

PROFESSIONAL OFFICE BUILDING IN PRIME LOCATION

FOR LEASE

798 SF OFFICE SUITE AVAILABLE

\$21.00/SF NNN

2138 ASHLEY PHOSPHATE RD., STE. 201



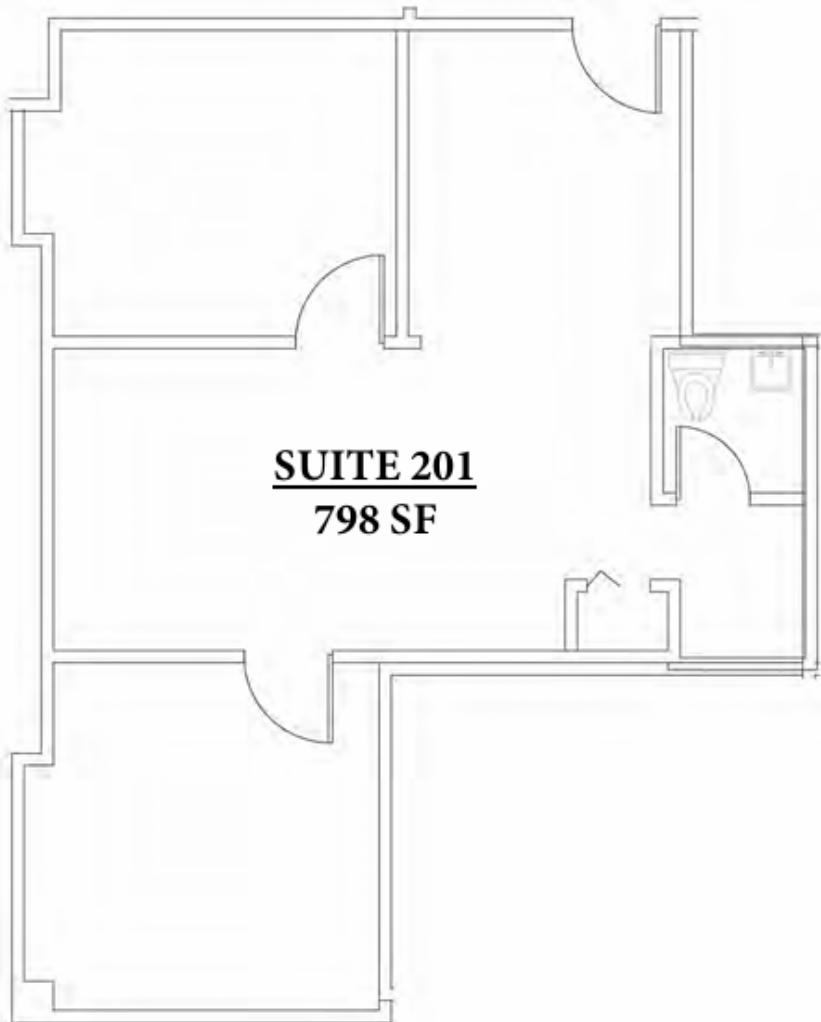
RE/MAX SOUTHERN SHORES
Brett Rashtchian
(843) 729-9400:cell
brett@prattandco.com

RE/MAX
COMMERCIAL®

2138 ASHLEY PHOSPHATE RD.

| NORTH CHARLESTON |

SOUTH CAROLINA



- **Approximately 798sf office suite in multi-tenant building**
- **2nd floor office suite with large reception/open work area, 2 private offices, and 1 private bathroom.**
- **Tenant responsible for monthly base rent of \$21.00/sf plus NNN fee currently estimated at \$4.85/sf. NNN includes taxes, insurance, CAM, water and sewer. Total monthly rent is \$1,719.03.**
- **Zoned B-2, General Business District in the City of North Charleston**
- **Parking is shared with the tenants of the office building**
- **Excellent location near the corner of Ashley Phosphate Rd. and Rivers Ave.**
- **Building was renovated in 2019**

