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FOR LEASE

Rivergate II - Multiple Upgraded Office Suites For Lease in North Charleston

4975 Lacross Road | N Charleston, SC 29406

Under new ownership and featuring a newly refreshed exterior, Rivergate II on Lacross Road offers a selection of professional office and medical suites in a central, highly accessible location. The properties are situated next door to the new Roper St. Francis Hospital development and well-positioned for medical and healthcare-related users.

Ownership is actively pursuing new tenancies and is prepared to be flexible on terms, with a tenant improvement allowance available to help bring each suite in line with a tenant's needs.

The property provides convenient access to I-26, I-526, Charleston International Airport and the Tanger Outlet retail area making them ideal for users seeking a well-connected North Charleston location.

Property Overview



At-a-Glance

Address	4975 Lacross Road North Charleston, SC 29406		
TMS #	472-00-00-004		
Spaces Available	**Suite**	**SF**	**Lease Rate**
	Suite 151	±1,040 SF	$28 PSF
	Suite 158	±2,061 SF	$28 PSF
	Suite 201	±2,087 SF	$26 PSF
	Suite 301	±877 SF	$26 PSF
	Suite 303	±641 SF	$26 PSF
	**Suite 301 & 303 can be combined for ±1,518 SF*		
Lease Type	Full Service		
Year Built/ Renovated	1988 | 2015		
Parking	Surface Parking Available		
Traffic	I-26	±104,000 VPD	
	I-526	±84,600 VPD	

