

PLUG & PLAY OFFICE OPPORTUNITY

4340

**CORPORATE
ROAD**



FOR LEASE

- **40,000 square foot office building**
- **Substantial recent renovations including modern amenities, common areas, and lighting**
- **Prime location in North Charleston near I-526, I-26 and the Airport**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Located in the heart of North Charleston's most sought-after office location, this property is steeped in upgrades that will boost your employees' productivity.

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4340 Corporate Road is a 2-story brick building that boasts 40,000 sq. ft. of recently renovated office space that comes furnished. Along with an open floor plan that is conducive to collaboration and adaptive layouts, the space includes private offices, extensive conference rooms, 2 large break rooms, workstations and state-of-the-art restrooms.

The building is lined with wall-to-wall ceiling windows which create abundant natural light throughout. The space is also equipped with upgraded drop-down LED lighting.

PROPERTY HIGHLIGHTS

ADDRESS

4340 Corporate Road
North Charleston, SC 29405

GROSS BUILDING AREA

+ / - 40,000 sq. ft.

LEASE RATE

\$15.00/SF NNN

EASY ACCESS

I-26 (7 minute drive)
I-526 (3 minute drive)

PARKING

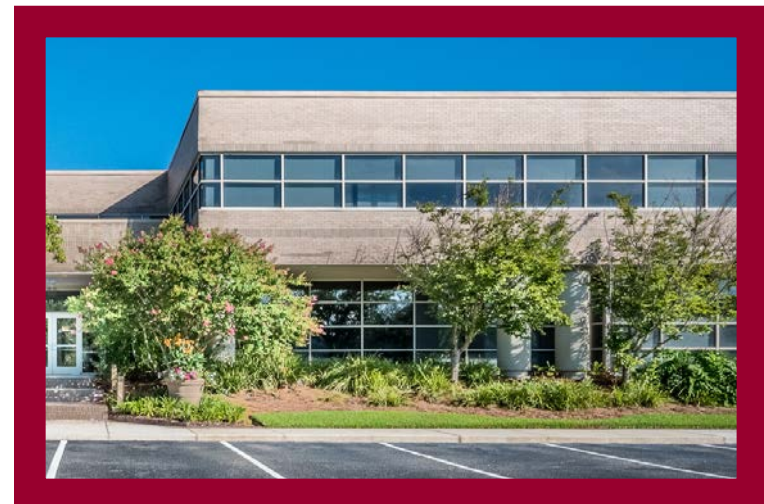
129 designated spaces with additional available

YEAR BUILT

1990 / Renovated in 2015

SPECS

Modern furnished office space
New 2020 HVAC chiller
Equipped with full sprinkler system
Furnished office space