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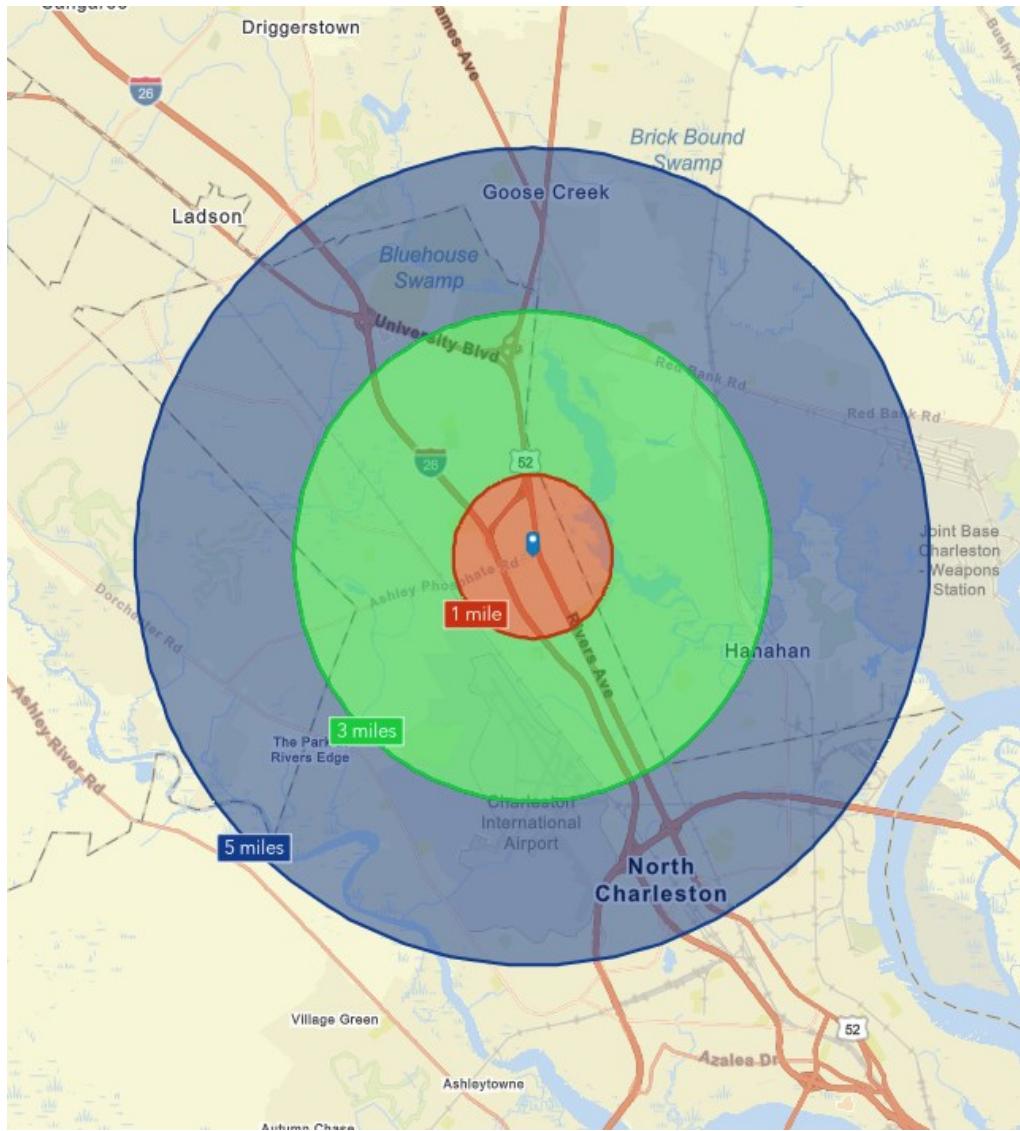
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1m

9,661

Population



\$61,629

Median Household Income

3m

54,212

Population



\$70,899

Median Household Income

5m

79,943

Population



\$75,818

Median Household Income

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