



FOR LEASE

Two Suites Available with Excellent Location and Easy Access

6296 Rivers Avenue | North Charleston, SC 29406

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Property Summary

The three story Trident United Way building on Rivers Avenue has been recently renovated and is in a great location just north of Aviation Avenue and near the Charleston International Airport. 6296 Rivers Avenue has easy access to major highways and plenty of parking. Restaurants and a bus line are within walking distance.

There are two suites available on the third floor. The building has parking on two sides. There is an elevator that services the 2nd and 3rd floors. Bathrooms on each floor are common.

Address	6296 Rivers Avenue North Charleston, SC 29406
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Available	• Suite 305: ±1,638 SF • Suite 308: ±1,864 SF
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Lease rate	• Suite 305: \$22.00/SF, Full service • Suite 308: \$19.50/SF, Full service
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Parking	Plenty of surface parking available
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Year built	1974
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TMS #	475-16-00-009
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Third Floor Plan

Suite 305: ±1,638 SF



Suite 308: ±1,864 SF

Market Overview

DEMOGRAPHICS 2025 EST | 5 MILES

137,083

Total
population

56,686

Total
households

\$85,855

Avg household
income

165,438

Daytime
population

5,752

Total
businesses



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