

**AVISON
YOUNG**

2705

DANTZLER DRIVE

NORTH CHARLESTON, SC 29406

OFFICE SPACE FOR LEASE

Vitré Stephens

Retail & Investment Services

C 843.513.7555

vitre.stephens@avisonyoung.com

Craig Massey

Retail & Investment Services

C 843.860.7687

craig.massey@avisonyoung.com



Small +/- 1,432SF building ideal for an office user or service provider. The property sites on .35 acres with ample parking. There is also a rear garage. Access is on Dantzler Drive coming from University Blvd.

Building can be seen from University Boulevard. It is situated across from East Bay Deli at a dead end between Super Suds and Sweetgrass Pediatrics. It is also across University Boulevard from Arby's.

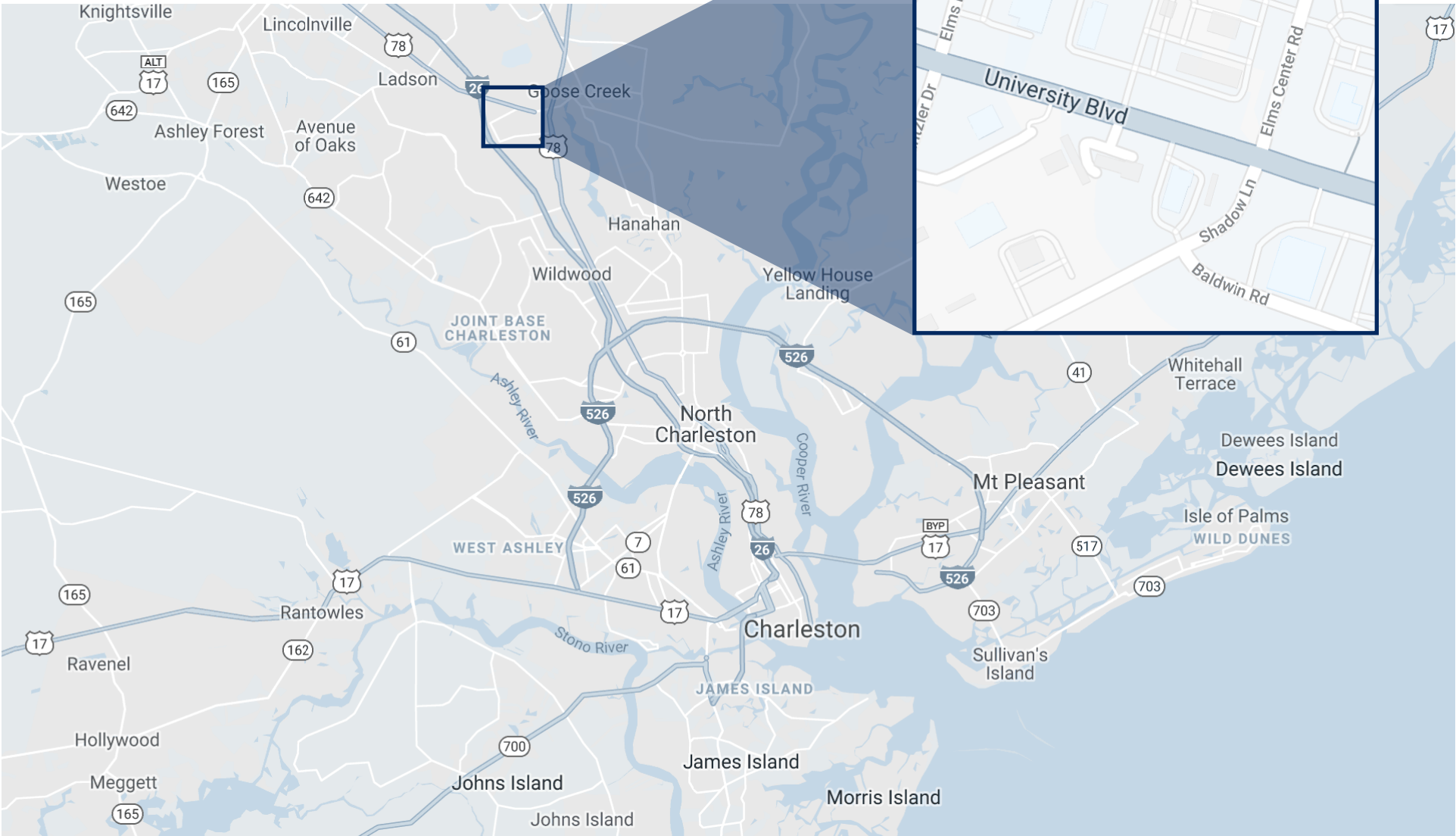
LEASE INFORMATION

Size	Lease Rate	Lease Type	Date Available
1,432 sf	\$17.00/sf/yr	NNN	5/1/2019

2705 DANTZLER DRIVE NORTH CHARLESTON, SOUTH CAROLINA 29406	
Tax Map	486-06-00-020
Year Built	1950
Total Building Size	+/- 1,432 sf
County	Charleston
Municipality	City of North Charleston
Traffic Count	34,400 Vehicles Per Day
Pass Through(s)	\$1.60 psf
Zoning	ON (Office Neighborhood District) & University Boulevard Overlay

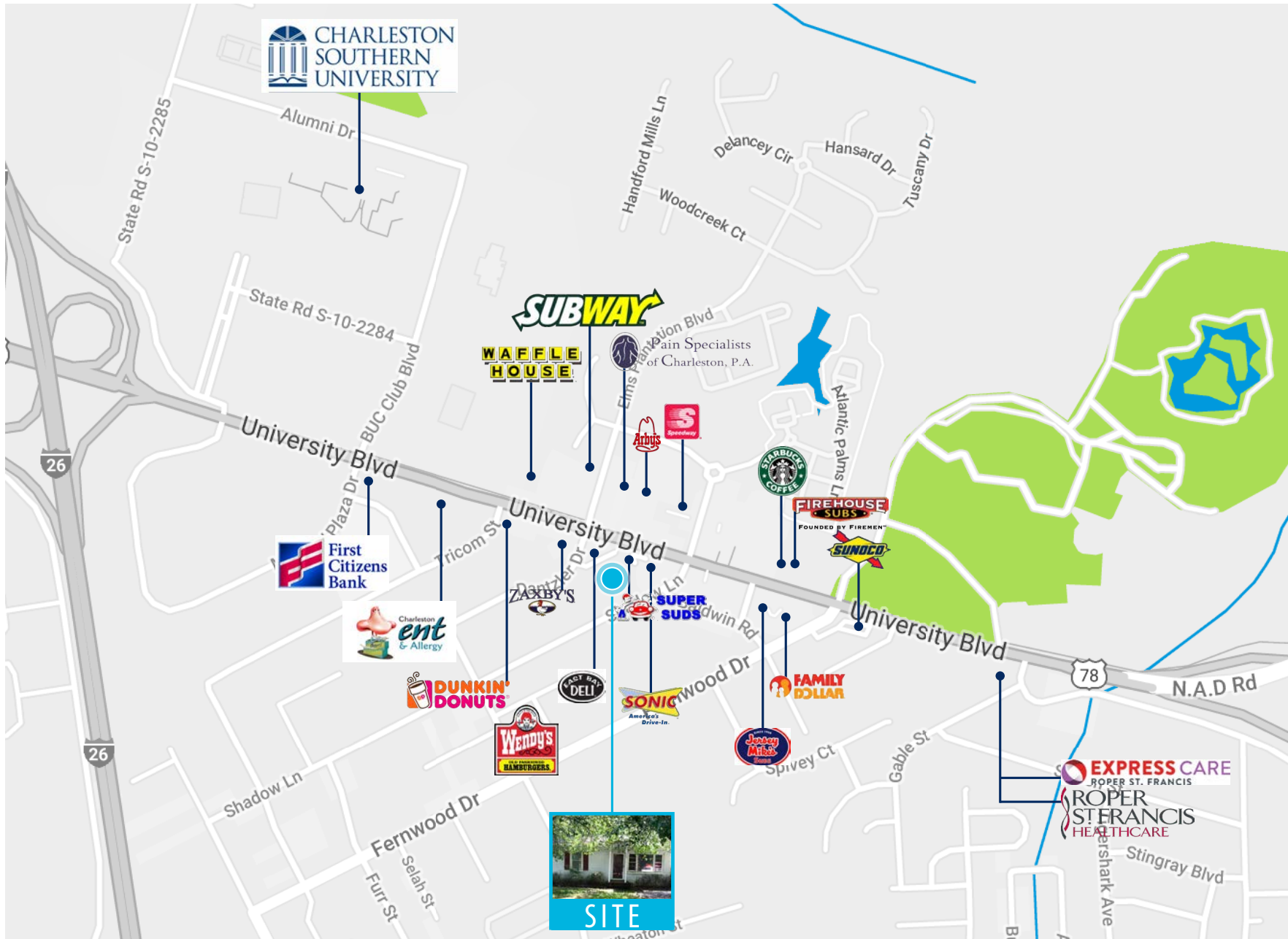
Location Map

Coming from I-26 W take exit 205B onto University Boulevard/ US-78 toward US 52, go 0.87 miles and make a right onto Dantzler Drive. Building is on the right at the end of the road.



