



For Lease

Multiple Office, Office/Flex
Configurations from 1,165 SF - 3,096 SF

ADDRESS:

2154 N. Center Street, North Charleston, SC, 29406

PRICE:

Lease Rate: \$13.00/SF/YR

CONTACT:

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THE OFFERING:

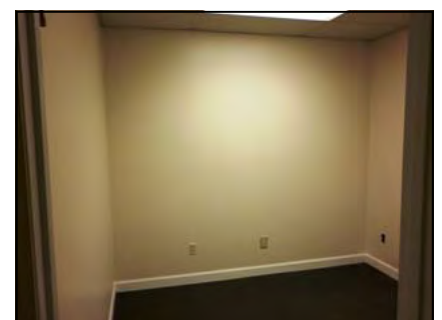
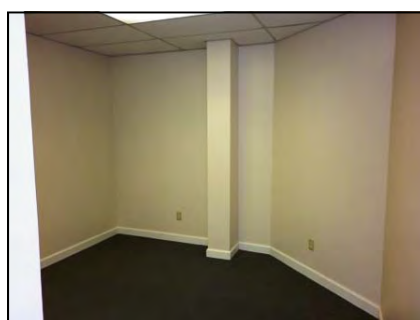
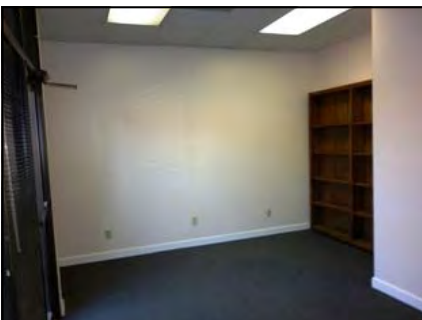
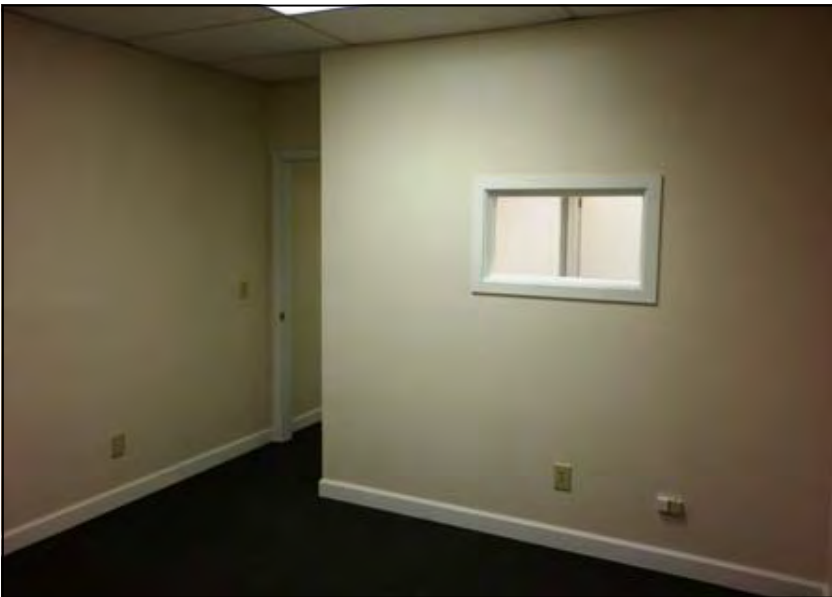
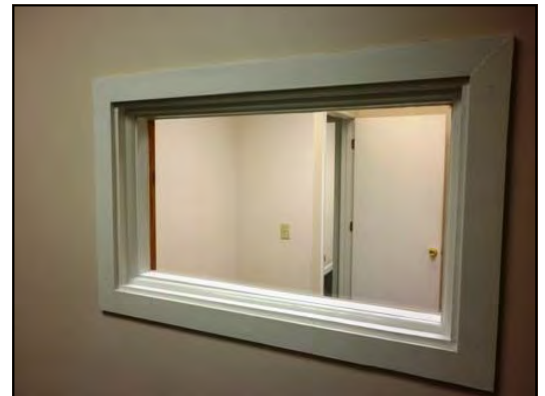
Office, office/warehouse and storage space available in the established Northwoods Center Business Park. Located within minutes of I-526 and I-26 and within close proximity to Boeing, the airport and ports. Multiple unit configurations available ranging from approximately 1,165 SF to approximately 3,096 SF. Ideal location providing efficient space for expansion needs. Ample on-site parking available.

