

CLASS A OFFICE SPACE FOR LEASE



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3955 Faber Place Drive | North Charleston, SC 29405
SIZE: 3,530 SF - 12,531 SF PRICE: \$24.50/ SF Full Service

PROPERTY DESCRIPTION

3955 Faber Place is a three-story Class A Office Building in the heart of the Faber Office Park. The building amenities include first-class lobby finishes along with a common restroom on each floor. There is plenty of parking (4.8/1,000 SF) in the exterior lot which wraps around the building to provide access from the front, side and rear of the building. The lease rate is \$24.50 psf Full Service. Exterior building signage facing I-526 is available for 5+ year leases in Suite 300.

SUITES AVAILABLE:

Suite 104:	3,706 RSF, Reception, Large Conference Room, Four (4) Offices, Break Area and Open Area.
Suite 105:	3,530 RSF, Reception, Large Bullpen Area, Three (3) Offices, Large Training Room or Conference Room and Break Area.
Suite 300:	8,998 RSF, Reception, Two (2) Conference Rooms, Break Area, Training Room, Work Room, Twelve (12) Offices and Two (2) Large Open Area. Suite features three (3) side of Exterior Glass.
Suite 301:	3,533 RSF, Reception, Conference Room, Six (6) Private Offices, Work Room, Break Area and Large Open Area for Cubicles.

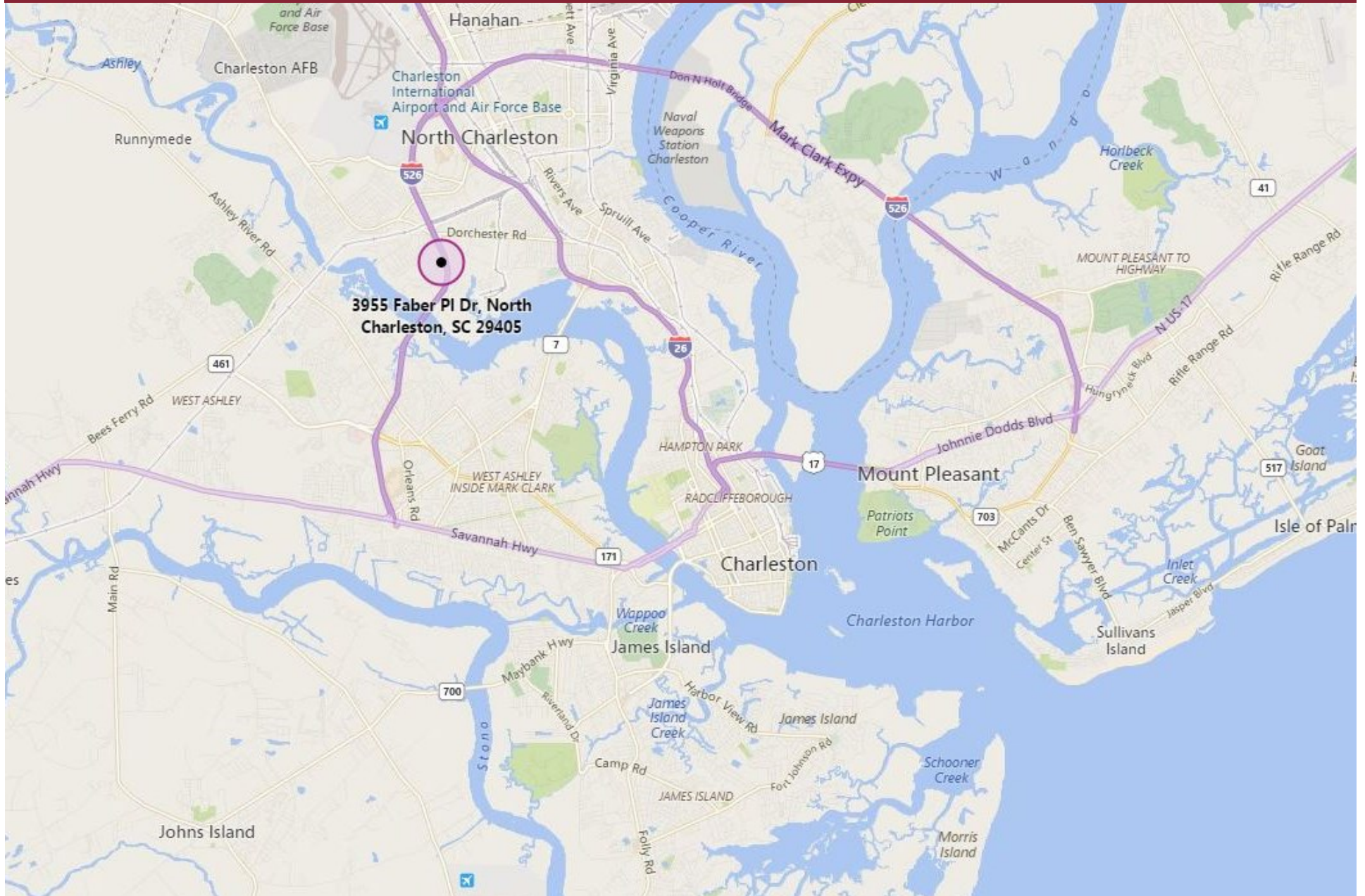
* Suites 300 & 301 can be combined for a total of 12,531 RSF