ATTRACTIVE EXTERIOR

COMMON AREAS

TECHNOLOGY UPGRADES

OUTDOOR BREAK AREA



FRESH LANDSCAPING

**MULTI-MILLION
DOLLAR
RENOVATION IN
2015**



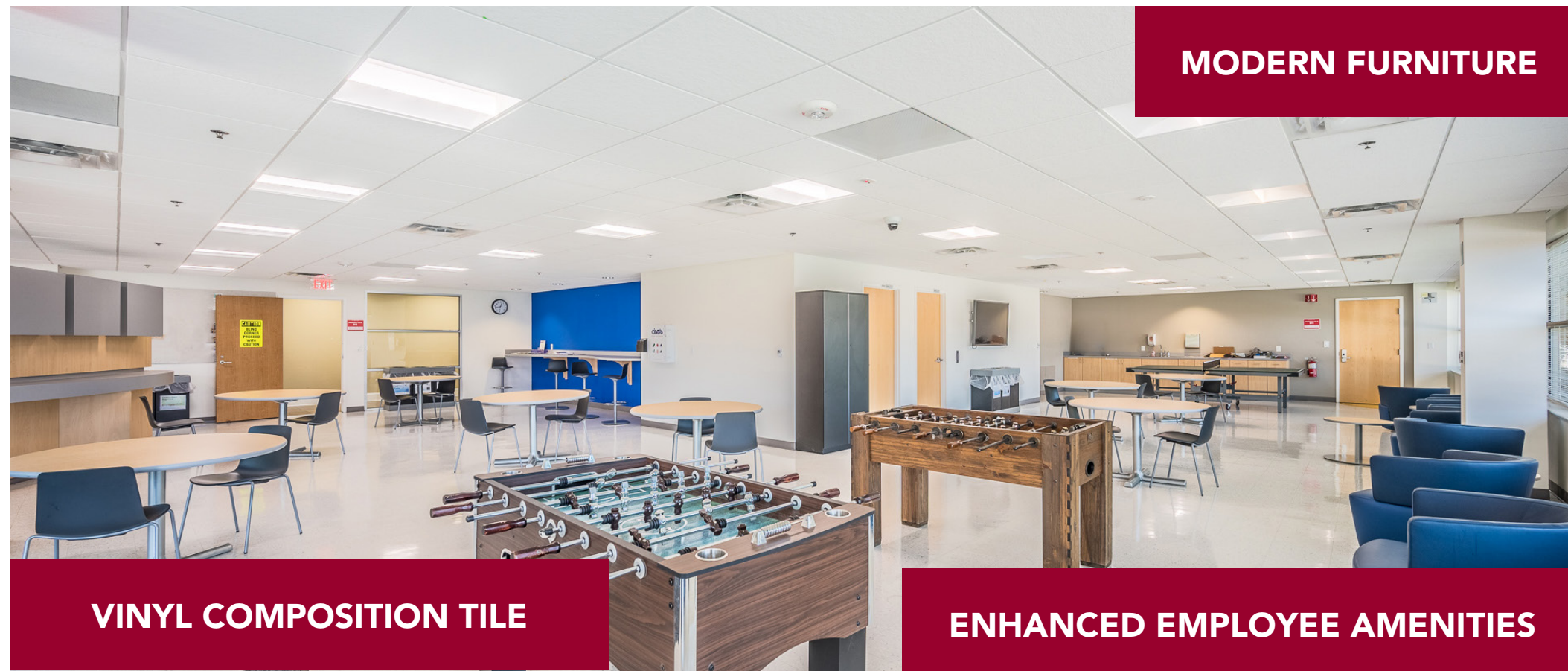
HIGH-TRAFFIC CARPETING



DROP-DOWN LED LIGHTING



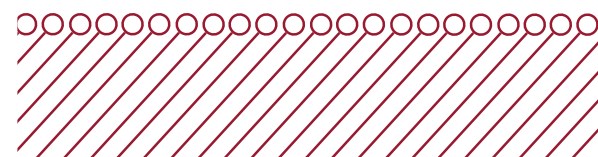
FULL SPRINKLER SYSTEM



