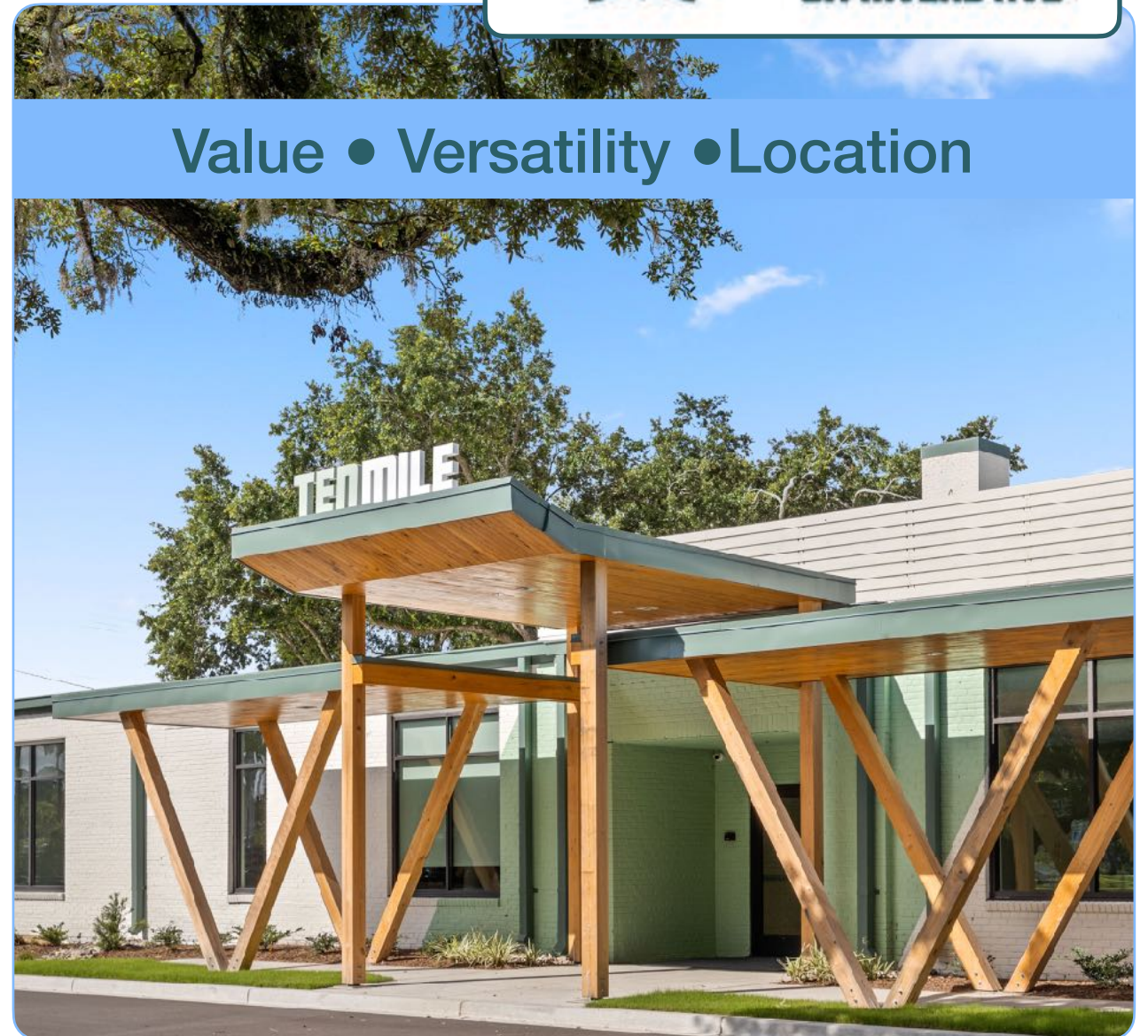
The 1950’s school building boasts an updated facade, new roof, interior enhancements, high ceilings with light filled spaces and 100% new MEP systems. The best-in-class HVAC system provides enhanced ventilation and filtration. A 175-space parking lot was constructed while preserving 27 grand oak trees.

The building is one of Charleston’s most cool and iconic places to do business, with excellent presence in the burgeoning Rivers Avenue corridor. Suite 106B, 202 s.f., 106C, 203 S.F. and Suite 114, 901 s.f. are available for lease.

