



OFFICE FOR LEASE

2,150 - 8,259 SF
AVAILABLE

3300 W. MONTAGUE AVENUE

NORTH CHARLESTON, SC 29418

N. Charleston City Parking



MILES BARKLEY

Principal

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Associate

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LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION:

3300 W. Montague Ave is a two-story office building conveniently located in the central location of North Charleston. The second-floor space available is 8,259 SF and may be leased and controlled entirely by one tenant. The first floor plan offers suite 120, a 2,150 SF unit available for lease, as well as, an elevator, private offices, kitchen area, bathrooms, and a significant wide open space. Additional upfit and changes to the floor plan may be negotiated with the Landlord. Plenty of parking is provided on site and in adjacent North Charleston City Parking Garage. Both spaces are available for immediate occupancy. 3300 W. Montague has easy access to both I-26 and I-526, and is also located near North Charleston Convention Center, Coliseum, Boeing and Charleston International Airport, Centre Point and numerous restaurants, retail, lodging, and other amenities.

ADDRESS

3300 W. Montague Ave.
North Charleston, SC 29418

AVAILABLE SPACE

Suite 120: 2,150 SF
2nd Floor: 8,259 SF

LEASE RATE

Suite 120: \$19.00/SF, Full Service
2nd Floor: \$19.00/SF, Full Service

PARKING & ACCESS

Surface & Garage Parking

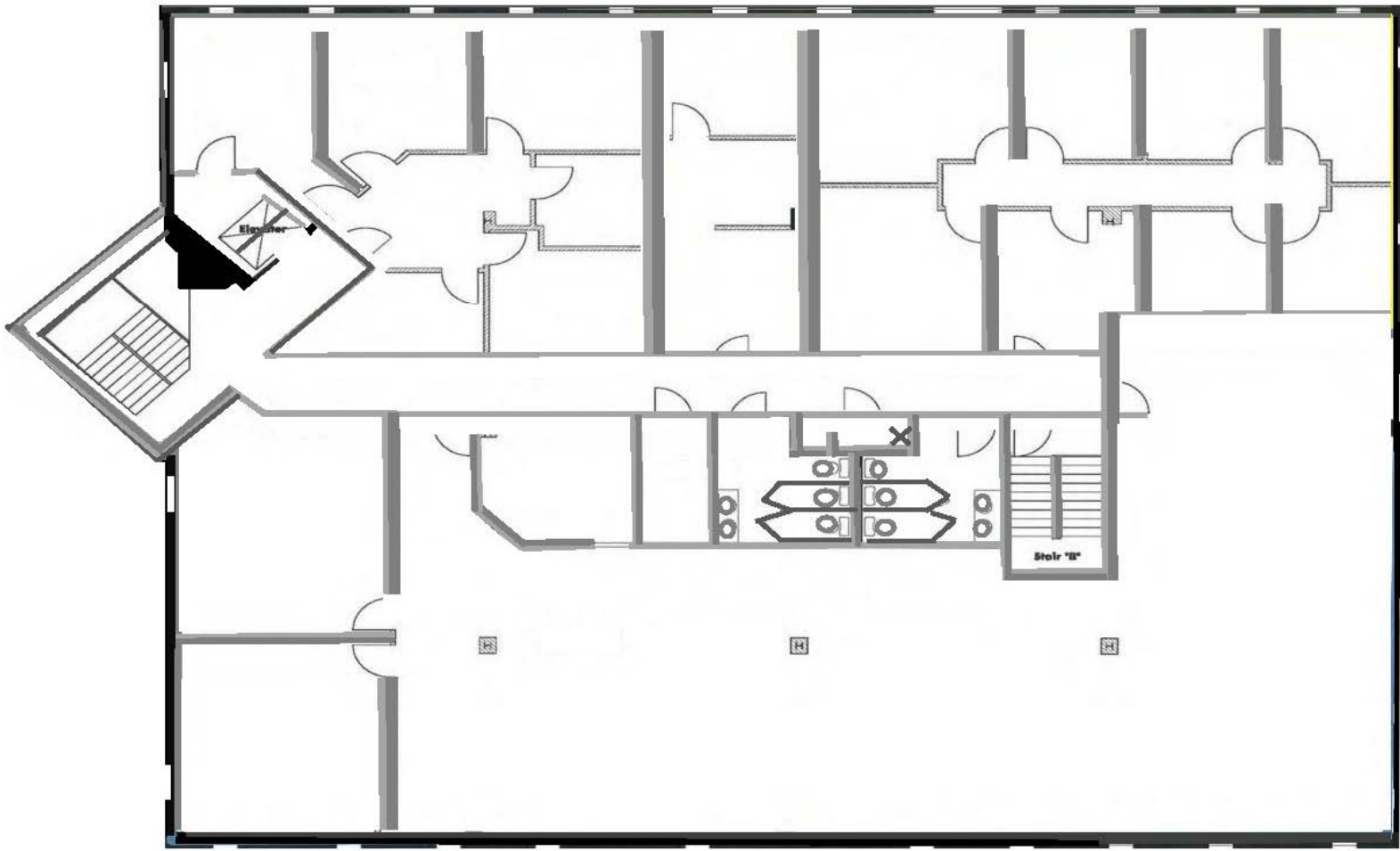
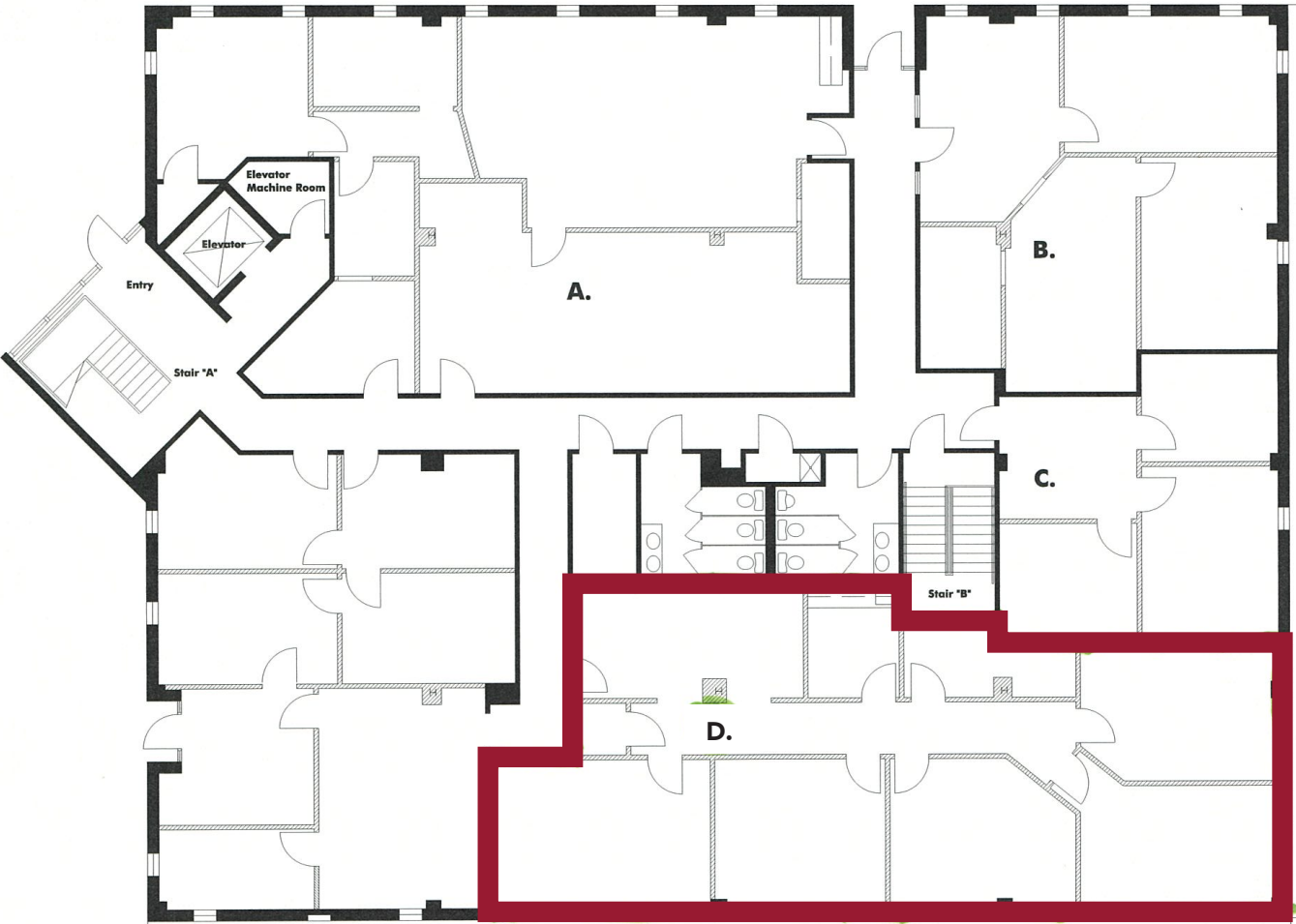
YEAR RENOVATED

