

**7301**  
RIVERS  
AVENUE



**FOR**

**LEASE**

- » Great Visibility
- » Easy Access to I-26
- » Includes Atrium area with live plants
- » Fountain
- » Marble Floors

**RIED DAVIS, CCIM, SIOR**

Managing Principal

(843) 277-4326

[RDavis@Lee-Associates.com](mailto:RDavis@Lee-Associates.com)

**PETE HARPER, CCIM**

Principal

(843) 329-0108

[PHarper@Lee-Associates.com](mailto:PHarper@Lee-Associates.com)

**CAMERON YOST, CCIM**

Senior Associate

(843) 814-7236

[CYost@Lee-Associates.com](mailto:CYost@Lee-Associates.com)

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

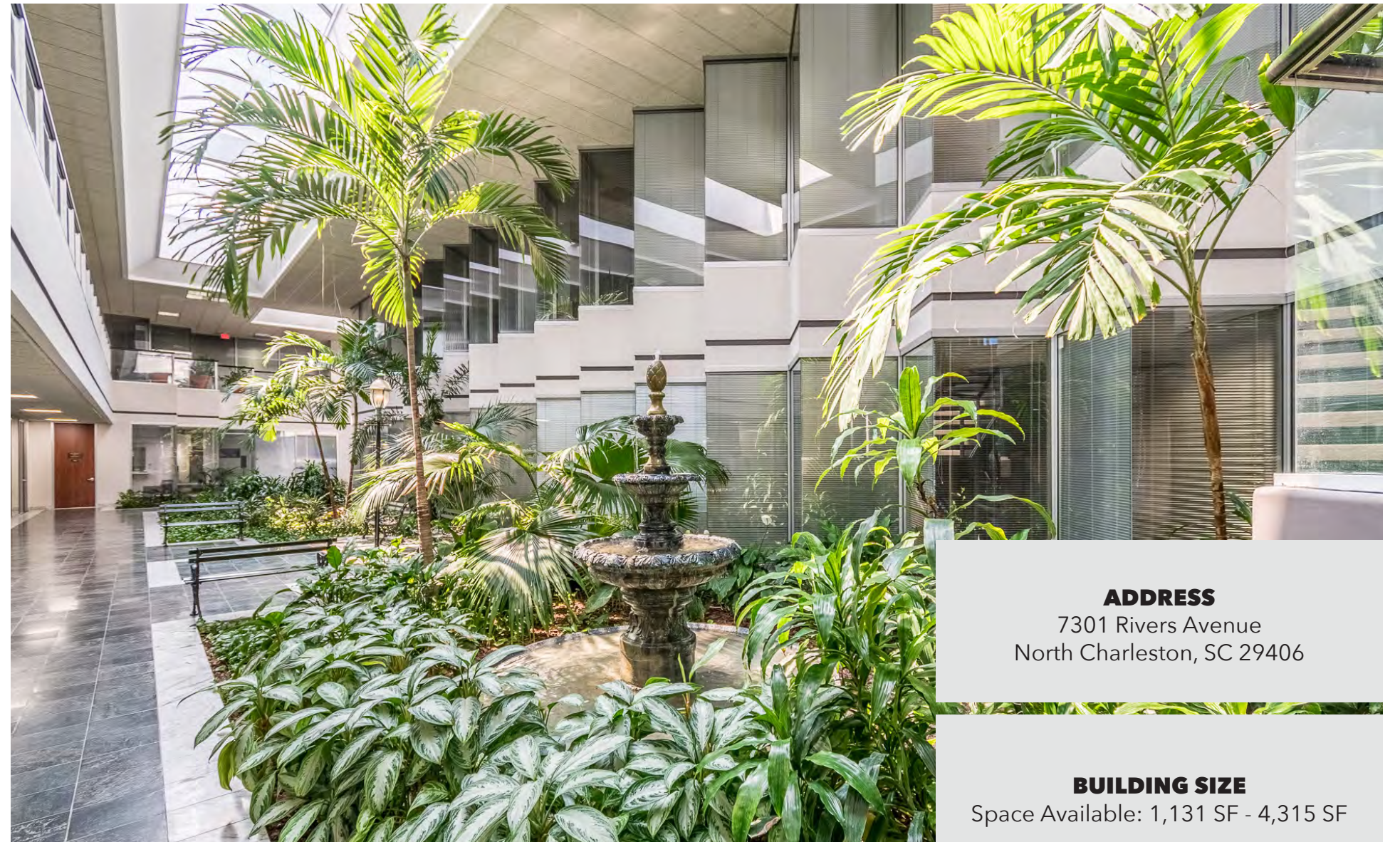
## PROPERTY OVERVIEW

### PROPERTY DESCRIPTION:

Two story brick building with great visibility on Rivers Avenue. Lobby includes an open atrium area inside with live plants, fountain and marble floors. Convenient to restaurants, shopping, banks and I-26.

### LOCATION OVERVIEW:

From I-26 take Ashley Phosphate Road exit towards Rivers Avenue. Right on Rivers and property will be on your right.