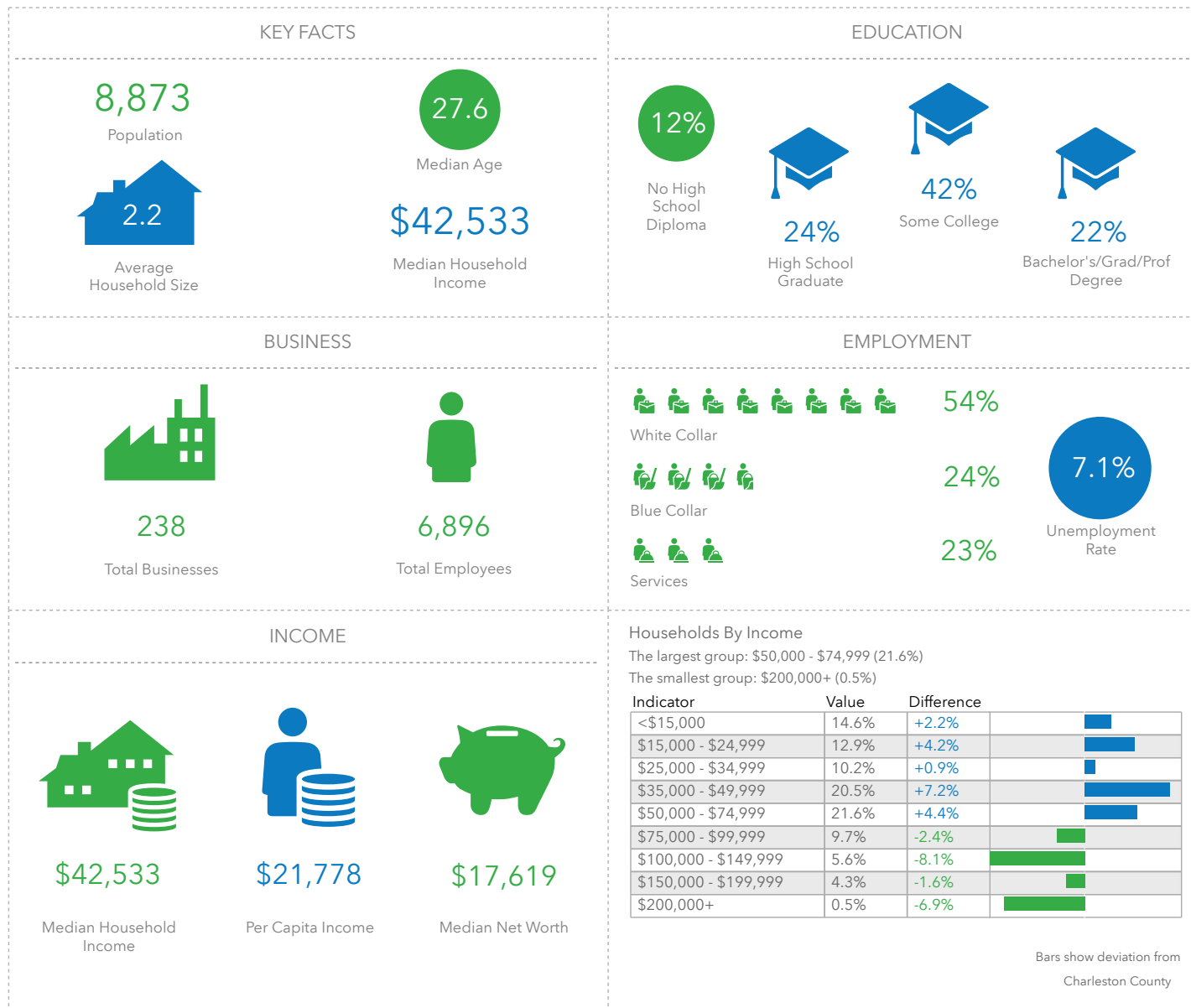
The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

