

FLEX OFFICE SPACE FOR LEASE CHARLESTON, SOUTH CAROLINA

2442 Remount Rd. North Charleston, SC 29406
Suite 223

EXTERIOR



OPEN WORK AREA



CONFERENCE ROOM



PROPERTY OVERVIEW

Aviation Business Park is centrally located in North Charleston with quick access to I-26 and I-526, making it easy to reach all submarkets within 15 minute travel time. Aviation Business Park is HUBZone Certified.

Suite 223 has 5 private offices, a huge open office area, its own bathroom facilities with showers and it's own private entrance, spread over 11,039 SF with independent, dedicated HVAC. The exposed ceiling allows for 15 feet of clearance and modern design. During these challenging times a tenant has the flexibility to implement their own standard operating procedures for their office space.

- ✓ Reception Lobby
- ✓ 5 Private Offices
- ✓ Private Entrance
- ✓ Conference Room
- ✓ Flexible Open Work Areas

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.





REALTY · MANAGEMENT · INVESTMENT

ALEX DESETA
BROKER IN CHARGE

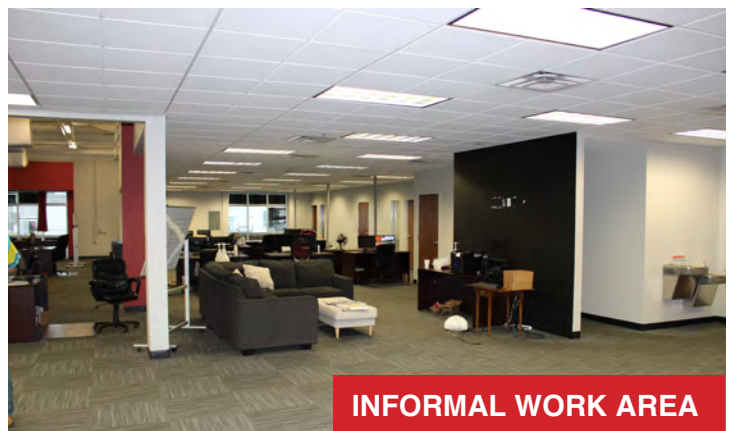
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FLOOR PLAN



KITCHEN AREA



INFORMAL WORK AREA

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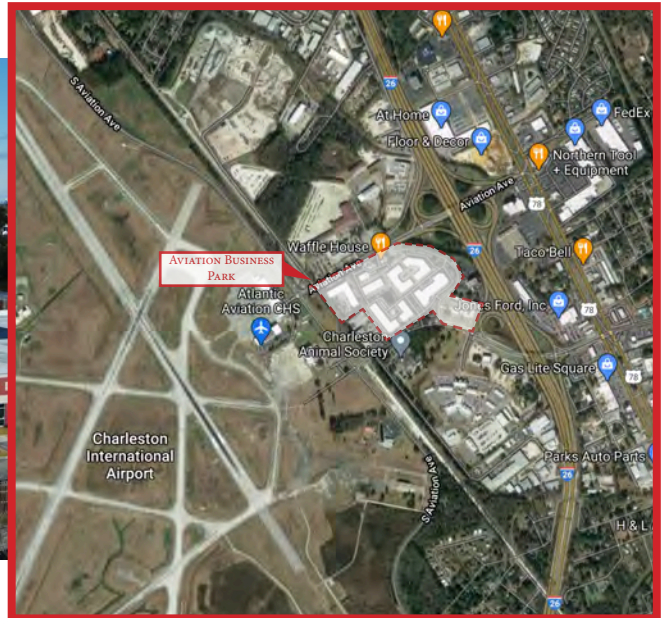
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AERIAL VIEW



LOCATION OVERVIEW

Aviation Business Park is an established, nine building office and flex park in the heart of North Charleston, South Carolina. 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: +/- 11,039 sf
Lease Rate: \$18.00/SF
Lease Structure: Triple Net (NNN)
Parking: 186 Spaces
Zoning: M-1

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