### ADDRESS

7301 Rivers Avenue  
North Charleston, SC 29406

### BUILDING SIZE

Space Available: 1,131 SF - 4,315 SF

### LEASE RATE

\$18.50-\$19.50/SF  
Full Service

### PARKING & ACCESS

Surface Parking

### YEAR BUILT

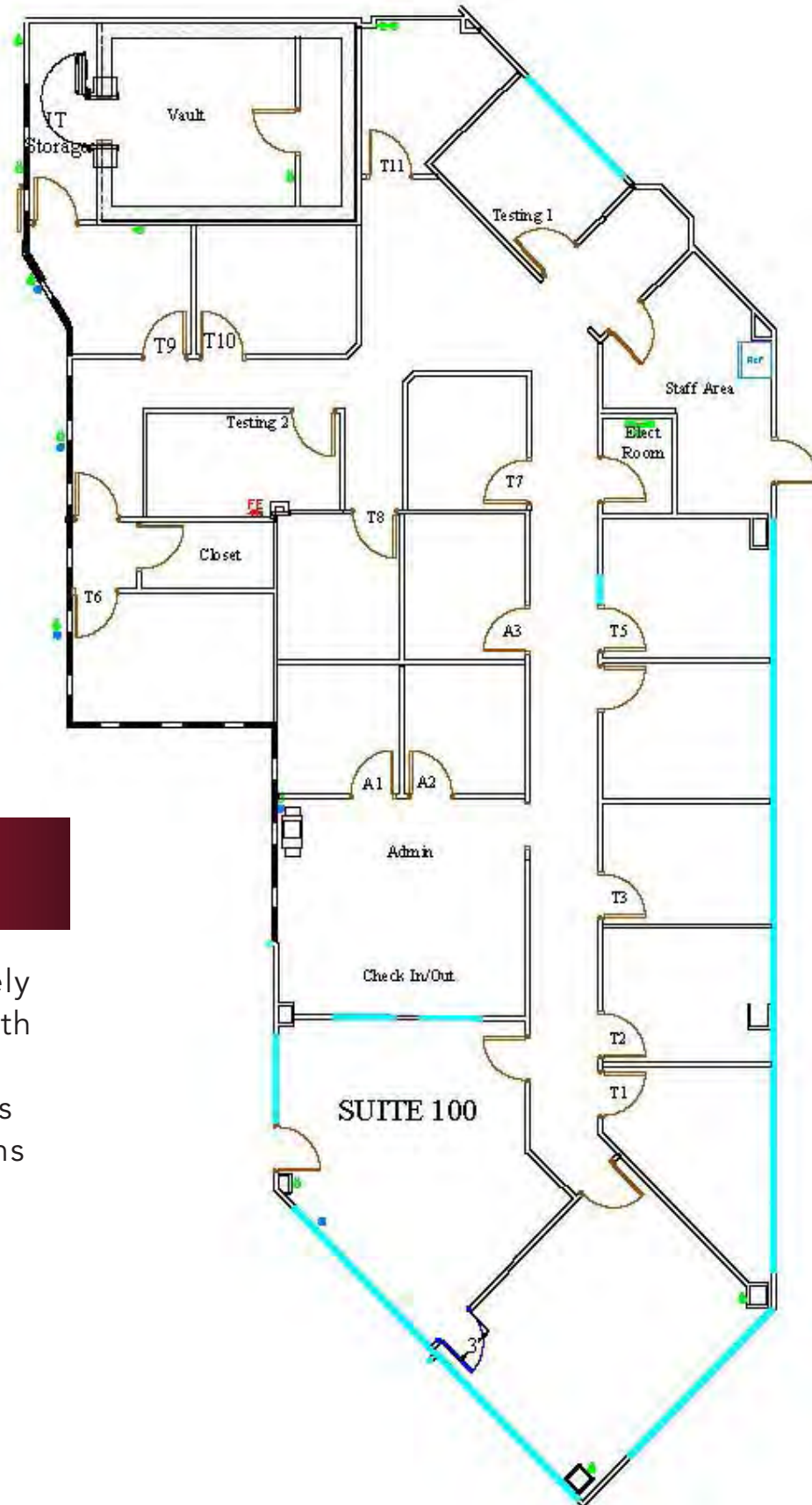