Amenities Map



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

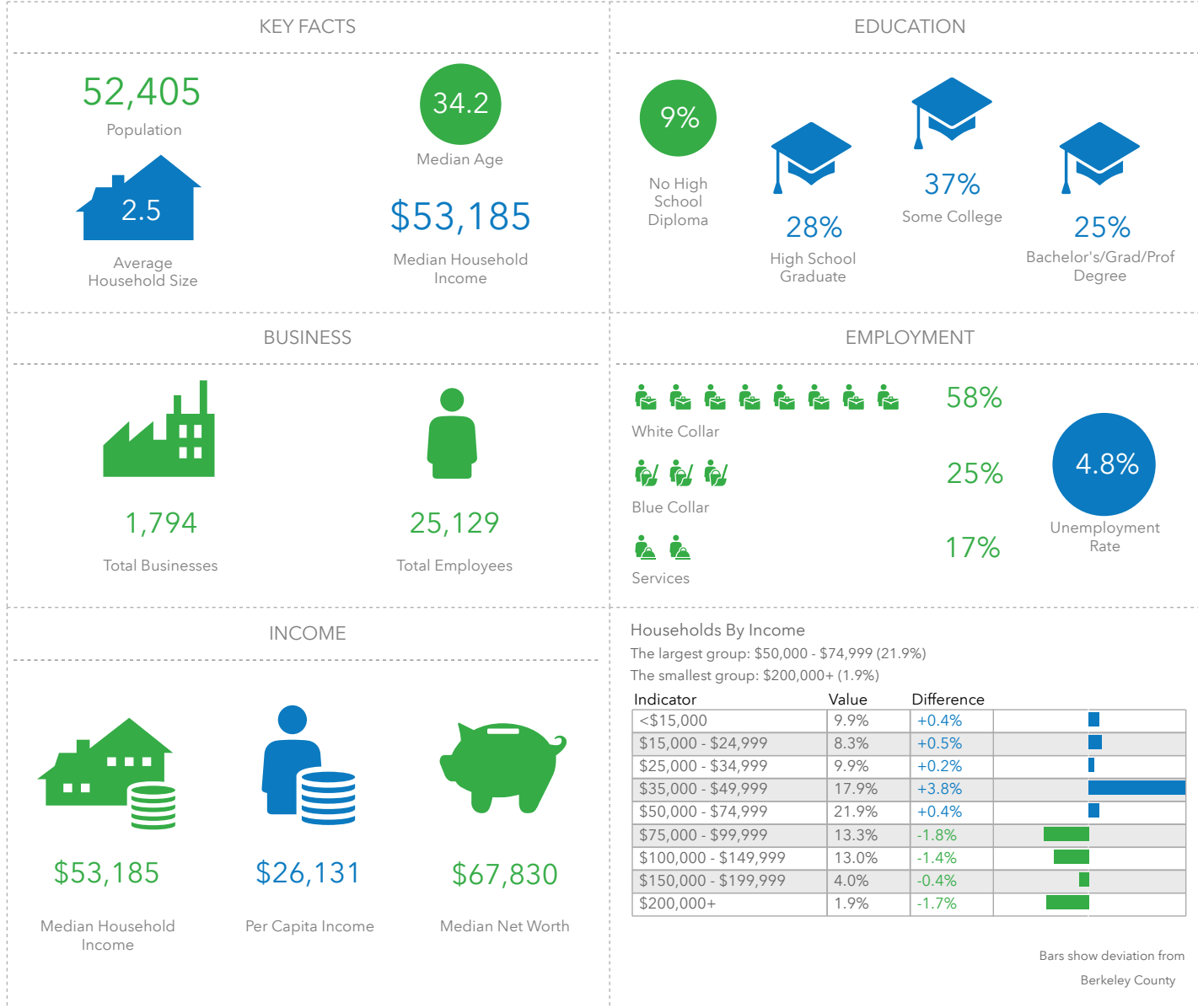
1 Mile Demographics



"Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright © [April 18, 2019] Esri and its licensors. All rights reserved."