DIRECTIONS

I-526 - Leeds Avenue (Exit 14). Continue to Faber Place Drive. Follow Faber Place Drive, third building on the right.

Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

MAP



CONNECTING PEOPLE WITH PROPERTIES

AERIAL



BUILDING AMENITIES

New 5+ year lease in either Suite 100 or 300 can have building signage facing I-526.



Prominent building façade and plenty of window glass.

Outdoor walking trails and picnic area nearby.



Recently updated roof and HVAC dramatically increases Tenant satisfaction at the building.

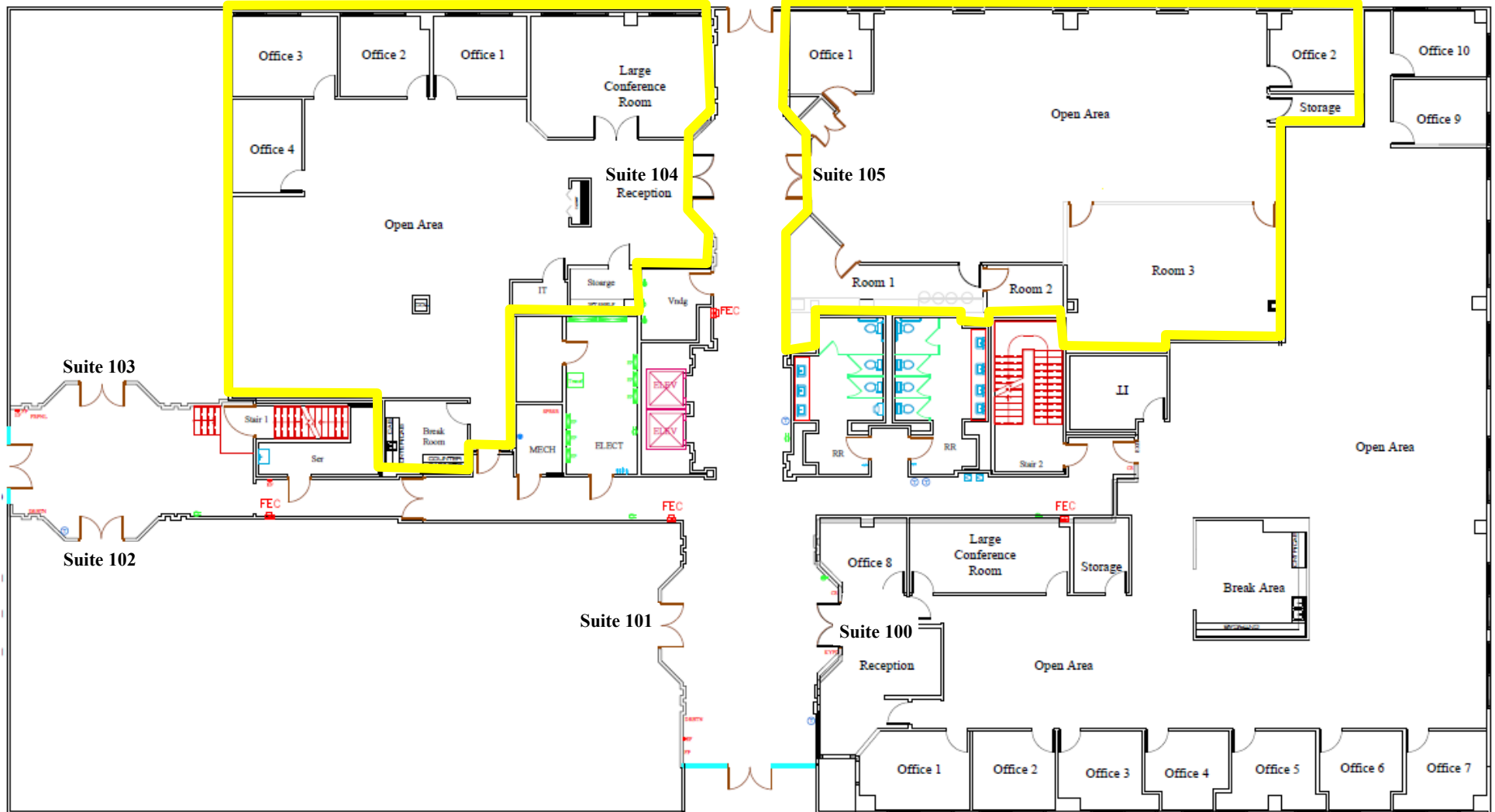
Pylon sign for Faber Place Drive identification.



