

**Colliers**

CONTACT

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Colliers | South Carolina

960 Morrison Drive, Suite 400
Charleston, SC 29403
+1 843 747 1200
colliers.com

FOR LEASE

±1,100 - 2,400 SF of Office Space Available

3265 N Carolina Ave | N Charleston, SC 29405

HIGHLIGHTS

- Flexible office layouts with modern finishes
- Minutes from the Hugh K. Leatherman Terminal and Port of Charleston for easy global shipping access
- Near the Navy Yard redevelopment and Park Circle, two rapidly growing business and entertainment hubs
- Convenient access to I-526, I-26 and Charleston International Airport
- Close to popular dining options, including Machu Pichu Chicken, Maya Del Sol Kitchen, Rebel Taqueria and Bar Polari

3265 N Carolina Avenue is a newly renovated office building in the rapidly developing upper neck area of North Charleston. Located at the eastern end of Reynolds Avenue, it offers a prime position within the expanding business district. With ample on-site parking and close proximity to major roads, it sits among established businesses including Terracon, Palmetto Railways, Frontier Logistics, We Are Family and more.

For Lease | 3265 N Carolina Ave

Property Overview



At-a-Glance

Address 3265 N Carolina Avenue
North Charleston, SC 29405

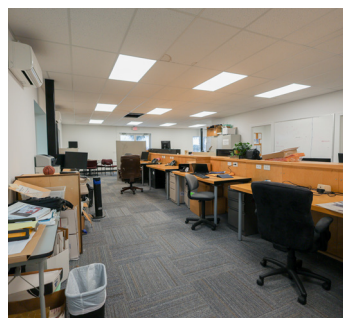
TMS # 469-12-00-041

Spaces Available	Suite	SF	Lease Rate
	Suite 102	±2,125 SF	\$19/SF <i>Modified Gross</i>
	Suite 201	±1,100 SF	\$20/SF <i>Modified Gross</i>
	Suite 203	±2,400 SF	\$17/SF <i>Modified Gross</i>

Date Available Immediately available

Traffic

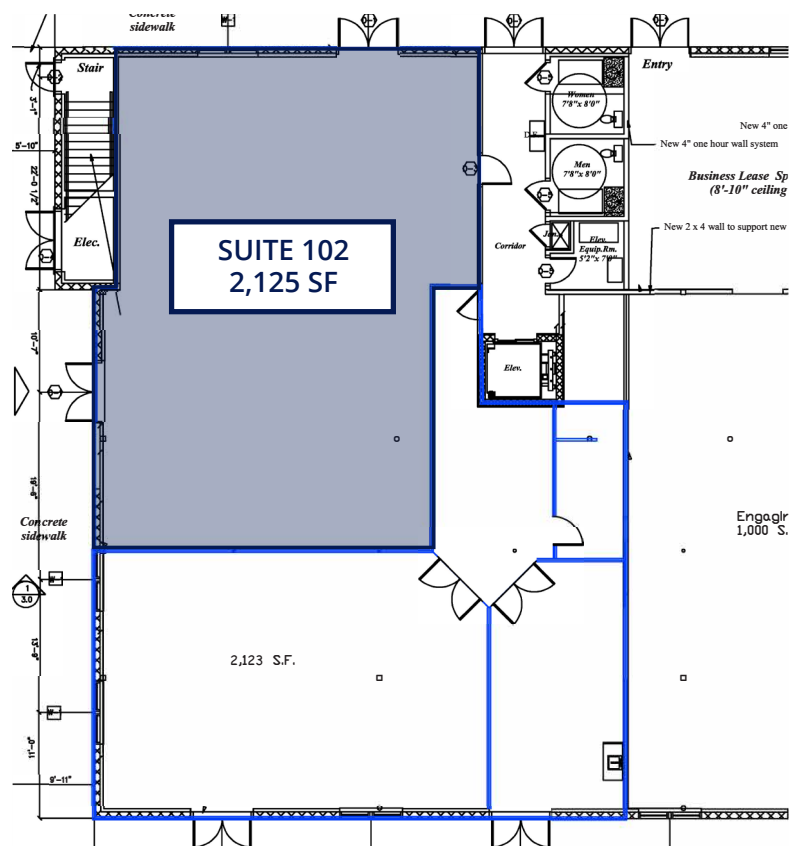
Rivers Ave	±9,600 VPD
Cosgrove Ave	±20,200 VPD



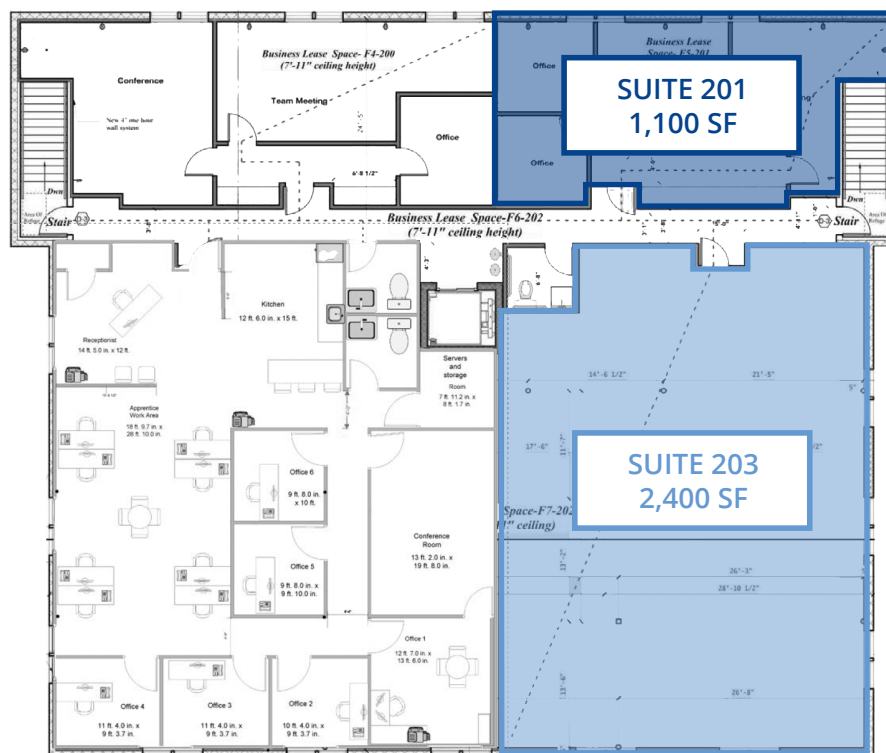
For Lease | 3265 N Carolina Ave

Building Floor Plan

First Floor



Second Floor



For Lease | 3265 N Carolina Ave

Location Details



118,365

Total Population
Within 5 Miles

50,711

Total Households
Within 5 Miles

36.6

Median Age
Within 5 Miles

\$106,640

Avg Household
Income Within
5 Miles

20 Min

Median Commute
Time To Work

96.1%

Employed Labor
Force Within 5
Miles

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