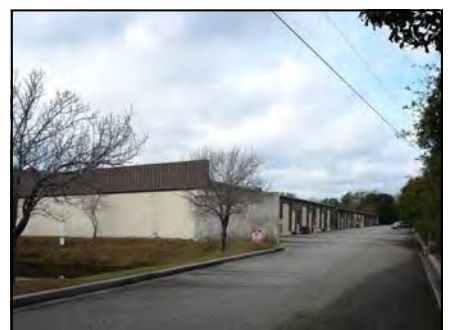
- Tax Map: 484-16-00-034/035
- County: Charleston
- Municipality: North Charleston
- Availability: Immediately
- Northwoods Center Business Park is conveniently located within one half mile of I-26 and one quarter mile of the intersection of Ashley Phosphate Road and Rivers Avenue.
- Lease Rate: \$13.00/SF/YR Modified Gross
 - Tenant pays utilities, water, & sewer
 - Landlord pays base year taxes & insurance, tenant pays increases thereafter
 - Landlord pays garbage disposal from premises, tenant responsible for removing from suite



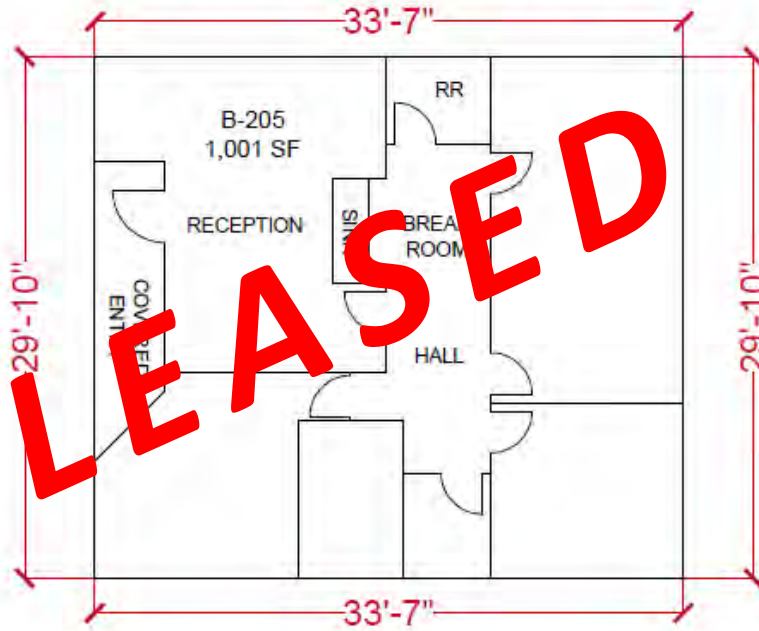
AVAILABLE SUITES

UNIT NUMBER	AVAILABLE SF	OFFICE SF	WAREHOUSE SF	RATE PER SF	MONTHLY RATE
201	2,059	2,059	0	\$13.00	\$2,231
206	2,539	2,539	0	\$13.00	\$2,751
301	1,940	1,940	0	\$13.00	\$2,102
302	1,969	1,969	0	\$13.00	\$2,133
306	2,011	2,011	0	\$13.00	\$2,179
401	1,165	1,165	0	\$13.00	\$1,262
404/405	3,096	3,096	0	\$13.00	\$3,354