1991



### AVAILABLE SPACE:

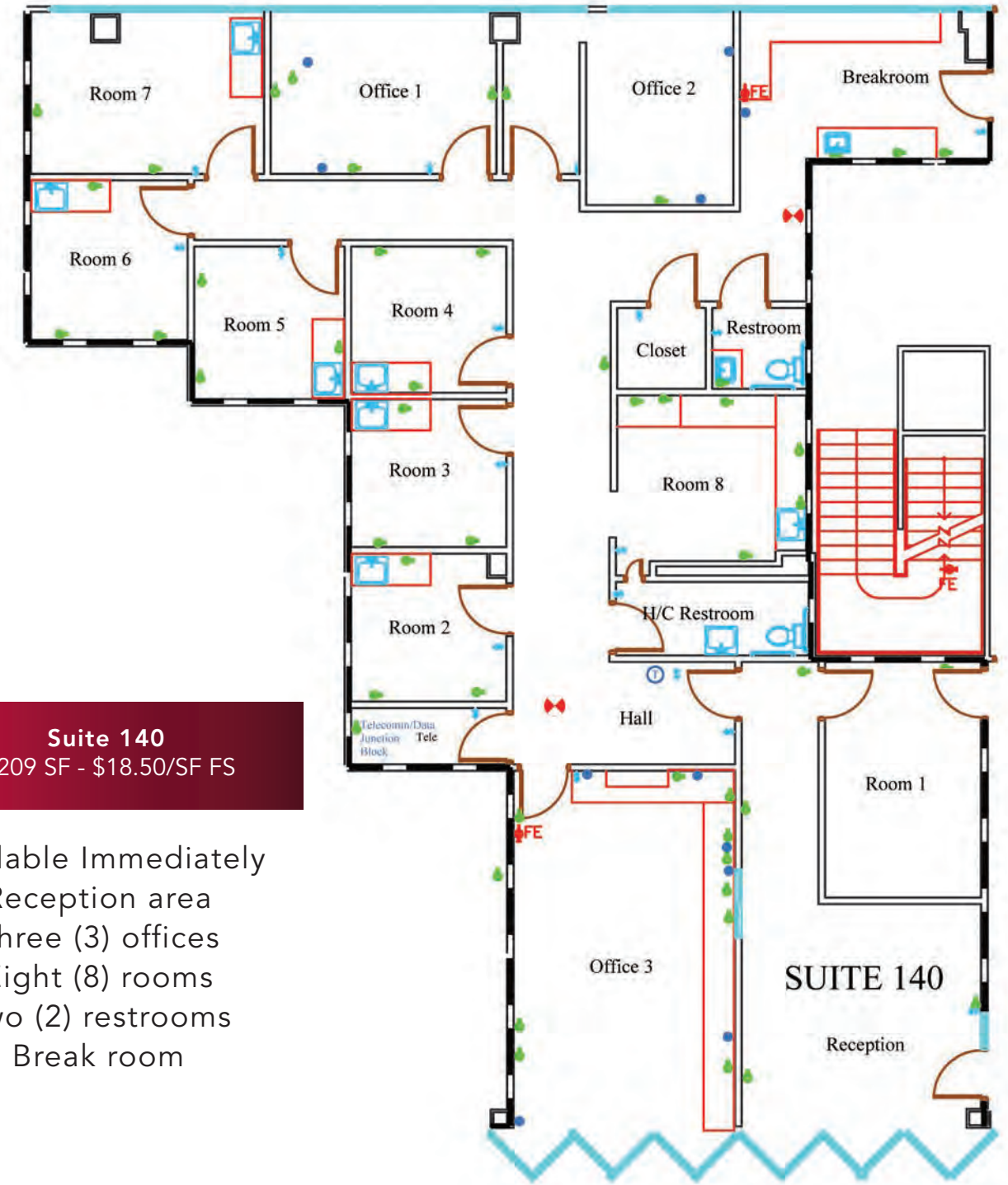
Suite 100: 4,315 SF  
Suite 140: 3,209 SF  
Suite 182: 2,350 SF  
Suite 190: 1,461 SF  
Suite 255: 2,272 SF  
Suite 265: 2,965 SF  
Suite 275: 2,381 SF