MODERN FURNITURE

VINYL COMPOSITION TILE

ENHANCED EMPLOYEE AMENITIES

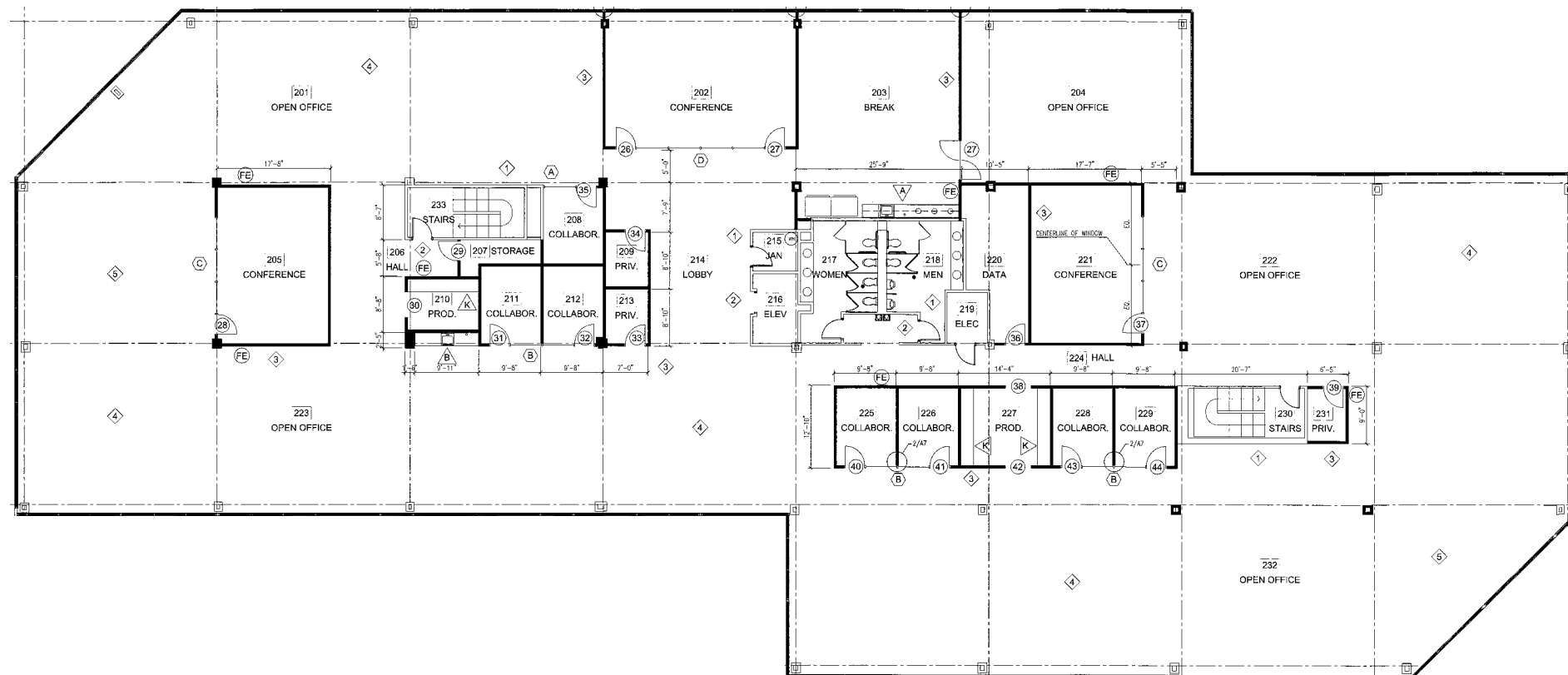
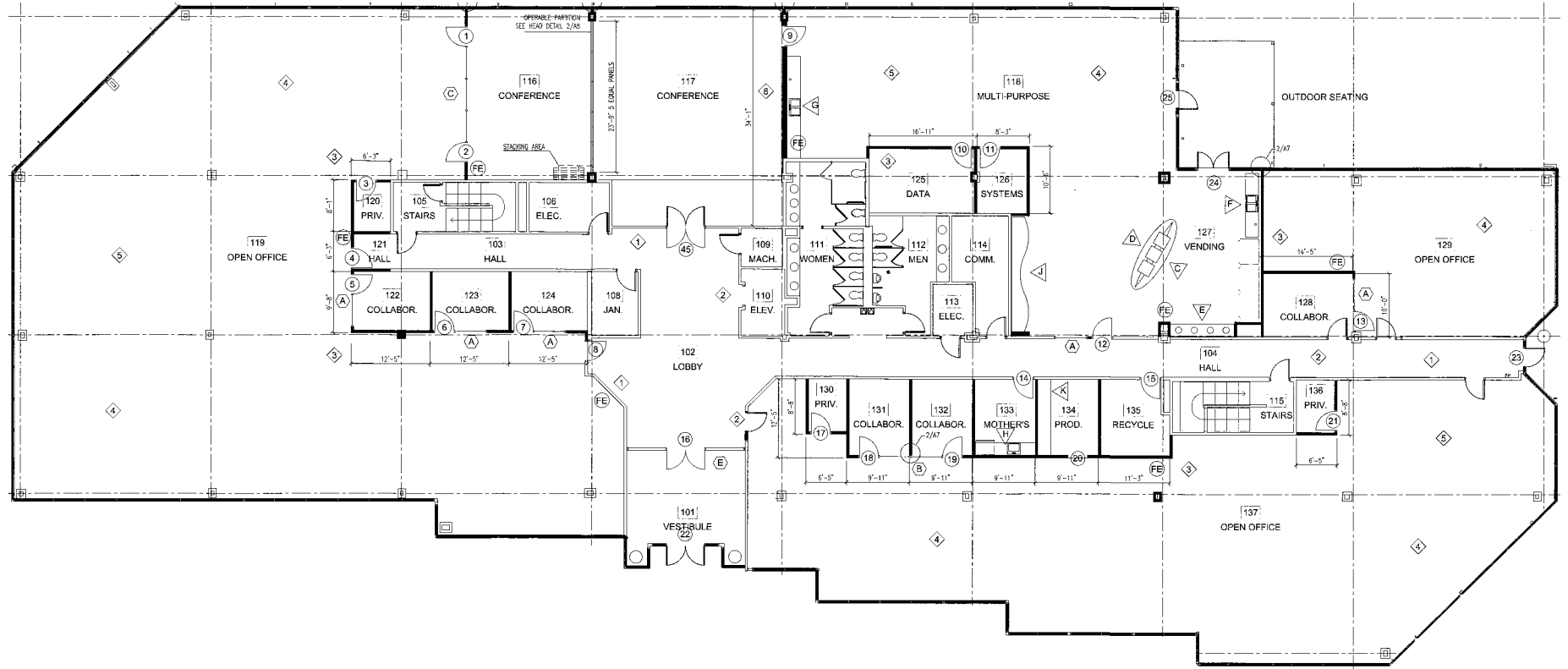


