

±7,075-SF Office/Warehouse Space Available **For Sublease**

3900 Leeds Avenue, North Charleston, SC 29405

LEASE RATE:

$19.00 PSF NNN



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Property Overview



Property Description:

3900 Leeds Avenue offers a prime sublease opportunity in one of Charleston area's most active office and industrial corridors. Strategically located in North Charleston, the property provides excellent connectivity to key transportation routes, including immediate access to I-526 and I-26. acess. Positioned along Leeds Avenue a well-established sub-market, this location delivers direct access to major corridors and convenient proximity to North Charleston's primary employment hubs, Downtown Charleston, Mount Pleasant, and surrounding suburban markets. Nearby retail, workforce housing, and business amenities further enhance convenience for employees and daily operations. The space is offered at $19.00/SF NNN, with 3% annual escalations, and includes surface parking to accommodate tenant needs.

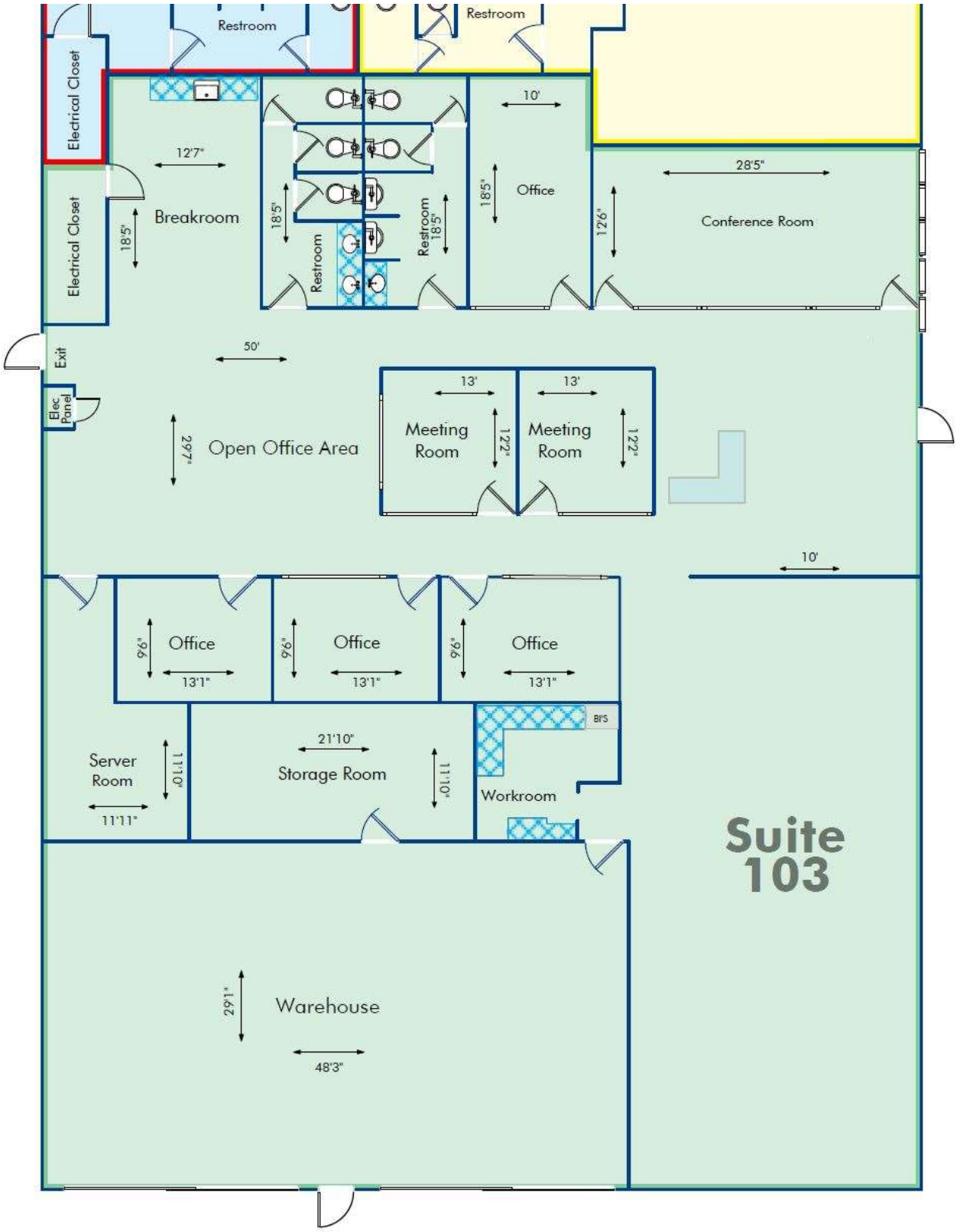
Address	3900 Leeds Ave, North Charleston, SC 29405
TMS #	412-00-00-037
Sublease Rate	$19.00 PSF NNN
Sublease Expiration	7/31/2030
Annual Escalations	3%
Total Building Size	±13,575 SF
Space Available	Suite 103: ±7,075 SF
Total Land Size	±1.24 Acres
Year Built	1990
Parking	Free surface parking







Building Floor Plan



Location Overview



Contact



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