

ALEX DESETA
BROKER IN CHARGE

OFFICE SPACE FOR LEASE NORTH CHARLESTON, SOUTH CAROLINA

2457 Aviation Ave, Suite #102
North Charleston, SC 29406

EXTERIOR



WORK AREA



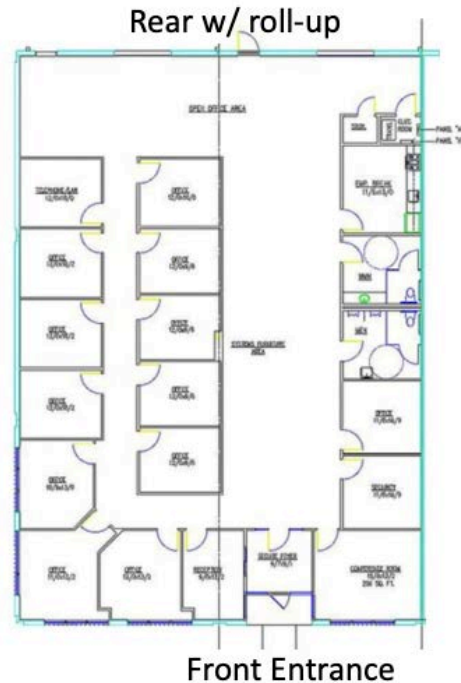
PROPERTY OVERVIEW

2457 Aviation Ave, Suite 102 is a 5,148 sf office located in Building One of the campus. It features its own entrance with a large conference room, kitchen, two bathroom facilities, and 15 private offices. As you enter the suite you will notice a large open area that can either be filled with work stations or filled with cubes to maximize the area. This suite has its own independent HVAC system and no shared common areas for enhanced health safety protocols.

2457 Aviation Ave, Suite 120
North Charleston, SC 29406
Office: 843.647.1313
Cell: 610.656.8017
SCLLR License: 73082

The information contained herein has, we believe, been obtained from reliable sources, and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions they make affect the value of suitability of the property.

FLOORPLAN



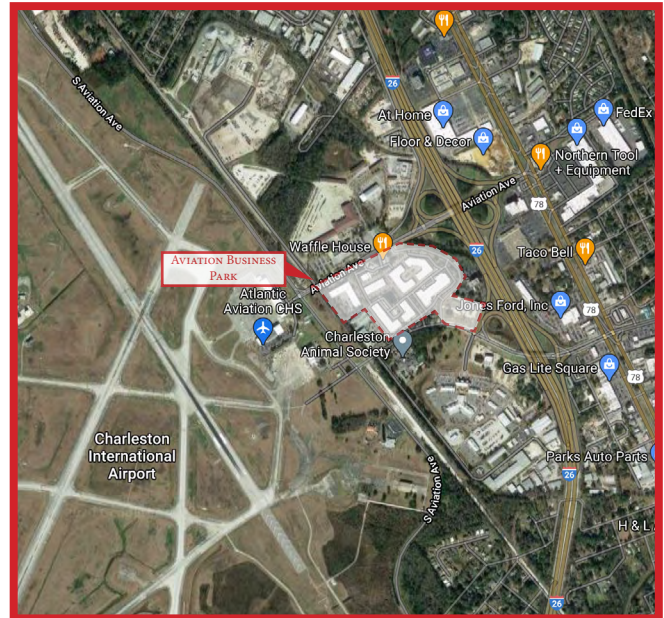
- ✓ 15 Private Offices
- ✓ Conference Room
- ✓ Private Entrance
- ✓ Rear Roll-up Door (9ft x 10ft)



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AERIAL VIEW



LOCATION OVERVIEW

Aviation Business Park is an established, nine building office and flex park in the heart of North Charleston, South Carolina. Located between I-26, I-526 and Charleston International Airport, Aviation Business Park is within a 15 minute drive of all major areas in Charleston. Situated on 34 acres of beautifully landscaped grounds, the high-end flex campus offers a scenic park-like setting with multiple ponds, lush outdoor working areas, and wide tree-lined sidewalks with daily food trucks. The single-story office buildings feature private entrances into each suite, individual tenant-controlled HVAC, light-filled offices, and dock-high and grade-level loading in the warehouse.

OFFERING SUMMARY

AVAILABLE SF: 5,148
LEASE RATE: \$18.00/SF
LEASE STRUCTURE: NNN
BUILDING SF: 48,472
ZONING: M-1
PARKING: 186 Spaces

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