* Some furniture shown in these photos may not be included in the space. Ask brokers for additional furniture detail.

FIRST FLOOR



20,000 SF



20,000 SF



SECOND FLOOR

PARK VIEW



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**RIVERSEDGE
MARINA**

Ingevity

**ASHLEY
OVERLOOK**

ASTENJOHNSON

**LCE LIFE CYCLE
ENGINEERING**

**CHARLESTON
COUNTY
LIBRARY**

alorica

**Sunshine
House**

**Carolina One
Real Estate**

**Easy access to the
Tri-County area**

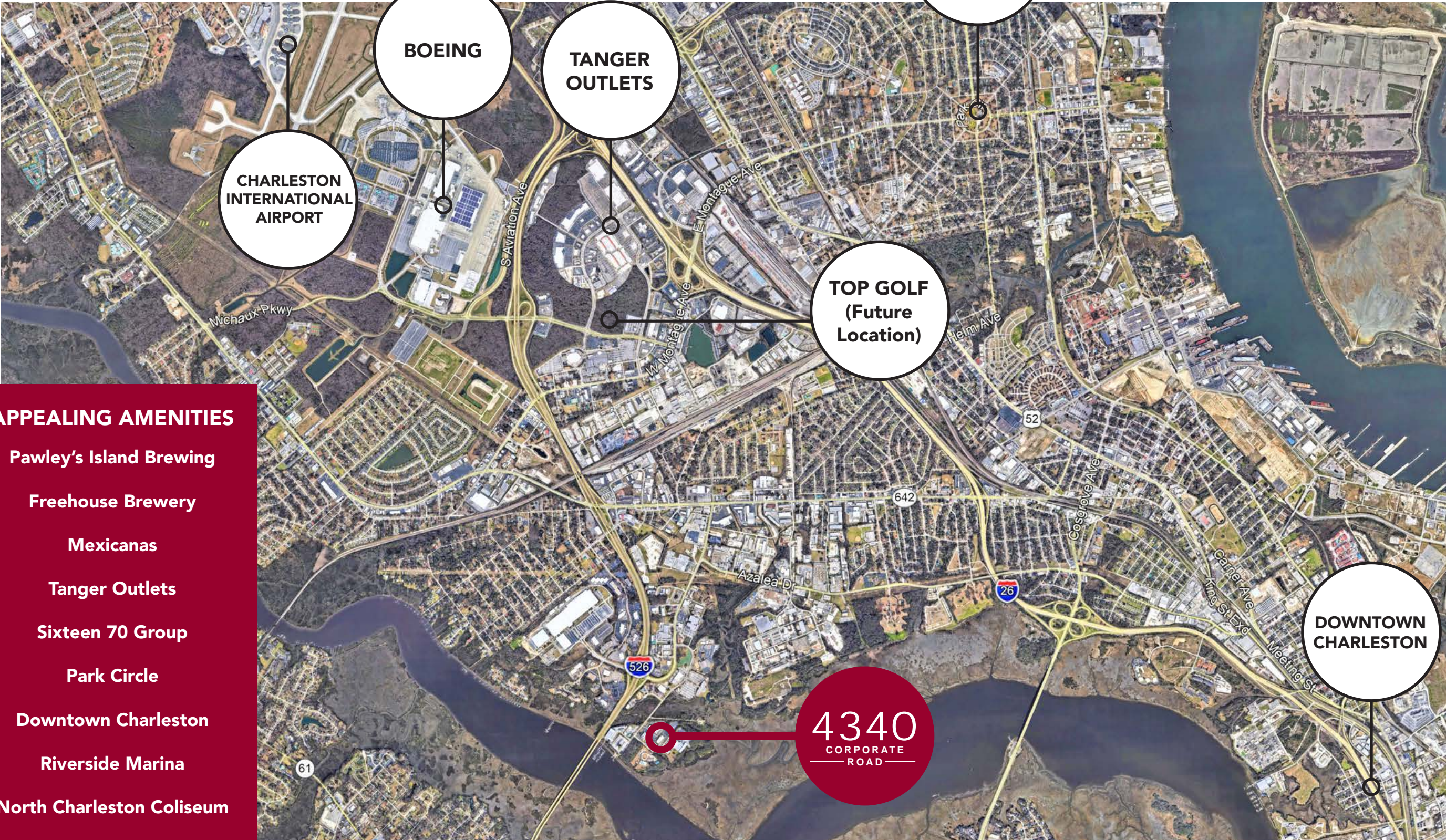
**Close proximity to I-526,
I-26, and CHS International
Airport**