Parking lot has plenty of excess parking.
4.8/1,000 SF

FIRST FLOOR — FLOOR PLAN

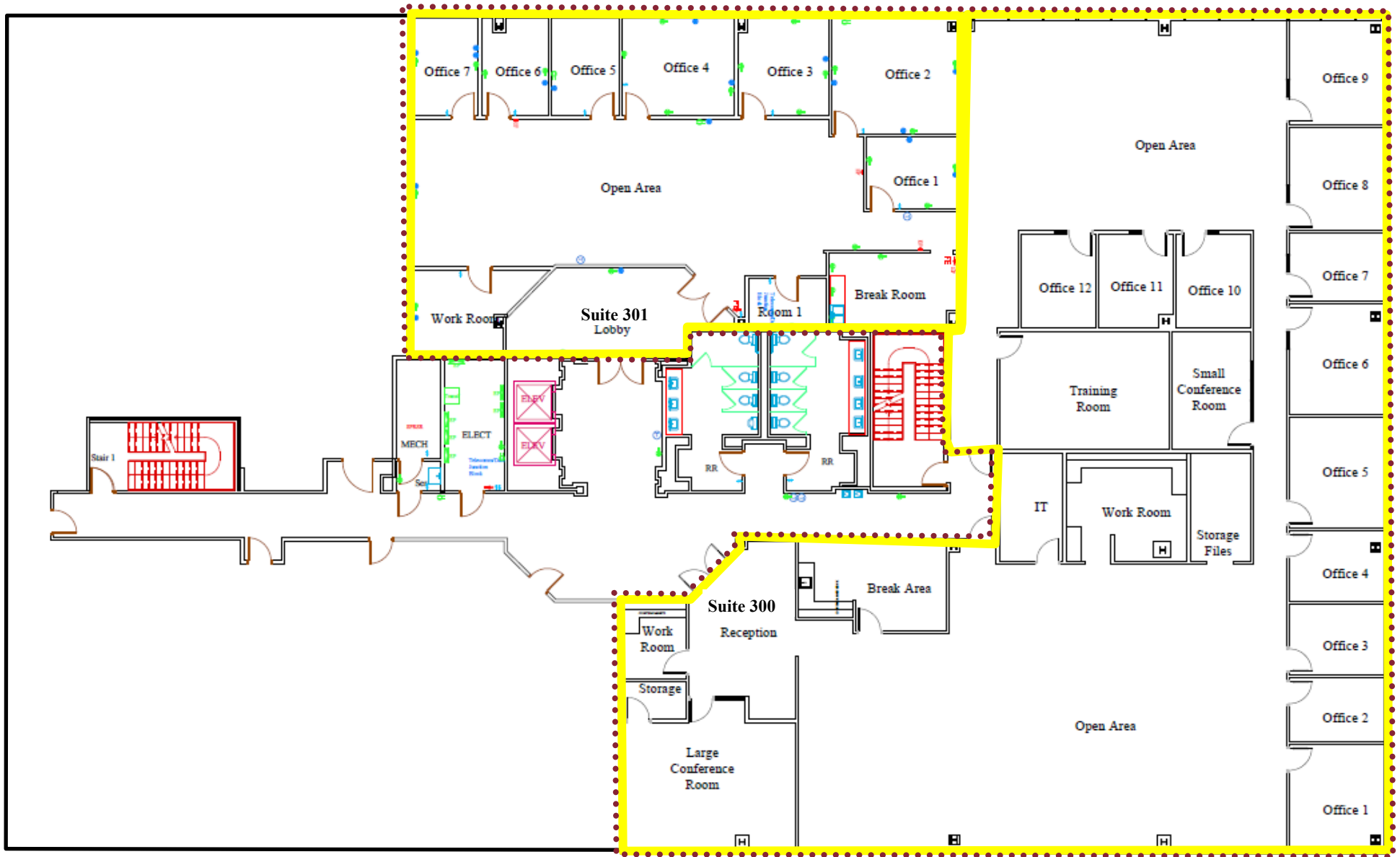
