

PROFESSIONAL OFFICE BUILDING IN PRIME LOCATION

FOR LEASE

798 SF OFFICE SUITE AVAILABLE

\$21.00/SF NNN

2138 ASHLEY PHOSPHATE RD., STE. 201



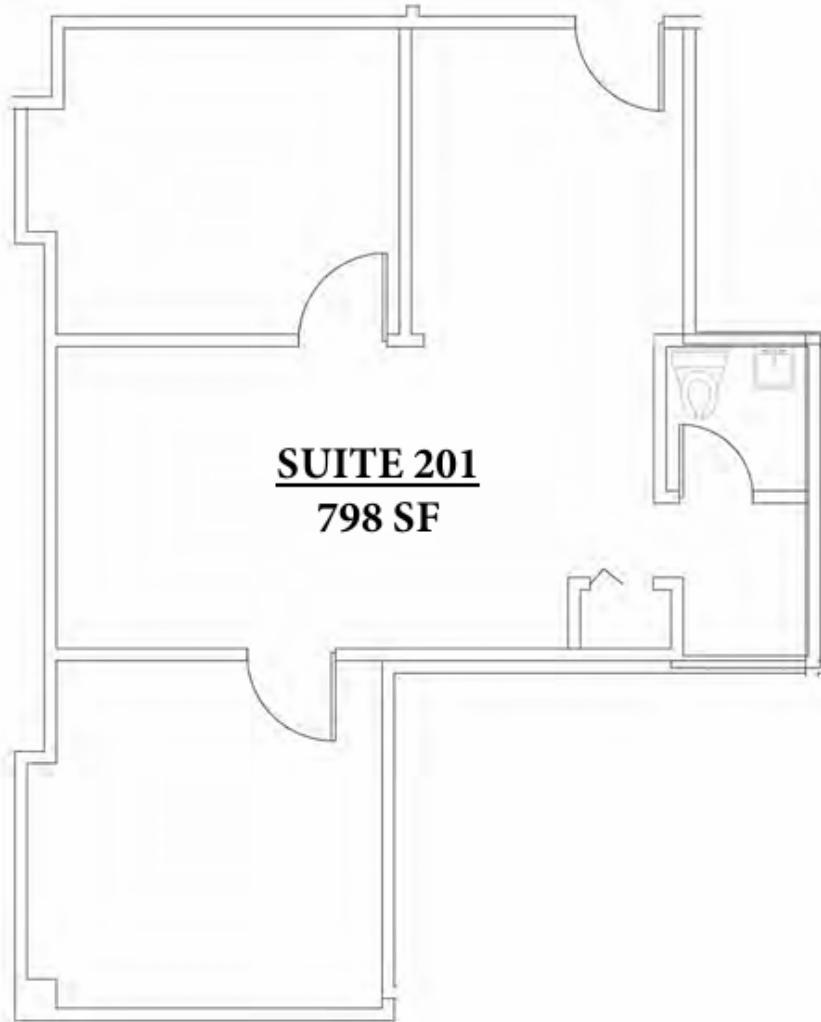
RE/MAX SOUTHERN SHORES
Brett Rashtchian
(843) 729-9400:cell
brett@prattandco.com



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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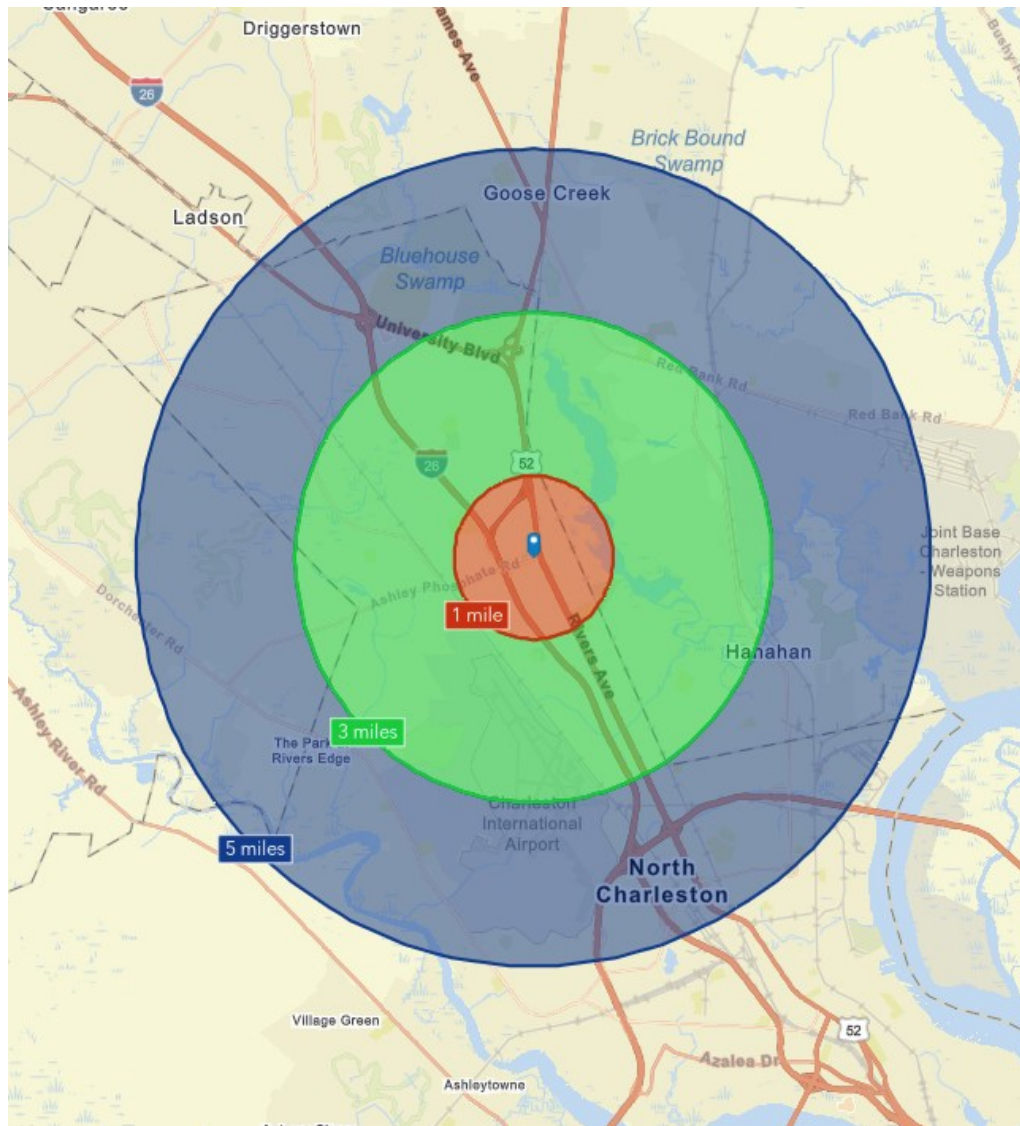
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NORTH CHARLESTON

SOUTH CAROLINA

**1m**

9,661

Population



4,331

Households



\$61,629

Median Household
Income**3m**

54,212

Population



21,664

Households



\$70,899

Median Household
Income**5m**

79,943

Population



32,554

Households



\$75,818

Median Household
Income