



CONTACT

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Colliers | South Carolina

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FOR LEASE

Rivergate II: Upgraded Office Suites Available Ranging from ± 641 SF to $\pm 2,087$ SF in North Charleston

4975 Lacross Road | N Charleston, SC 29406

Rivergate II is a 3-story, $\pm 71,354$ square foot office building with immediate access to I-26, a primary Northwest/Southwest corridor, I-526 and minutes to Charleston International Airport. The building recently underwent a \$2 million renovation that completely transformed the look and feel of the building with extensive upgrades to the exterior and interior common areas. Only a few suites remain ranging from ± 641 - 2,087 square feet. With free on-site surface parking the ideal tenant is professional office or a medical user looking to be centrally located.

For Lease | Rivergate II

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 201	±2,087 SF	\$25 PSF
	Suite 301	±877 SF	\$25 PSF
	Suite 303	±641 SF	\$25 PSF
*Suite 301 & 303 can be combined for ±1,518 SF			

Lease Type Full Service

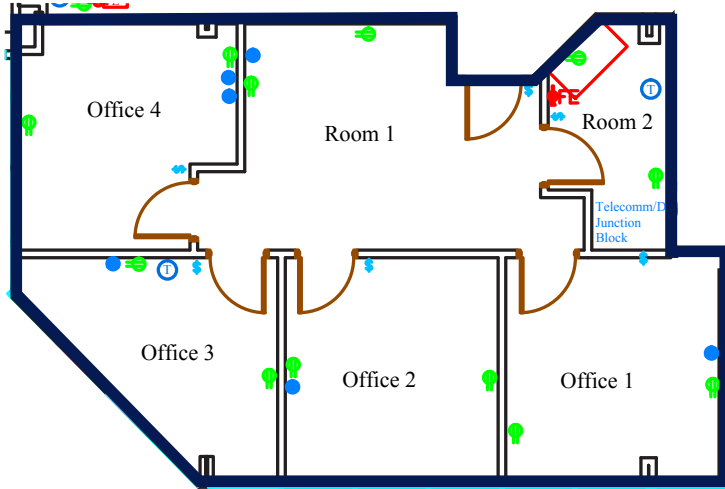
Year Built/
Renovated 1988 | 2015

Parking Surface Parking Available

Traffic	I-26	±104,000 VPD
	I-526	±84,600 VPD

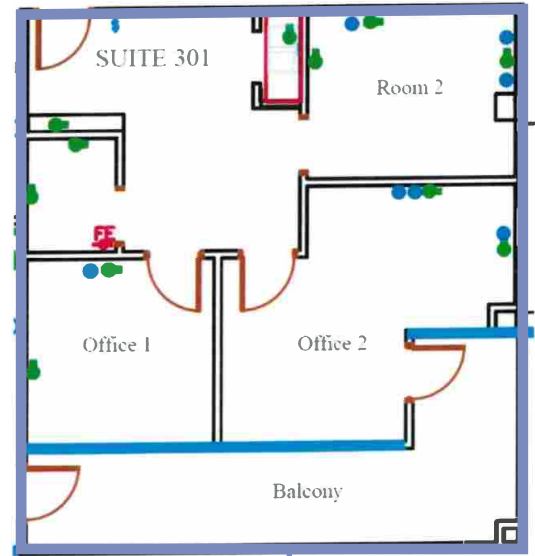


Building Floor Plan



SUITE 151

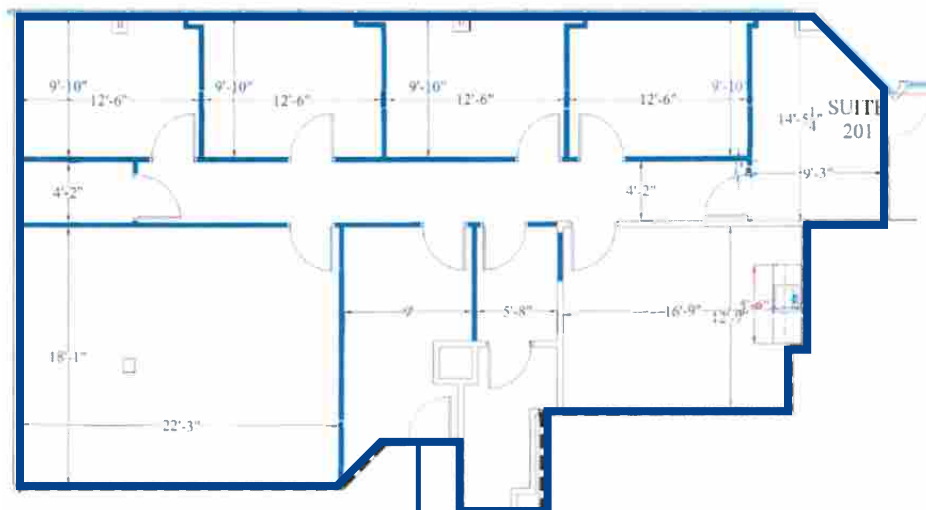
±1,040 SF
\$28 PSF, Full Service
Available Immediately



SUITE 301

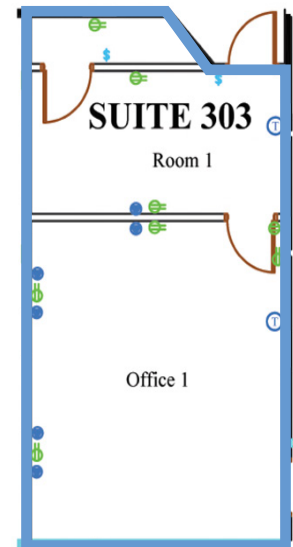
±877 SF
\$25 PSF, Full Service
Available Immediately

*Suite 301 & 303 can
be contiguous for a
total of ±1,518 SF*



SUITE 201

±2,087 SF
\$25 PSF, Full Service
Available Immediately



SUITE 303

±641 SF
\$25 PSF, Full Service
Available Immediately

Location Details



128,056

Total Population
within 5 miles

50,757

Total Households
within 5 miles

35.9

Median Age within
5 miles

142,653

Total Daytime
Population within
5 miles

\$49,224

Median HH Income
within 5 miles

\$68,047

Average HH
Income within 5
miles

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