2017

**"VERY CONVENIENT
CENTRAL LOCATION IN
NORTH CHARLESTON
WITH EASY ACCESS TO
BOTH INTERSTATE
26 AND 526"**



FLOOR PLAN



SUITE 120

AVAILABLE SPACE
2,150 SF

LEASE RATE
\$19.00/ SF (Annual)
\$3,404.17 (Monthly)
Full Service

DATE AVAILABLE
Immediately

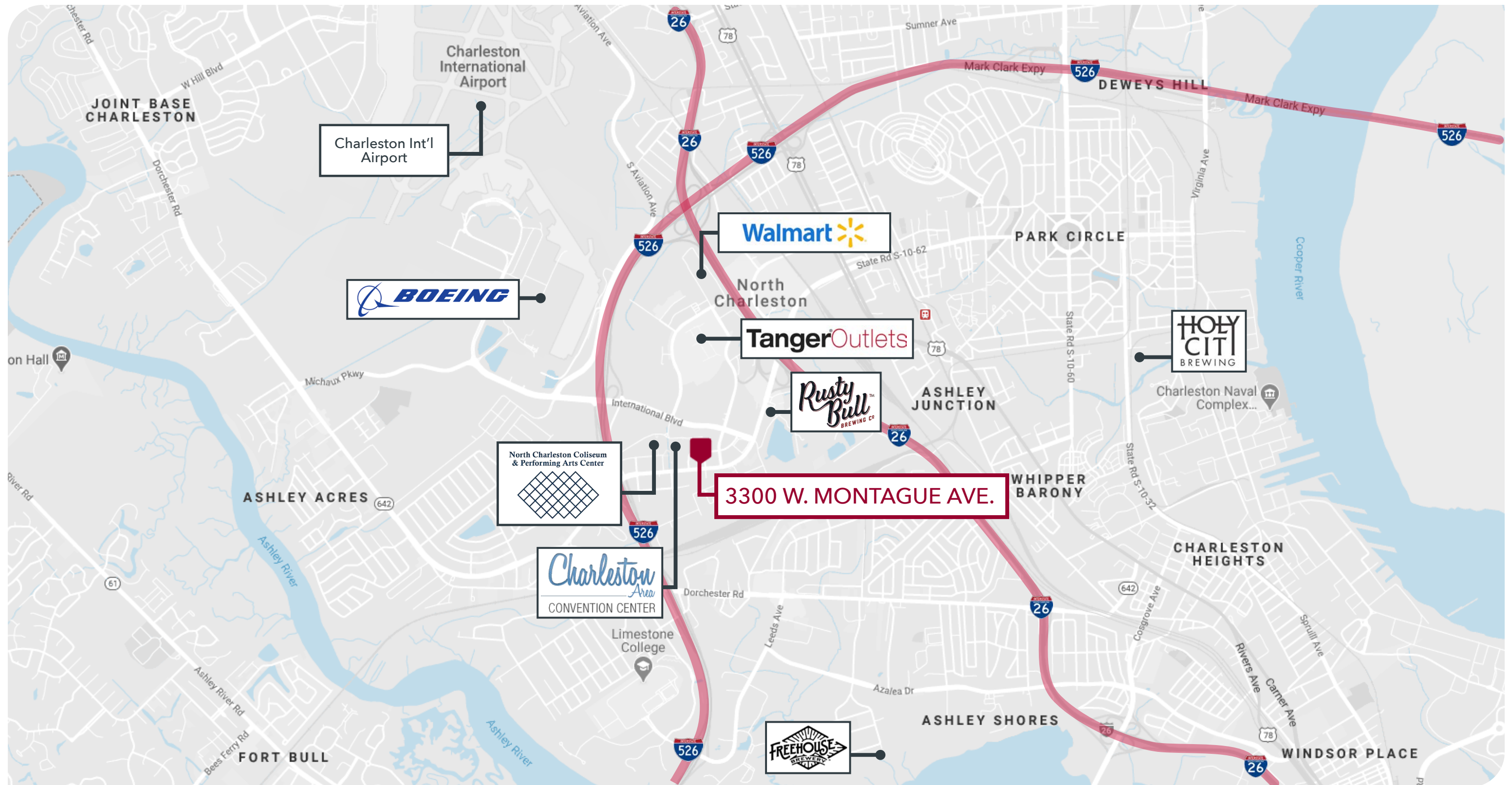
2ND FLOOR

AVAILABLE SPACE
8,259 SF

LEASE RATE
\$19.00/SF (Annual)
\$13,076.75 (Monthly)
Full Service

DATE AVAILABLE
Immediately

LOCATION OVERVIEW



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