HIGHLIGHTS:

- Central Location
- Ease of Access
- Cool 1950’s Character
- Variety of Suite Sizes
- Best-in-Class HVAC with Ventilation and High Filtration
- Exceptional Value
- Parking
- Beautiful Tree Canopy
- Interior Daylight
- Storm Resilient Building
- High and Dry Site

Value • Versatility • Location



FOR ADDITIONAL INFORMATION:

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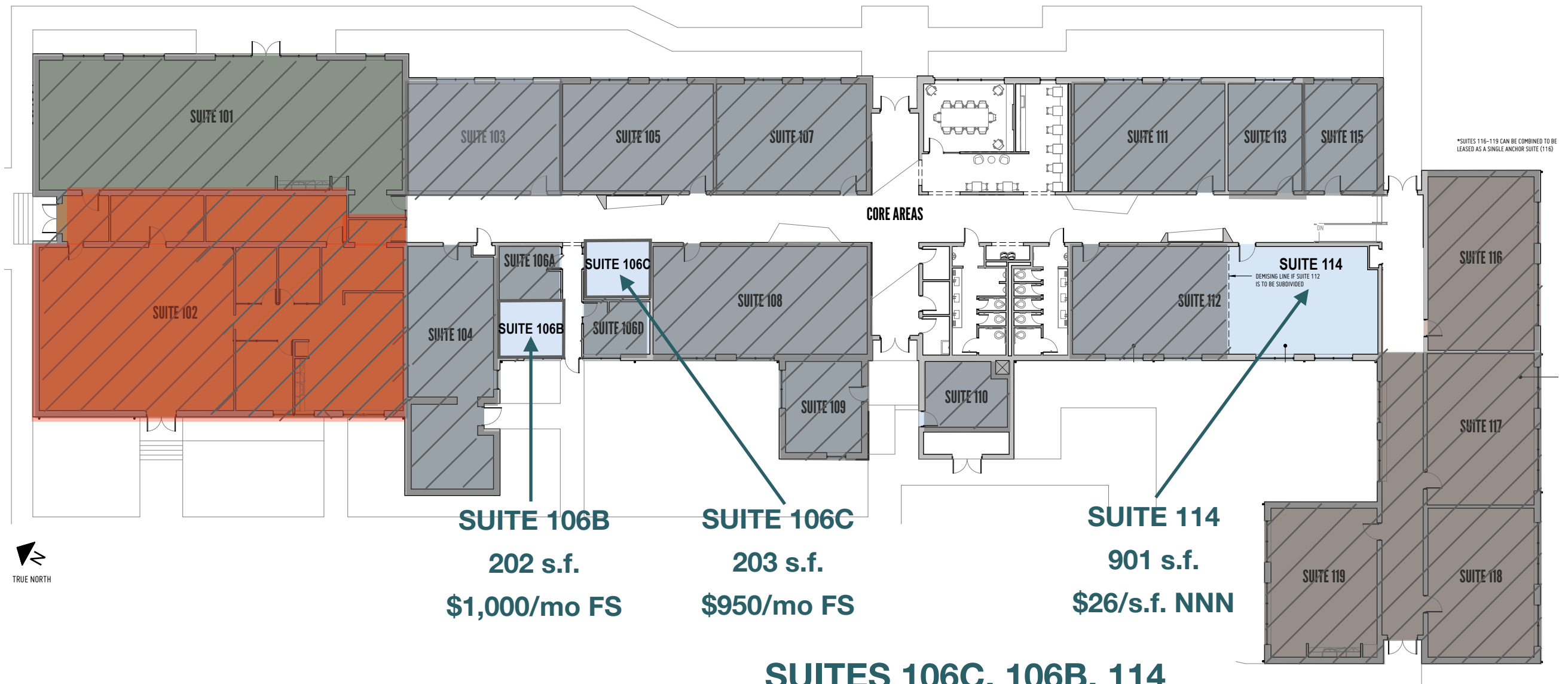
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**SUITES 106C, 106B, 114
AVAILABLE FOR LEASE**

Leased Space

BUILDING FLOOR PLAN



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Building Enhancements:

- Exterior changes including cleaning, painting, canopy and architectural accents.
- 27 Grand Oak Trees preserved.
- Building brought up to full ADA compliance including new ADA accessible central bathroom core.
- Shared tenant conference center including kitchen facilities, flat screen/video capabilities.
- New large, high efficiency, impact-rated windows allowing for ample natural light.
- New high quality, high efficiency LED lighting throughout building.
- High quality core spaces with efficient circulation.
- High visibility signage including a monument sign on Rivers Avenue.
- Parking area paved, reconfigured to add planting islands for optimal parking use, 4/1,000RSF.



Project Team:

- Building Owner and Manager: **5841 Rivers Avenue, LLC**
- Development Consultant: **Cityvolve**
- Architect: **The Middleton Group**
- MEP Engineer: **Hensley & Goerling**
- Civil Engineer: **HLA**
- General Contractor: **4S Builders, Inc.**

OVERVIEW OF IMPROVEMENTS





Rivers Avenue

SITE PLAN HIGHLIGHTS

- 27 Preserved grand oak trees.
- 175 Parking spaces.
- Well-drained sandy hill located outside of the flood zone.
- Building at 36.5' Elevation.