REAR ENTRANCE



FRONT ENTRANCE

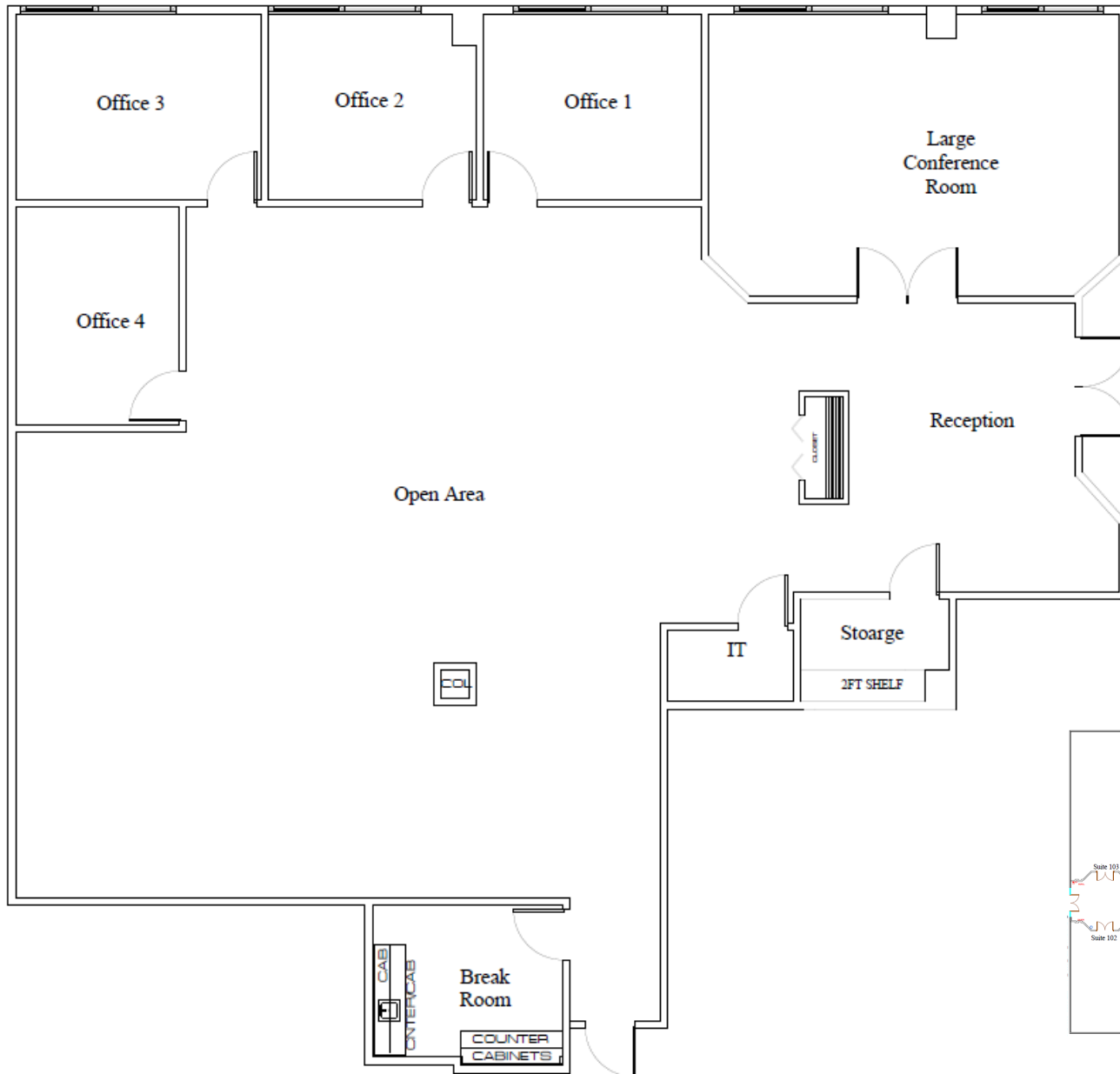
THIRD FLOOR — FLOOR PLAN