# FLOOR PLANS



**Suite 100**  
4,315 SF - \$18.50/SF FS

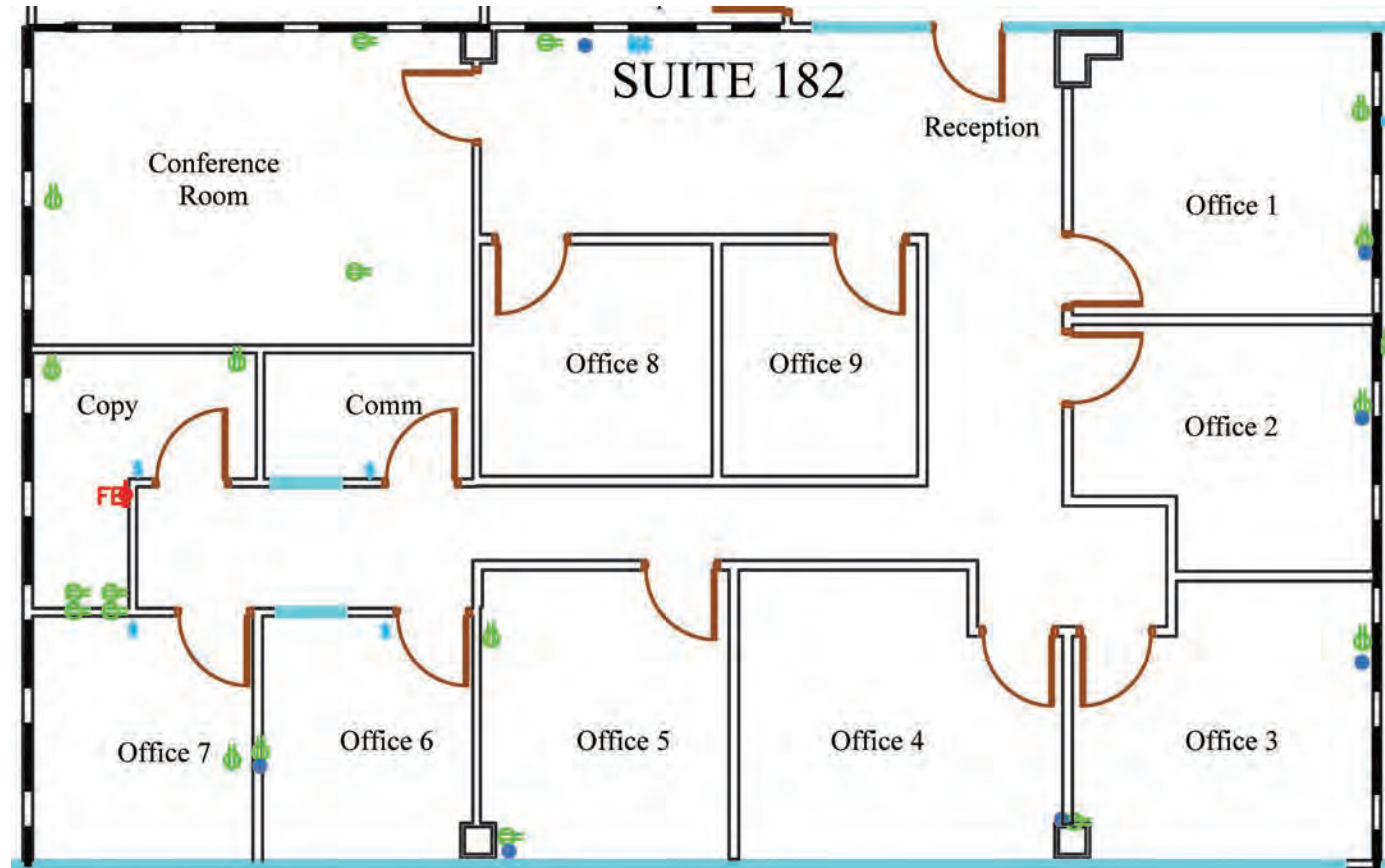
- Available Immediately
- Central reception with waiting room
- Thirteen (13) offices
- Two (2) testing rooms
- Break room



