

# 3815

WEST MONTAGUE  
AVENUE



# FOR LEASE

**5,000 SF**

**EXCELLENT  
VISIBILITY**

**\$19.75/SF**

**FRONT  
MONUMENT  
SIGNAGE**



**LEE &  
ASSOCIATES**

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# PROPERTY OVERVIEW

3815 West Montague Avenue is a two-story, 10,000 SF office building located within minutes of the North Charleston Convention Center, Charleston International Airport and many restaurants and shopping amenities. The building is situated just by the I-526 onramp and is easily accessible from West Ashley, North Charleston, Mount Pleasant, and Downtown Charleston.

The full 2nd floor was recently renovated with modern finishes and features a corner conference room, mix of bullpen/open space plus 12 private offices, in-suite private restrooms, and a break room. The suite is accessible via two interior stairwells plus an elevator. Onsite parking is available at no additional charge at a ratio of 3.20/1,000 SF.



**ADDRESS**  
3815 W Montague Ave  
North Charleston, SC 29418

**AVAILABLE SPACE**  
Second Floor: 5,000 SF

**LEASE RATE**  
\$19.75/SF Full Service  
(Does not include in-suite janitorial)

**PARKING & ACCESS**  
Surface Parking

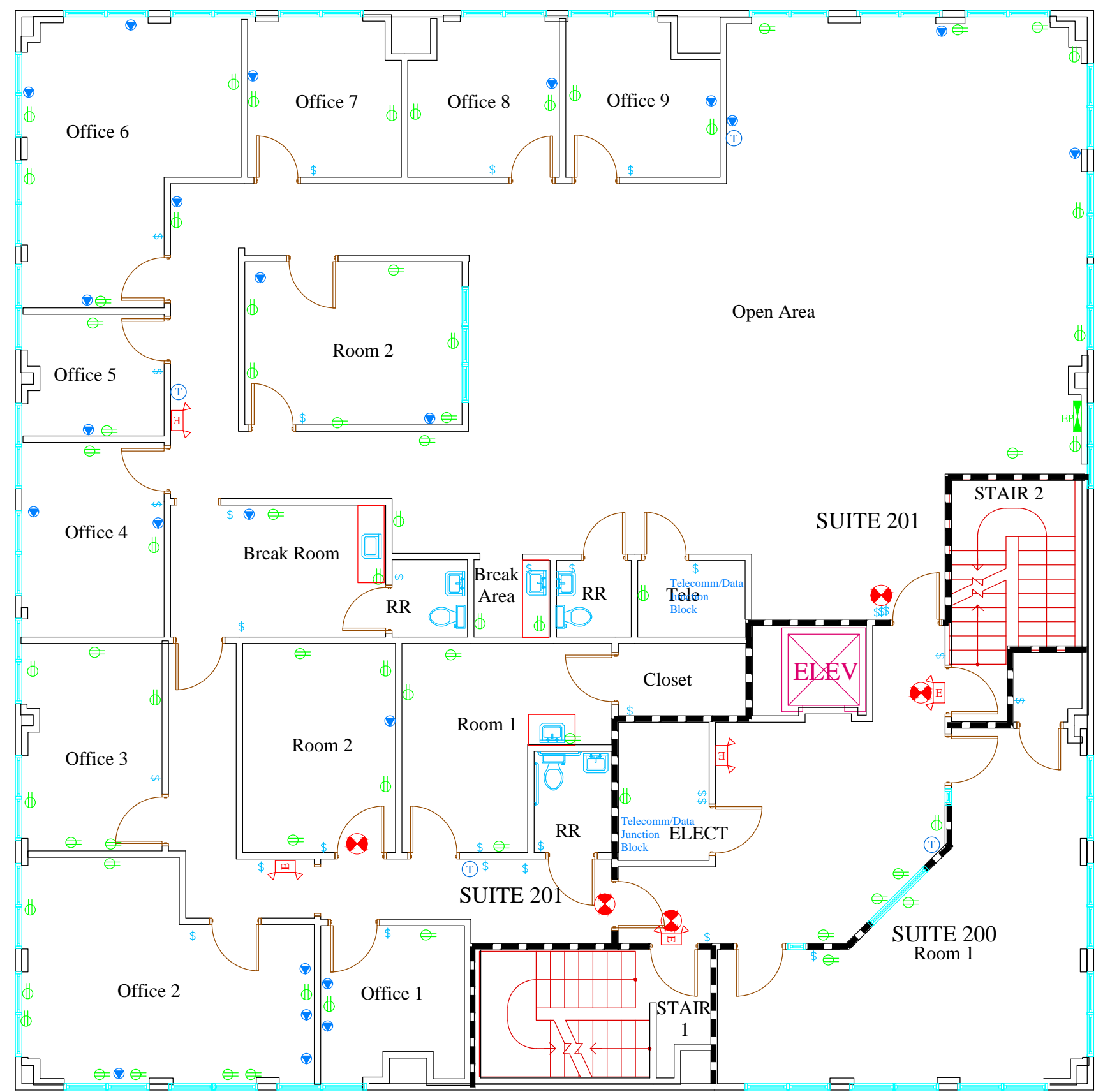
**YEAR BUILT/RENOVATED**  
1991

**"A TWO-STORY, 10,000 SF OFFICE BUILDING LOCATED WITHIN MINUTES OF MANY RESTAURANTS, SHOPPING AREAS AND LOCAL AMENITIES"**





SECOND FLOOR PLAN



5,000 SF

PRIVATE OFFICE SPACES

OPEN AREAS

LOBBY ON FIRST FLOOR

BREAK AREAS

AVAILABLE IMMEDIATELY



# LOCATION OVERVIEW

## DRIVE TIMES

**DOWNTOWN:** 10 Minutes

**WEST ASHLEY:** 5 Minutes

**DANIEL ISLAND:** 10 Minutes

**CHARLESTON INT’L AIRPORT:** 8 Minutes

**PARK CIRCLE:** 7 Minutes

**I-26:** 4 Minutes

**I-526:** 2 Minutes







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W. MONTAGUE AVE.  
N. CHARLESTON, SC 29418

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