



FOR LEASE

**±3,031 - ±6,700 SF Office Space
Available**

3691 Paramount Drive, North Charleston, SC 29405

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3691 Paramount Dr

PROPERTY OVERVIEW

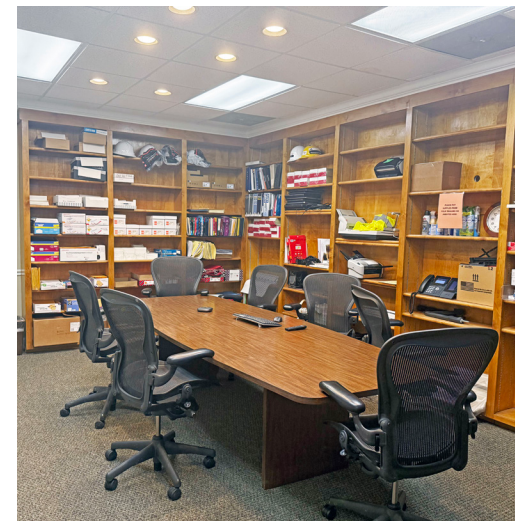
Available immediately, this ±6,700 SF office building offers a functional two-story layout with additional attic space and excellent signage opportunity along Paramount Drive and on I-526, providing strong visibility and branding.

The space includes ±3,228 SF on the first floor with a lobby, conference room, break room, restrooms and multiple offices; ±3,031 SF on the second floor primarily configured with private offices and support space; and ±441 SF of storage space suitable for storage or ancillary use. Building comes with 35 on-site parking spaces.

Conveniently located with quick access to I-526, I-26 and Charleston International Airport, the property is ideal for professional or administrative users looking for direct visibility on I-526.

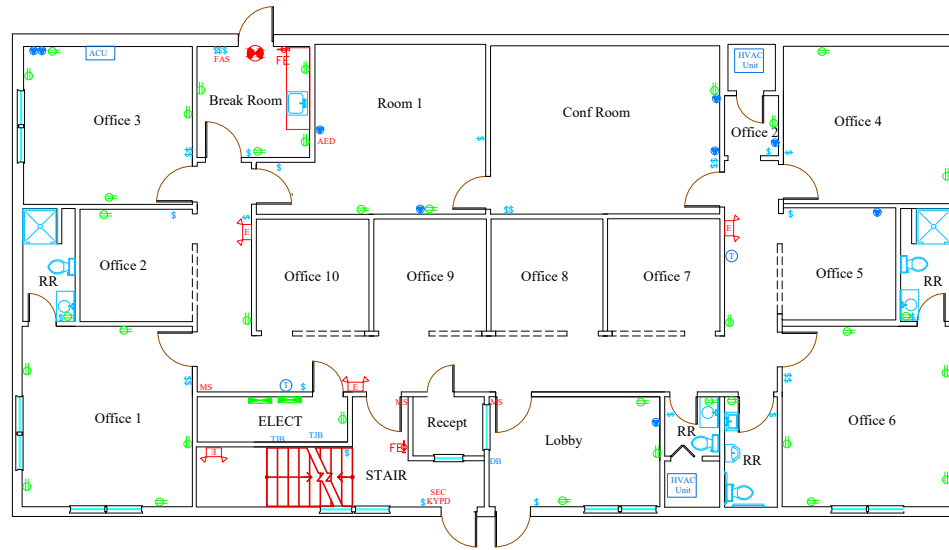
HIGHLIGHTS

Available For Lease	1st Floor ±3,228 SF 2nd Floor: ±3,031 SF Storage Space: ±441 SF
Lease Rate	\$12.00 - \$13.50/SF, NNN
NNN Fees	\$5.37/SF (Tenant is responsible for water, electricity, janitorial, and security)
Parking	35 On-site parking spaces
Total Building Size	±6,700 SF

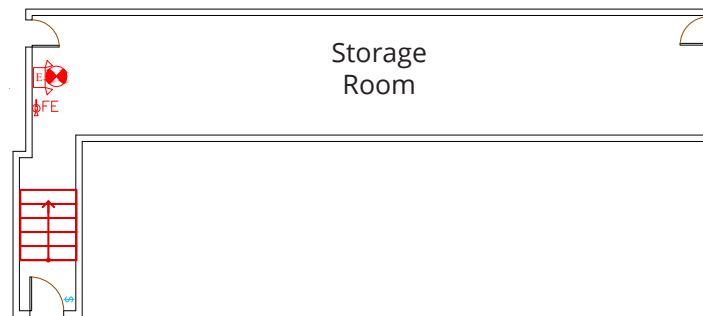
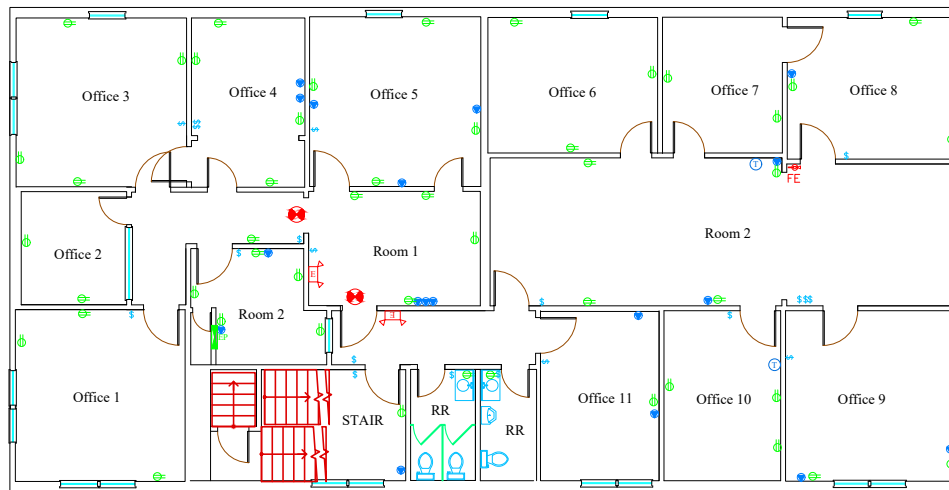