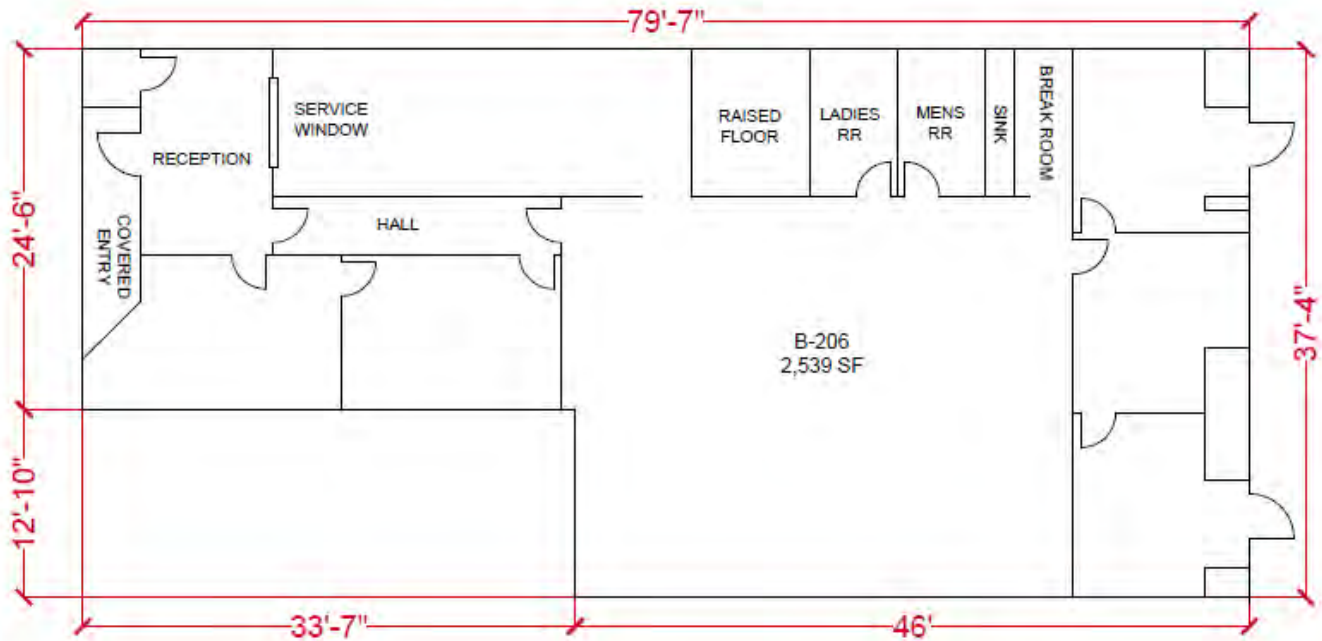




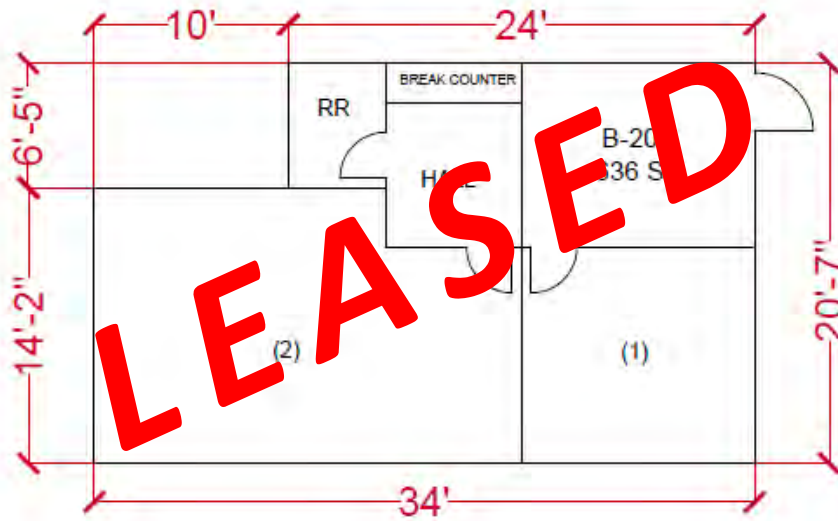
Suite B-205: 1,001 SF



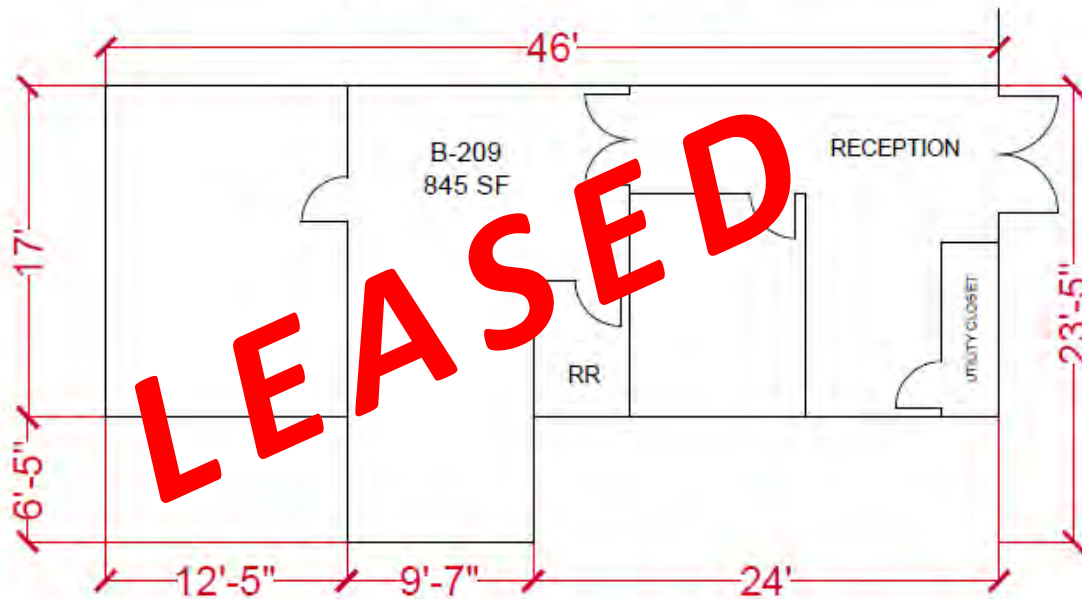
Suite B-206: 2,539 SF



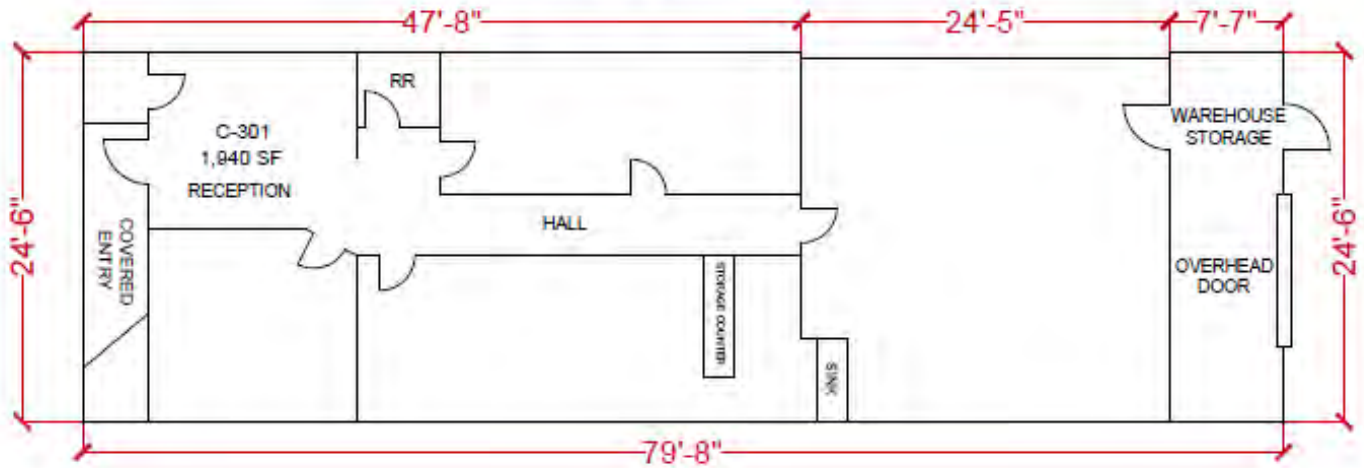
Suite B-207: 636 SF



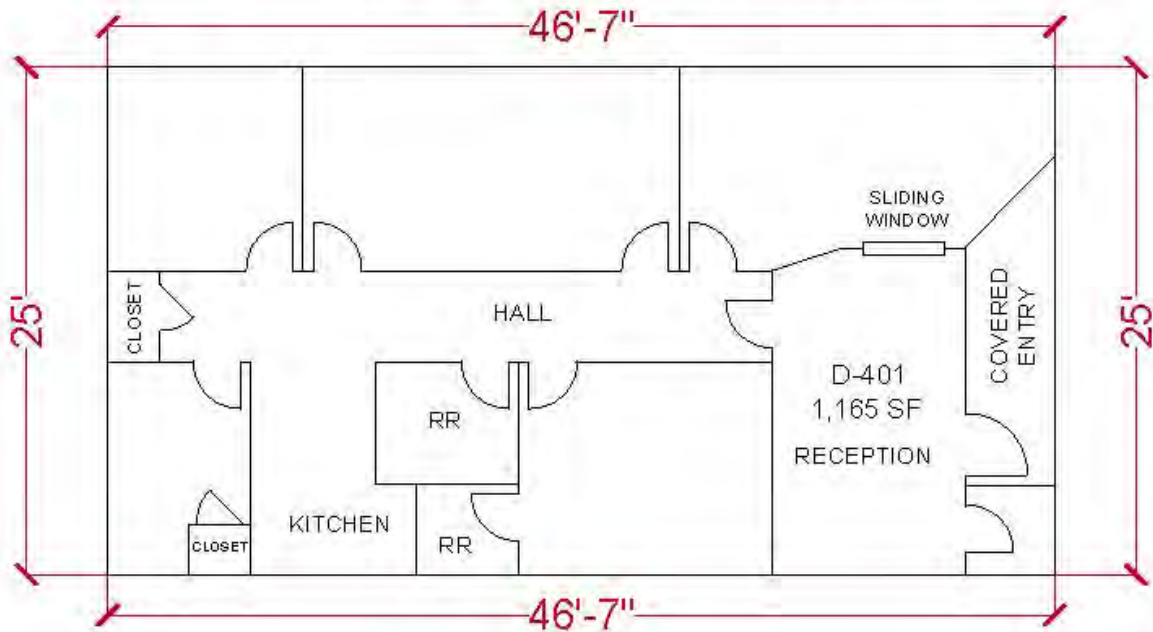
Suite B-209: 845 SF



Suite C-301: 1,940 SF



Suite D-401: 1,165 SF



ADDITIONAL RESOURCES

1. www.charleston.net – The Post and Courier, Charleston’s local paper, webpage. Read about what is happening in the news.
2. www.charlestonforbusiness.com – Charleston Regional Development Alliance website. Looking to move or expand your business? Then check out the Charleston Region, and discover for yourself all the advantages of a Charleston address.
3. www.charlestondca.org – Charleston Defense Contractors Association website. Their mission is to advocate, preserve, and protect the real, capital, and economic interests of the companies and clients of the defense industry in the Charleston metro area and surrounding regions.
4. www.charlestonrealtors.com – Charleston Trident Association of Realtors website. Call on us to provide professional services as REALTORS® to help you become our new neighbor.