**Suite 140**  
3,209 SF - \$18.50/SF FS

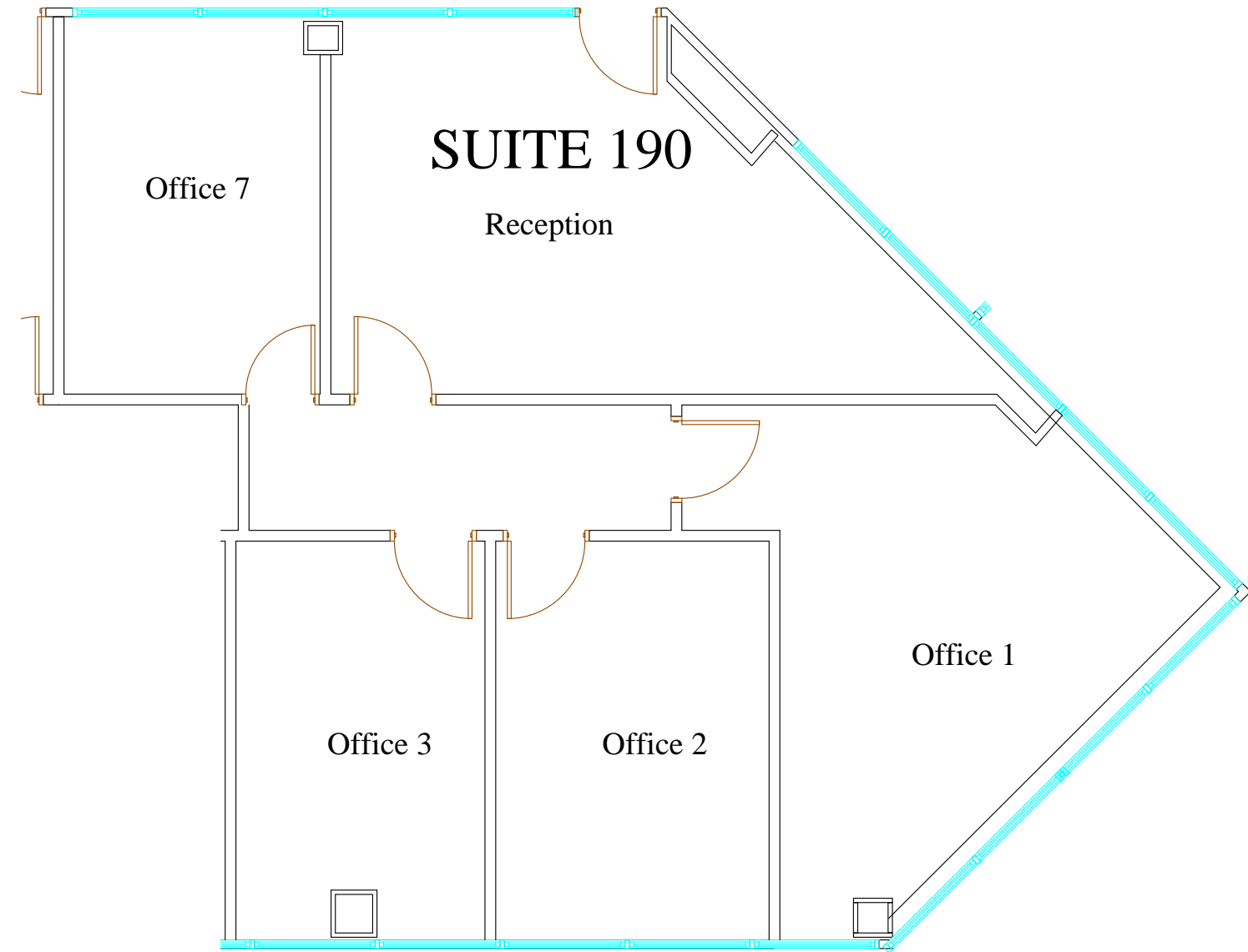
- Available Immediately
- Reception area
- Three (3) offices
- Eight (8) rooms
- Two (2) restrooms
- Break room