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

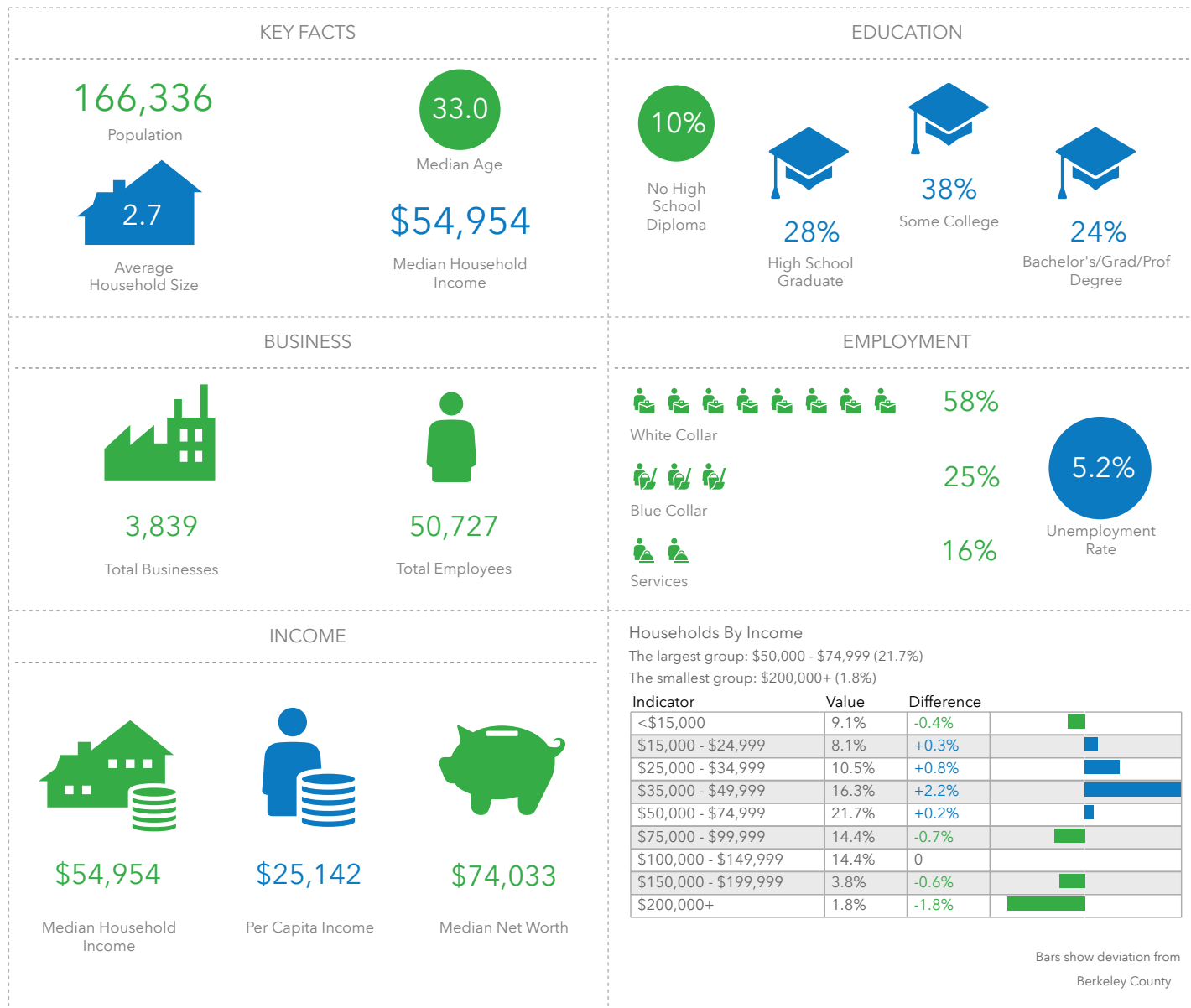
3 Mile Demographics



"Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright © [April 18, 2019] Esri and its licensors. All rights reserved."

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

5 Mile Demographics



"Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright © [April 18, 2019] Esri and its licensors. All rights reserved."

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Brokers



Vitre Stephens
Senior Vice President
Retail & Investment Services
O 843.725.7200
D 843.973.8350
C 843.513.7555
vitre.stephens@avisonyoung.com



Craig Massey
Associate
Retail & Investment Services
O 843.725.7200
D 843.973.8360
C 843.860.7687
craig.massey@avisonyoung.com

Support Team



Tate Walkush
Marketing Manager
O 843.725.7200
D 843.266.0716
tate.walkush@avisonyoung.com



Thank you.

**AVISON
YOUNG**

avisonyoung.com

1315 Ashley River Road
Charleston, South Carolina 29407
O 843.725.7200
F 843.725.7201
Avison Young - South Carolina, Inc.



Platinum
member