REAR ENTRANCE



FRONT ENTRANCE

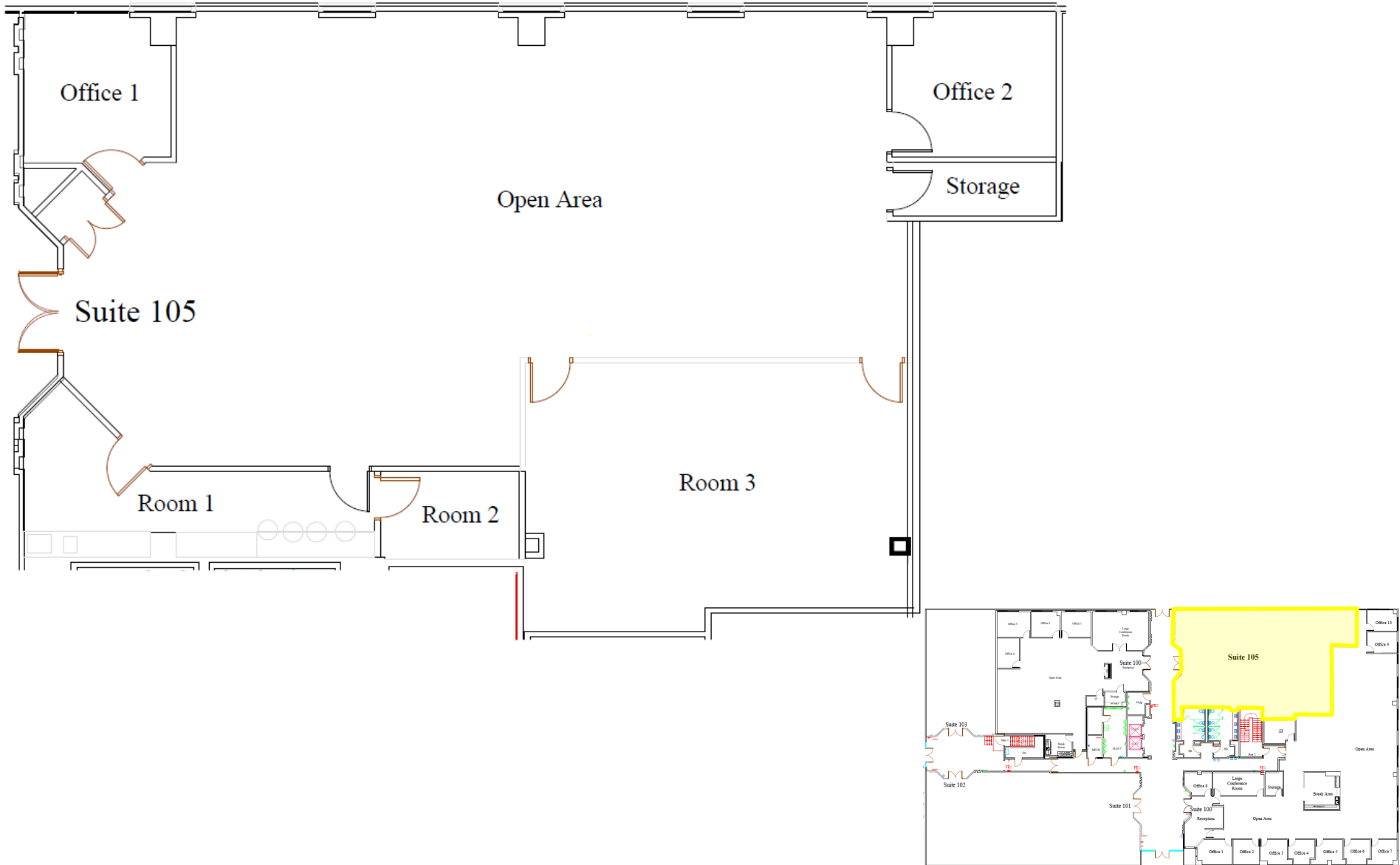
SUITE 104 FLOOR PLAN - 3,706 SF