# FLOOR PLANS



**Suite 182**  
2,350 SF - \$19.50/SF FS

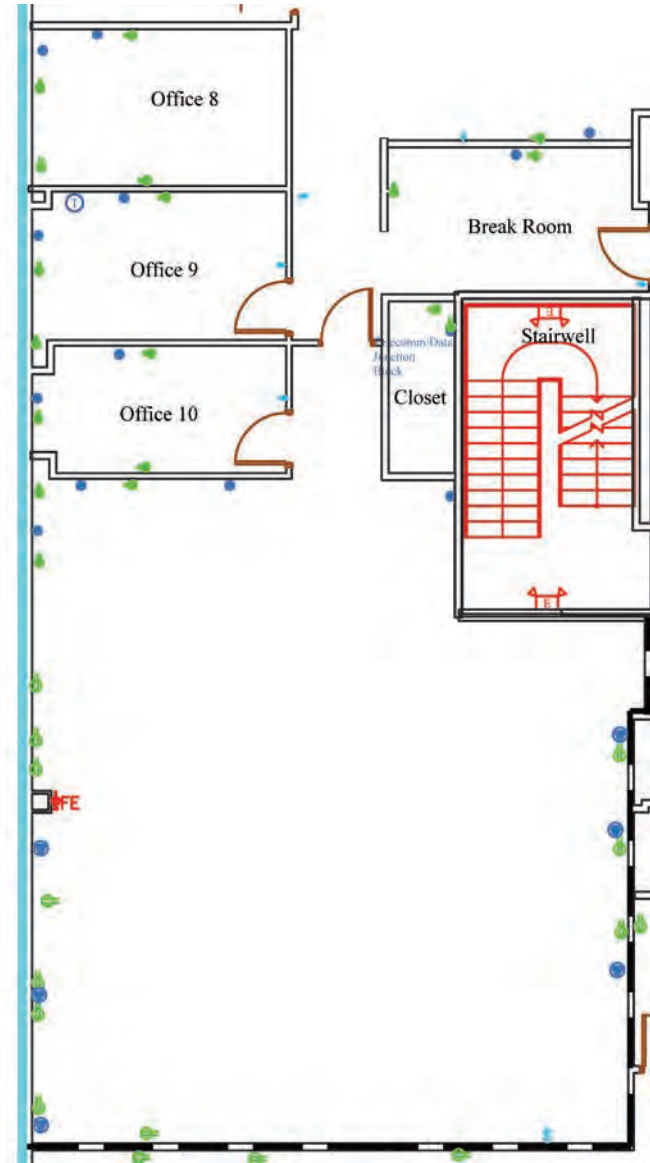
Available Immediately  
Nine (9) offices  
Reception area  
Conference Room  
Copy Room



**Suite 190**  
1,461 SF - \$19.50/SF FS

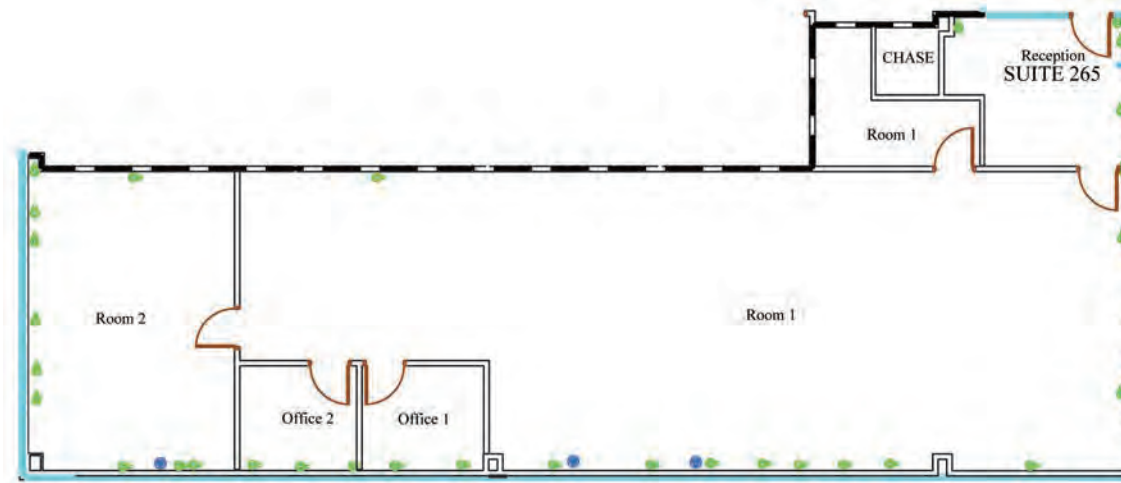
Available Immediately  
Four (4) offices  
Reception area