Numerous amenities

Strong local workforce

Marsh Views

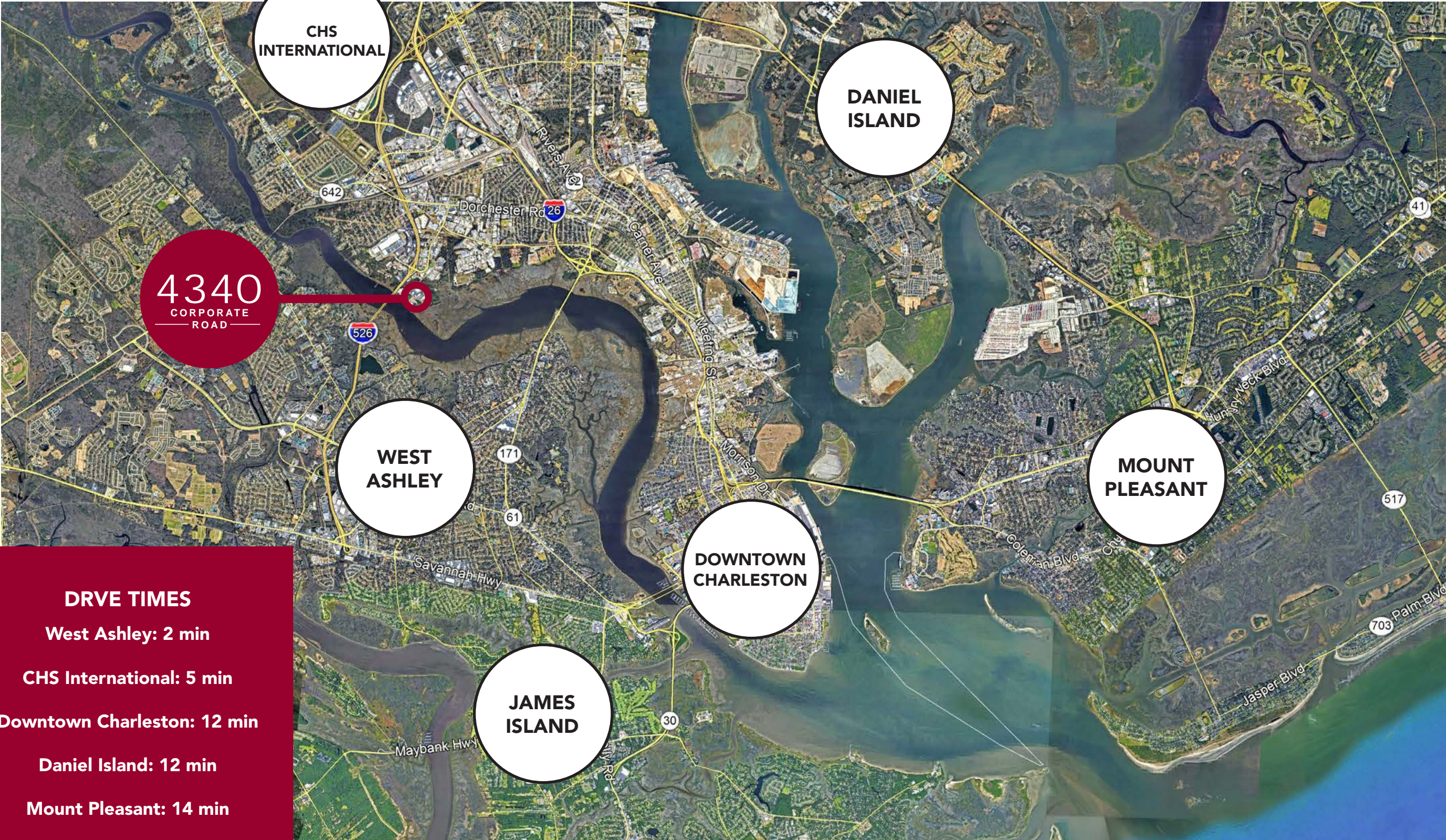
SUBMARKET VIEW



APPEALING AMENITIES

- Pawley's Island Brewing
- Freehouse Brewery
- Mexicanas
- Tanger Outlets
- Sixteen 70 Group
- Park Circle
- Downtown Charleston
- Riverside Marina
- North Charleston Coliseum