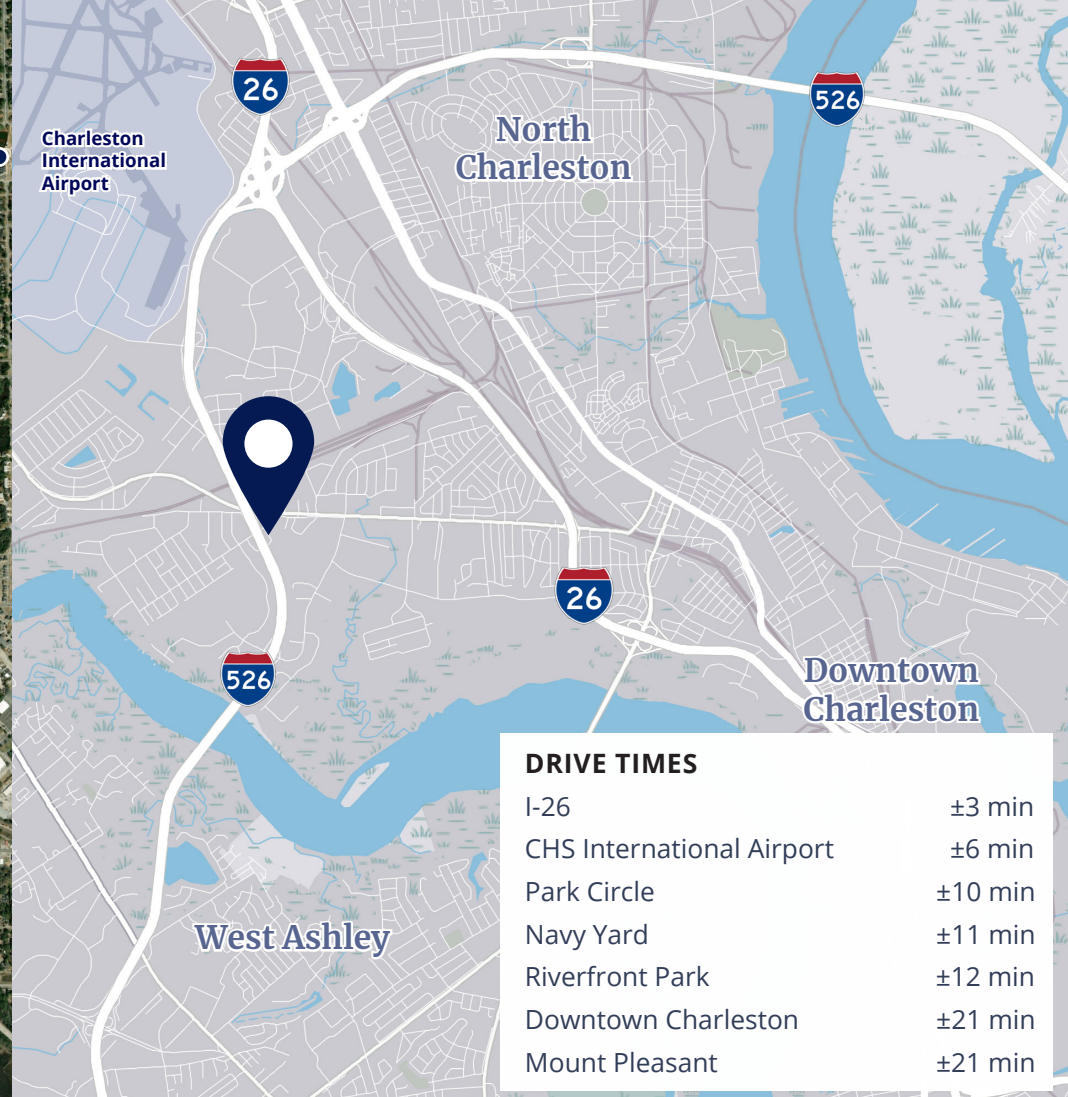
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First Floor



Second Floor





DRIVE TIMES

I-26	±3 min
CHS International Airport	±6 min
Park Circle	±10 min
Navy Yard	±11 min
Riverfront Park	±12 min
Downtown Charleston	±21 min
Mount Pleasant	±21 min



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