# FLOOR PLANS



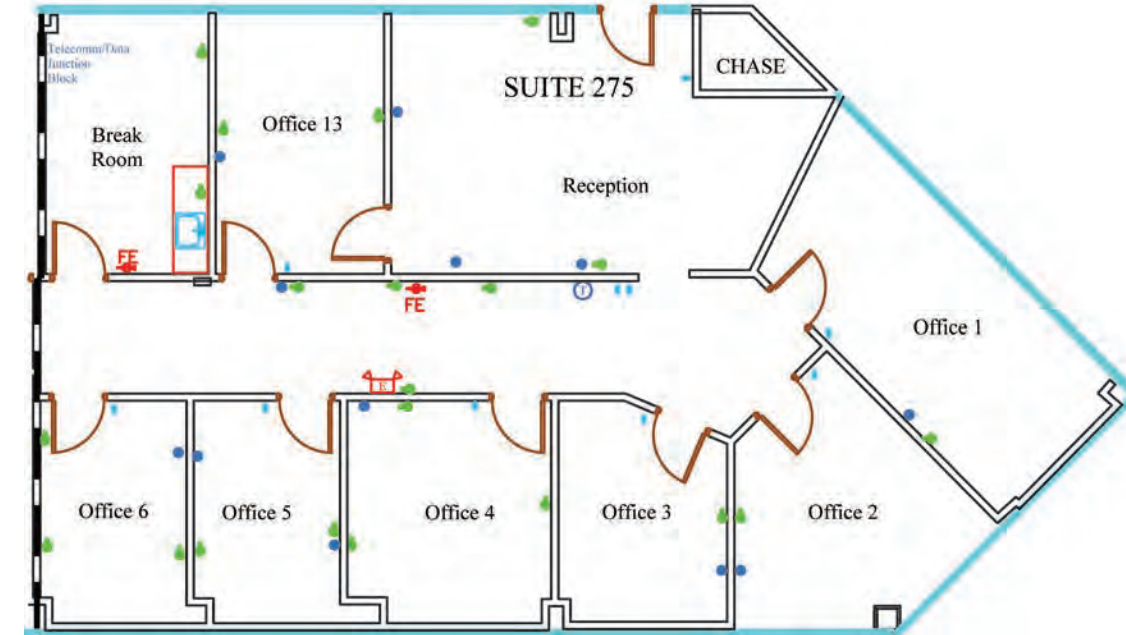
**Suite 255**  
2,272 SF - \$19.50/SF FS