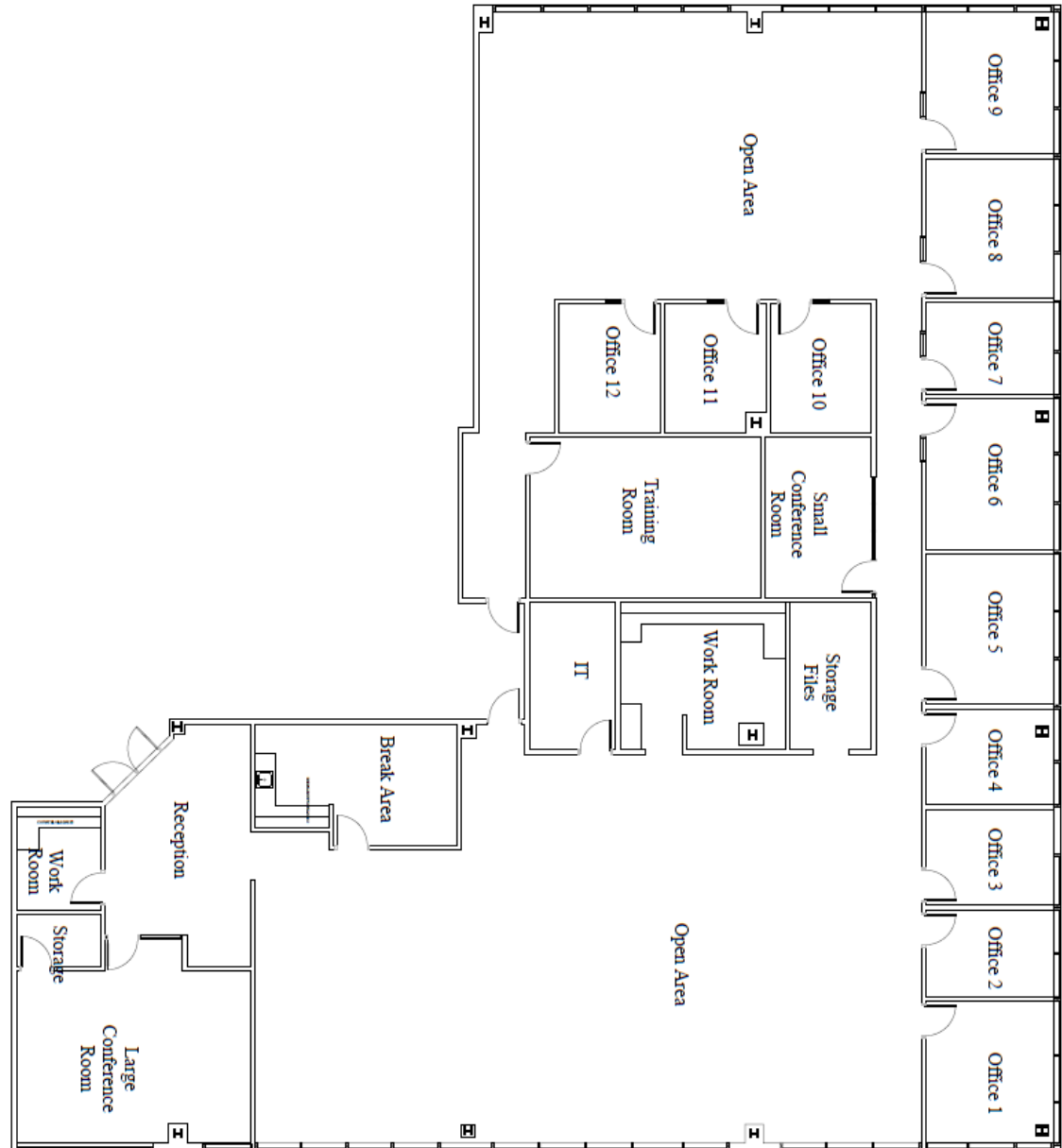
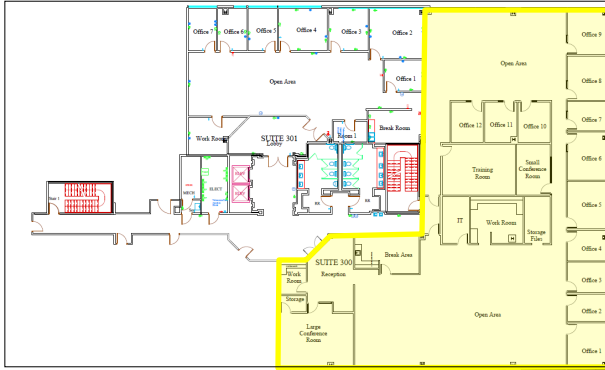
SUITE 104 INTERIOR PHOTOS