METRO VIEW



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**CHS
INTERNATIONAL**

**DANIEL
ISLAND**

**WEST
ASHLEY**

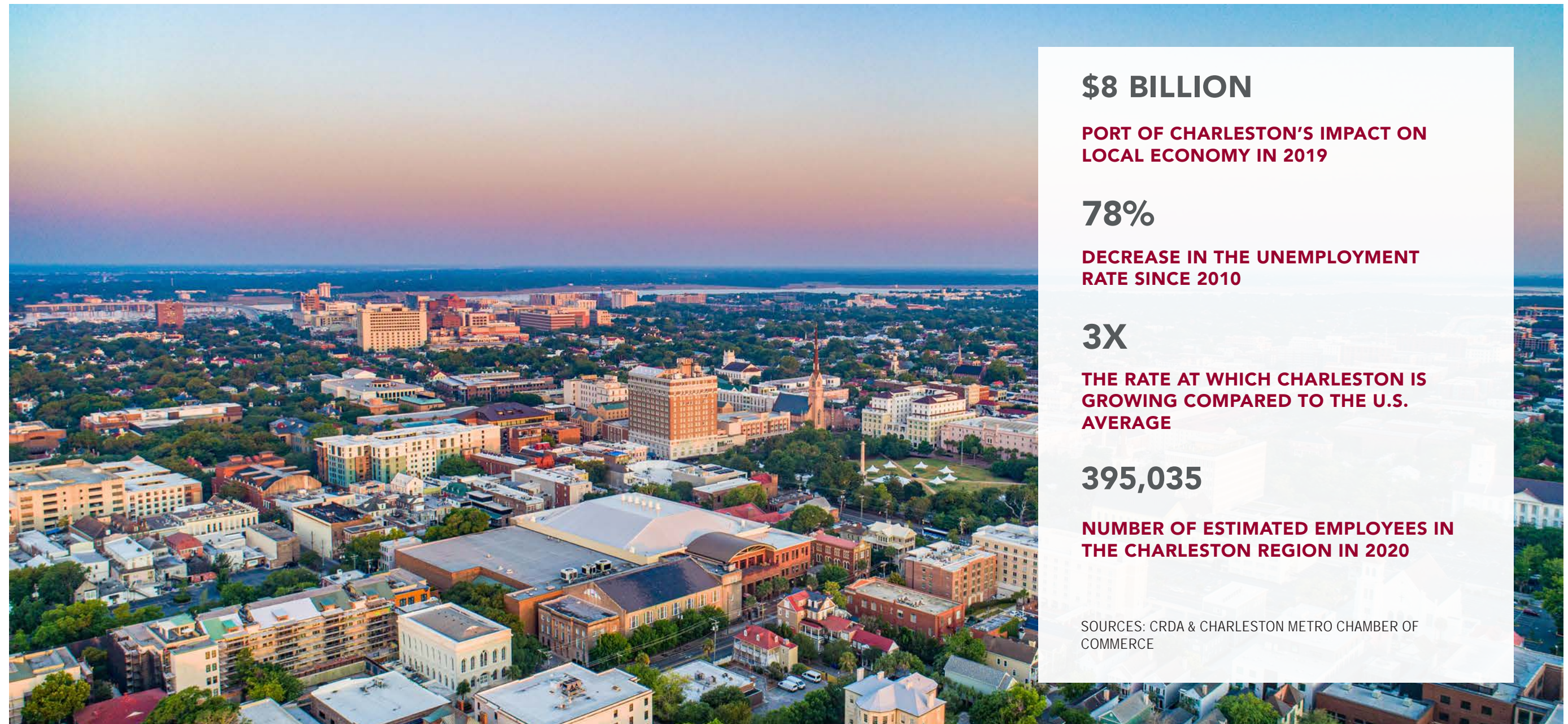
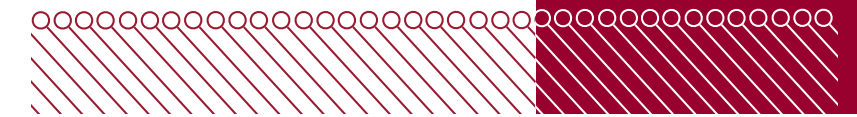
**MOUNT
PLEASANT**

**DOWNTOWN
CHARLESTON**

**JAMES
ISLAND**

DRIVE TIMES
West Ashley: 2 min
CHS International: 5 min
Downtown Charleston: 12 min
Daniel Island: 12 min
Mount Pleasant: 14 min

LEVERAGE THE LOWCOUNTRY



\$8 BILLION

PORT OF CHARLESTON'S IMPACT ON LOCAL ECONOMY IN 2019

78%

DECREASE IN THE UNEMPLOYMENT RATE SINCE 2010

3X

THE RATE AT WHICH CHARLESTON IS GROWING COMPARED TO THE U.S. AVERAGE

395,035

NUMBER OF ESTIMATED EMPLOYEES IN THE CHARLESTON REGION IN 2020

SOURCES: CRDA & CHARLESTON METRO CHAMBER OF COMMERCE

REGIONAL DEMOGRAPHICS

The Charleston MSA offers favorable demographics with above average population growth and a skilled, educated labor force in South Carolina.

SOURCE: ESRI, 10-15 MILES



POPULATION
2025: 264,909 (ESRI Forecast)
2020: 240,717 (ESRI Estimate)
2010: 193,793 (Census)



HOUSEHOLDS
2025: 92,478 (ESRI Forecast)
2020: 84,054 (ESRI Estimate)
2010: 69,462 (Census)



AVERAGE HOUSEHOLD INCOME
2025: \$111,699 (ESRI Forecast)
2020: \$99,812 (ESRI Estimate)
MEDIAN HOUSEHOLD INCOME
2025: \$80,648 (ESRI Forecast)
2020: \$76,180 (ESRI Estimate)



MEDIAN AGE (2020 ESRI Estimate)
2020: 37.8



RACE & ETHNICITY (2020 ESRI Estimate)
Caucasian: 70.7%
African American: 19.6%
Hispanic Origin: 6.7%



RETAIL TRADE & FOOD/DRINK (2017 ESRI Actual)
Demand: \$492,164,789
Supply: \$429,002,173
Number of Businesses: 104



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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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