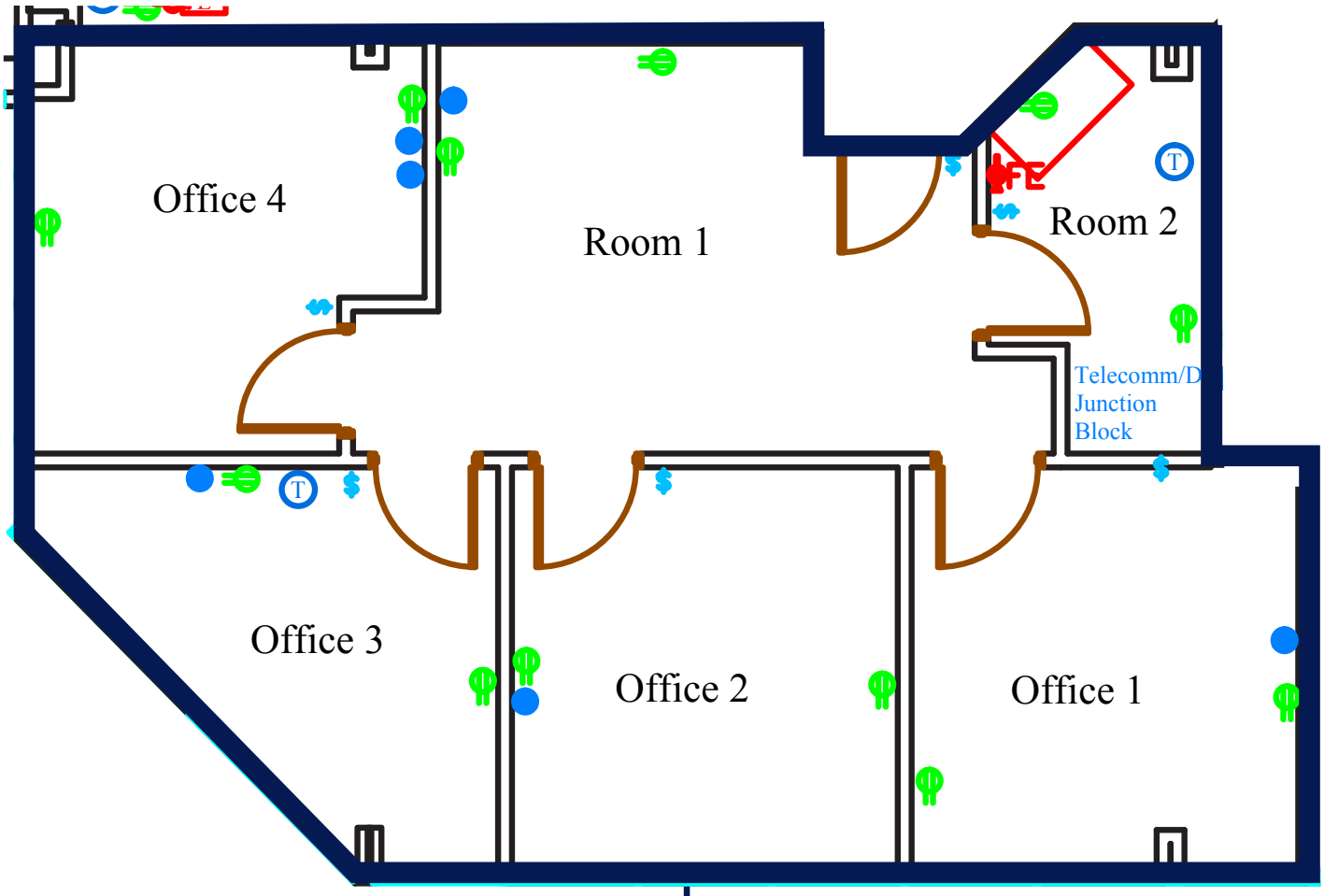








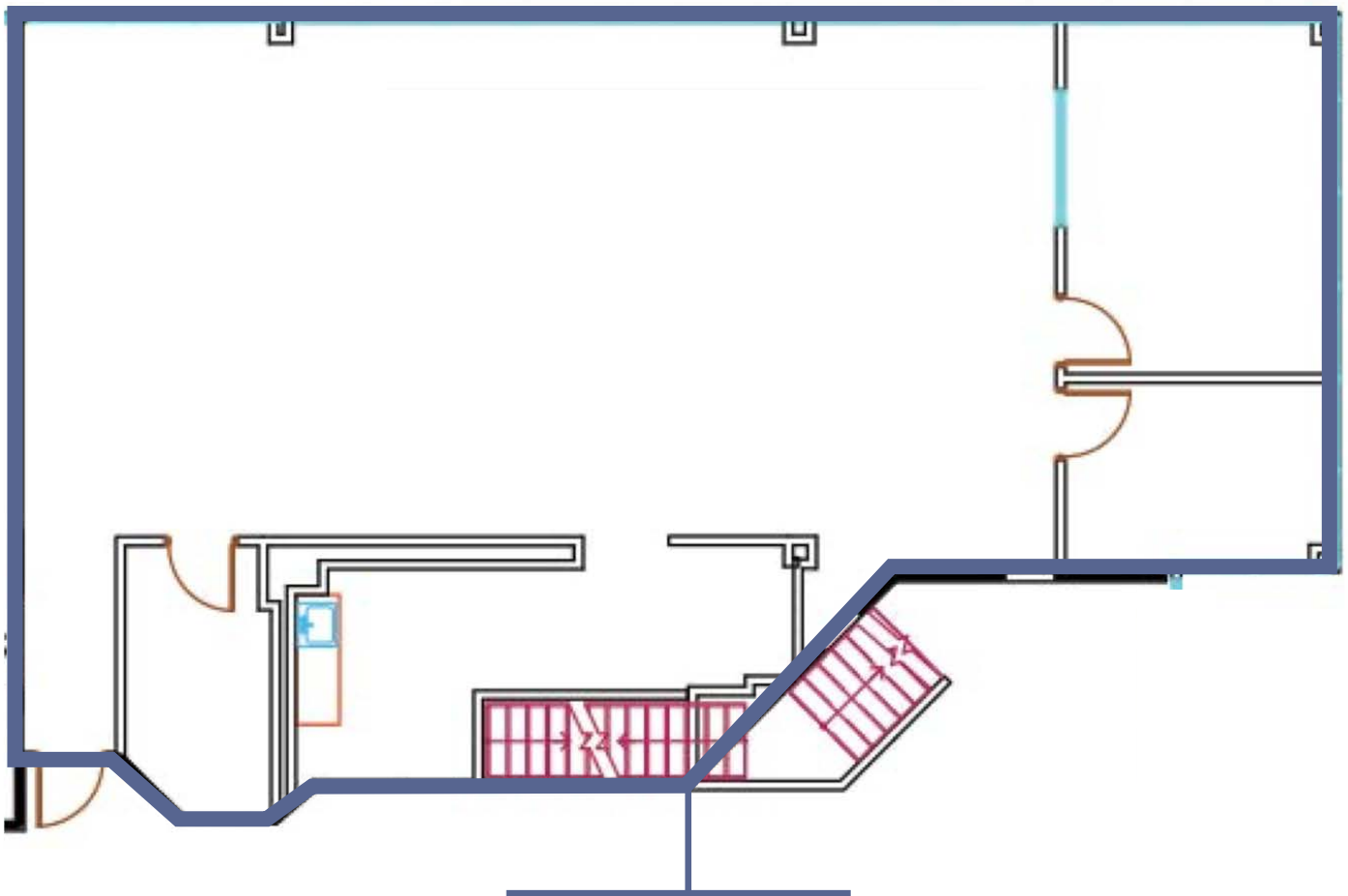
Building Floor Plan



SUITE 151

±1,040 SF
$28 PSF, Full Service
Available 3/1/2027

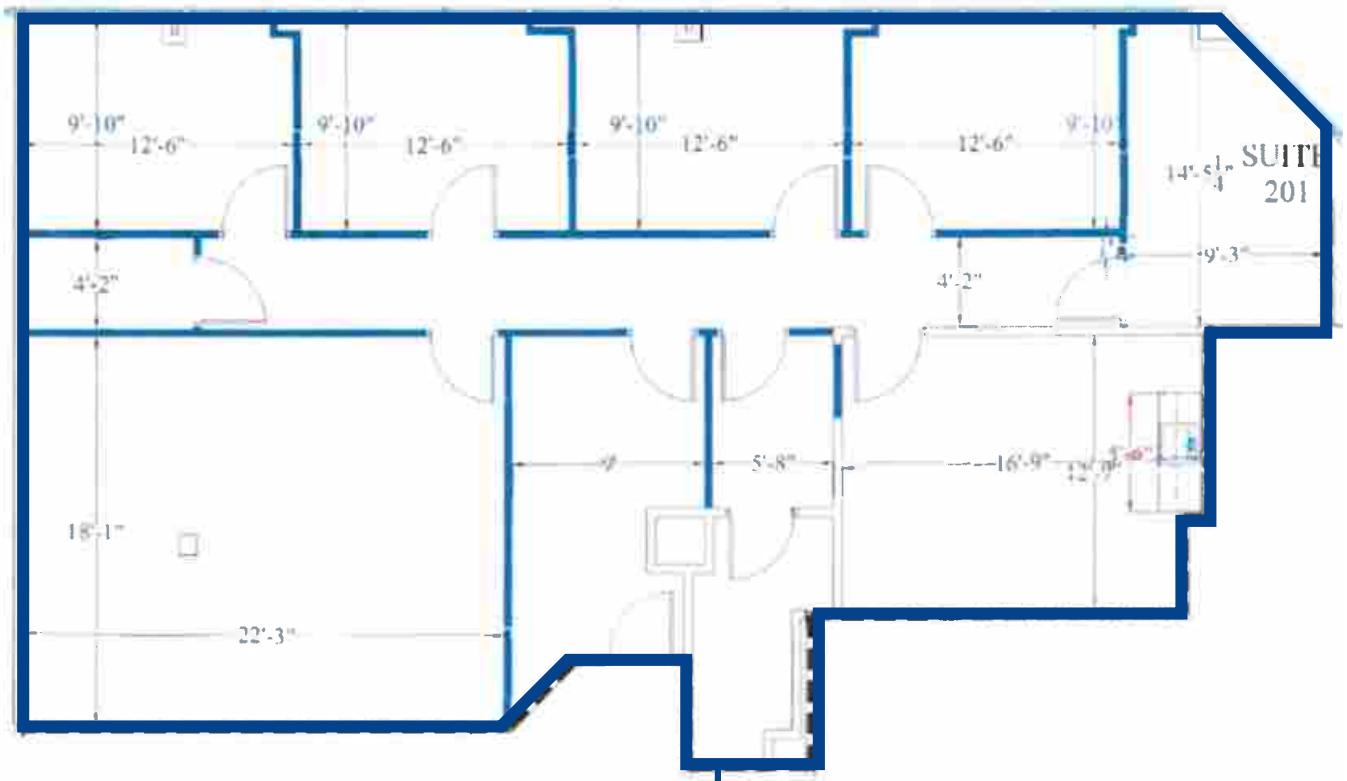
Building Floor Plan



SUITE 158

±2,061 SF