SUITE 105 FLOOR PLAN - 3,530 SF



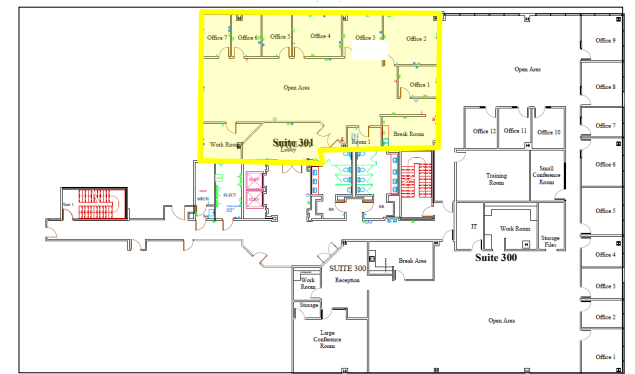
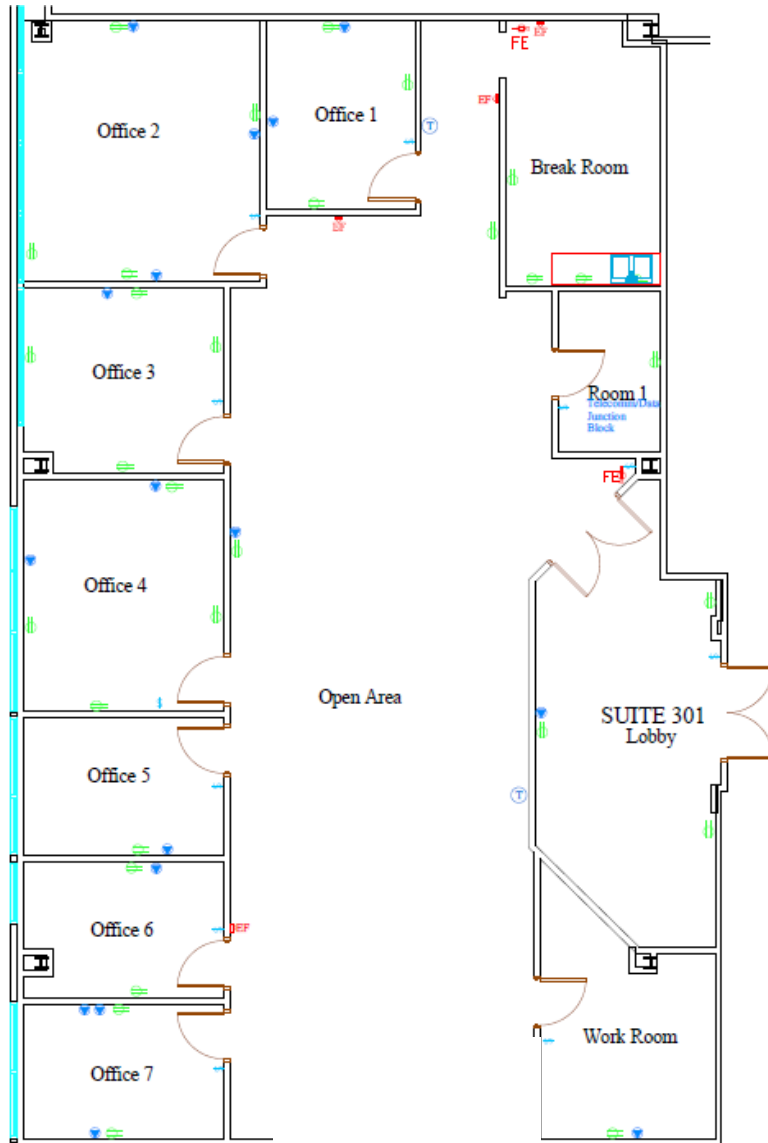
SUITE 300 FLOOR PLAN - 8,998 SF



SUITE 300 INTERIOR PHOTOS



SUITE 301 FLOOR PLAN - 3,533 SF



SUITE 301 INTERIOR PHOTOS



SUITE 300/301 FLOOR PLAN - 12,531 SF