5. www.co.berkeley.sc.us – Berkeley County Government website. This website provides opportunities for you to learn more about our beautiful county and its government.
6. www.dorchestercounty.net
7. www.gisweb.charlestoncounty.org – County of Charleston property information page. This web page is a public resource of general information.
8. www.lmsc.org – Lowcountry Manufacturers Council website. The Lowcountry Manufacturers Council is an organization focused on the unique issues and common goals of the manufacturing sector. The mission of the Lowcountry Manufacturers Council is to enhance competitiveness, promote development and impact the manufacturing sector of the Lowcountry of South Carolina.
9. www.researchworldwide.com – The worldwide Commercial Real Estate Information Portal.
10. www.sccommerce.com – South Carolina Department of Commerce website. So much is happening in South Carolina. We’re working hard to create the kinds of opportunities that lead to great success stories. What if yours were one of them?
11. www.sciway.net – The Largest Directory of South Carolina SC Information on the Internet.
12. www.southcarolinapowerteam.com – South Carolina has significant advantages for business and industry. The website provides an introduction to those advantages and specific information about industrial parks, available buildings and sites throughout the state.

LEASE FORM

Thank you for your interest in this property. If you would please fill out the following document to submit it to the landlord to use as the bases for drafting a lease for your consideration.

- 1) Tenant:
- 2) Tenant Website:
- 3) Legal entity which will be guaranteeing the lease if different from above:
- 4) Initial Space Requirement:
- 5) Primary Term:
- 6) Occupancy Date:
- 7) Rental Rate:
- 8) Deposit:
- 9) Signage:
- 10) Parking:
- 11) 3 Credit References & Contact Information:
 - 1)
 - 2)
 - 3)
- 12) Tenant Improvements:
- 13) Real Estate Representative:

Thank you once again for your interest. You can either e-mail, fax or mail this document to our attention.

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