$28 PSF, Full Service
Available 12/1/2026

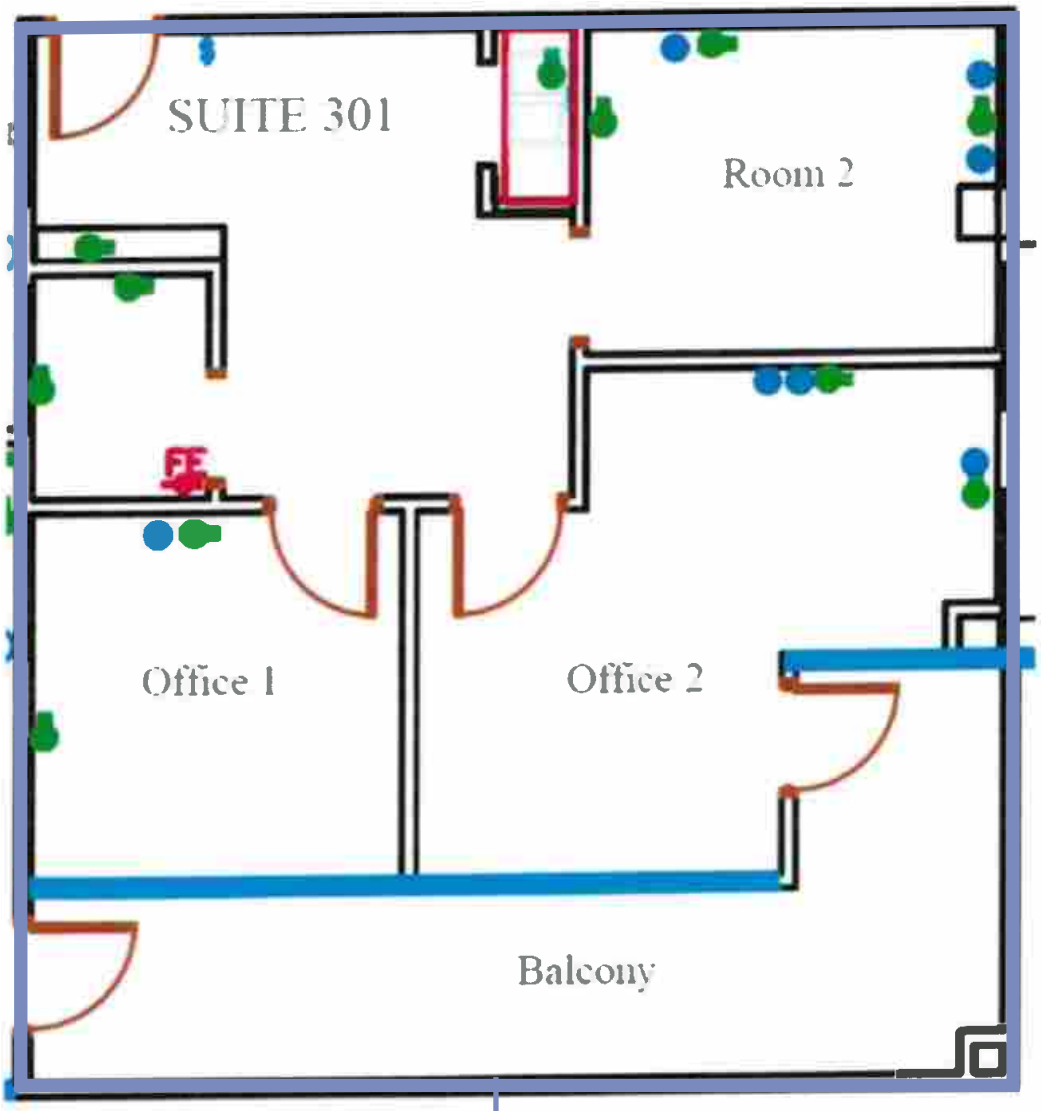
Building Floor Plan



SUITE 201

±2,087 SF
$26 PSF, Full Service
Available Immediately

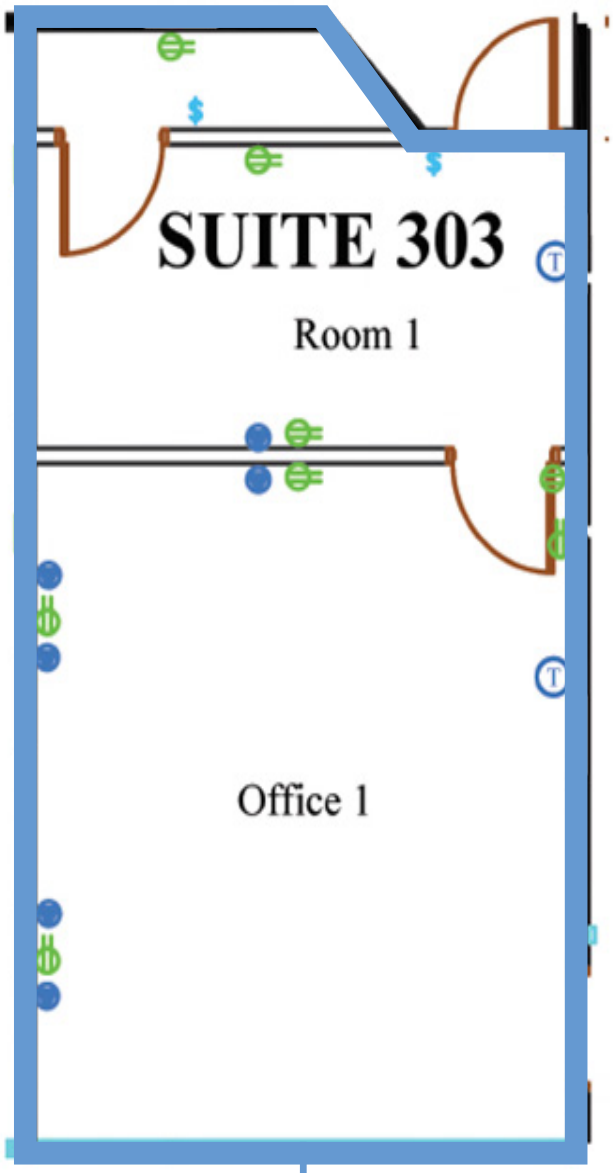
Building Floor Plan



SUITE 301

±877 SF
$26 PSF, Full Service
Available Immediately
**Suite 301 & 303 can be contiguous for a total of ±1,518 SF*

Building Floor Plan



SUITE 303

±641 SF
$26 PSF, Full Service
Available Immediately
**Suite 301 & 303 can be contiguous for a total of ±1,518 SF*

Location Details



128,056	50,757	35.9	142,653	$49,224	$68,047
Total Population within 5 miles	Total Households within 5 miles	Median Age within 5 miles	Total Daytime Population within 5 miles	Median HH Income within 5 miles	Average HH Income within 5 miles

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