Available Immediately  
Reception area  
Four (4) offices  
Open area



**Suite 265**  
2,965 SF - \$19.50/SF FS

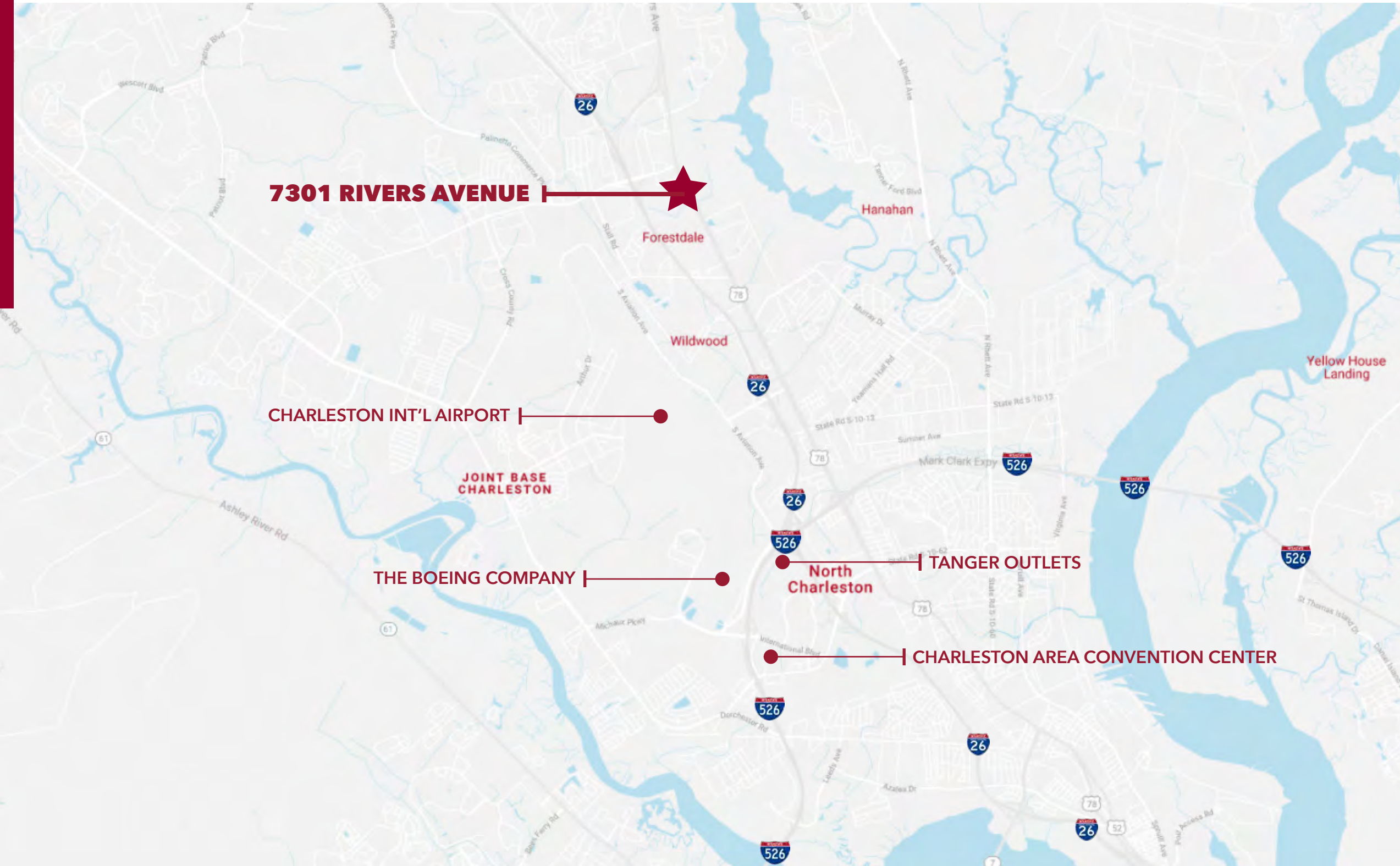
Available Immediately  
Reception area  
Two (2) offices  
Conference room  
Open area



**Suite 275**  
2,381 SF - \$19.50/SF FS

Available Immediately  
Reception area  
Seven (7) offices  
Break room

# MARKET OVERVIEW



## DRIVE TIMES:

DOWNTOWN CHARLESTON  
14 minutes

CHARLESTON INT'L  
AIRPORT  
6 minutes

SUMMERVILLE  
9 minutes

WEST ASHLEY  
9 minutes

DANIEL ISLAND  
9 minutes

MOUNT PLEASANT  
15 minutes



# 7301

RIVERS  
AVENUE

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.



**RIED DAVIS, CCIM, SIOR**  
Managing Principal  
(843) 277-4326  
RDavis@Lee-Associates.com

**PETE HARPER, CCIM**  
Principal  
(843) 329-0108  
PHarper@Lee-Associates.com

**CAMERON YOST, CCIM**  
Senior Associate  
(843) 814-7236  
CYost@Lee-Associates.com