



# FOR LEASE

## NORTHWOODS BUSINESS PARK

2154 N. CENTER STREET  
NORTH CHARLESTON, SC 29406

100% climate controlled office/warehouse flex space available in the established Northwoods Business Park. Ideally located less than a half mile off of I-26 and just minutes from the intersection of I-26 and I-526.

PRESENTED BY:  
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# EXECUTIVE OVERVIEW



## PROPERTY OVERVIEW

100% climate controlled office/warehouse flex space available in the established Northwoods Business Park. Ideally located less than half a mile off of I-26 and just minutes from the intersection of I-26 and I-526, providing quick and easy access to all surrounding submarkets. We have multiple configurations available. The site provides ample paved surface level parking, efficient space, and the ability to satisfy an expansion needs.

## AREA DESCRIPTION

Excellent location being within one half mile of I-26 and less than one quarter mile of the busy intersection of Rivers Avenue and Ashley Phosphate Rd. Rapidly growing area in close proximity to Boeing and the Charleston International Airport.

## PROPERTY FEATURES

<b>ADDRESS:</b>	2154 N. Center St., North Charleston, SC 29406
<b>TMS #:</b>	484.1600.035
<b>SPACE AVAILABLE:</b>	488 - 2,009 SF
<b>RATE:</b>	\$14.50 SF/year
<b>TYPE:</b>	Modified Gross
<b>CAM:</b>	\$1.85/SF
<b>EXISTING BUILDING SIZE:</b>	66,800 SF

# LOCATION OVERVIEW

## DRIVE TIMES:

**I-26**  
< 1 Minute

**I-526**  
10 Minutes

**CHARLESTON INT. AIRPORT**  
10 Minutes

**MERCEDES-BENZ**  
10 Minutes

**DOWNTOWN CHARLESTON**  
32 Minutes



# POI AERIAL

## NORTHWOODS BUSINESS PARK

2154



North Pointe Plaza

Walmart PETSMART BIG LOTS!

T-Mobile Michaels SHOE CARNIVAL

ROOMS TO GO UPS The UPS Store Guitar Center WILD WING Cafe

Chick-fil-A LANE BRYANT CACTUS CAR WASH

**NORTHWOODS BUSINESS PARK**  
2154 N CENTER STREET  
N. CHARLESTON, SC 29406

# CURRENT AVAILABILITIES



## PROPERTY FEATURES

SPACE	SPACE USE	LEASE RATE	SIZE	OFFICE	WAREHOUSE
Suite 205	Office/Warehouse	\$14.50 SF/year	1,846 SF	1,001 SF	845 SF
Suite 303	Office/Warehouse	\$14.50 SF/year	2,144 SF	2,009 SF	135 SF
Suite 406	Office	\$14.50 SF/year	1,952 SF	1,952 SF	-

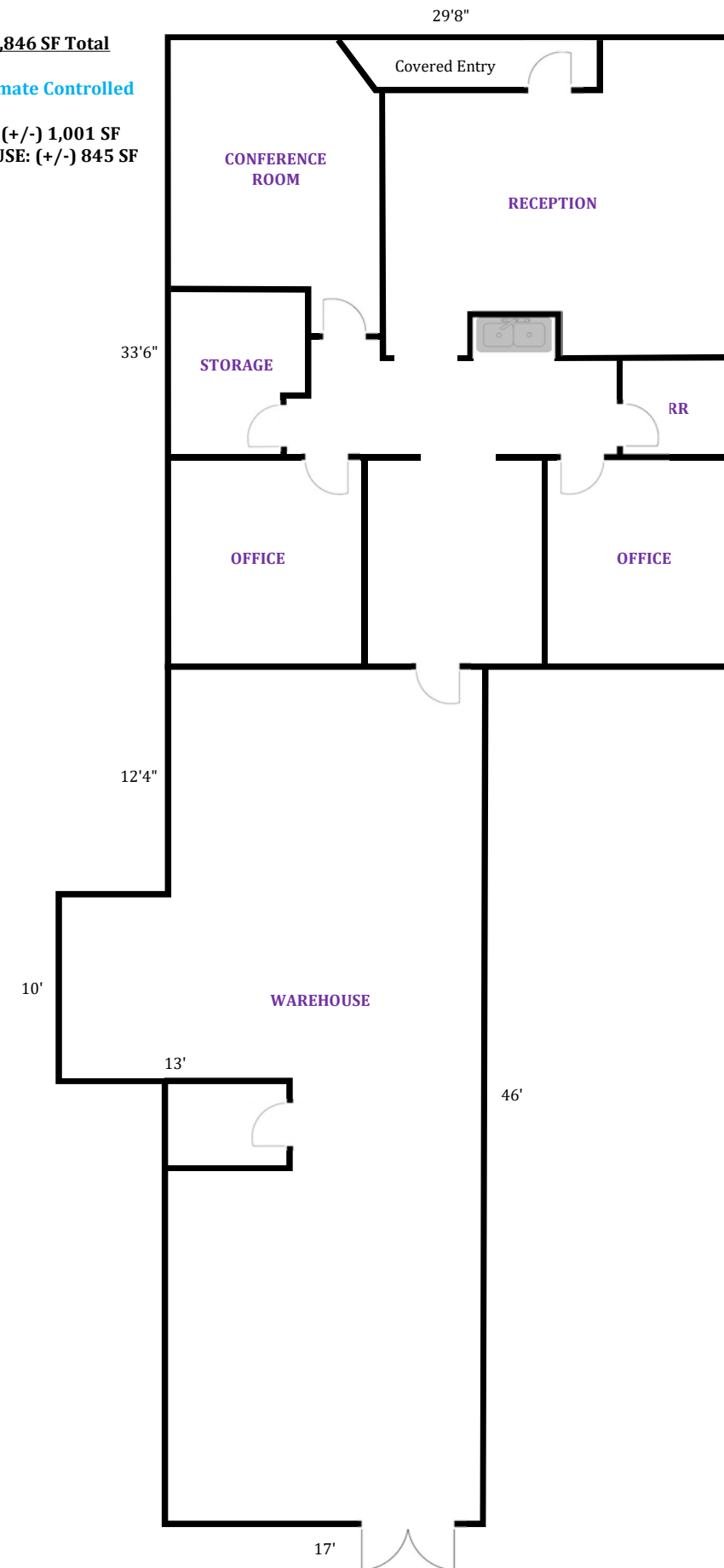
# FLOOR PLANS

## SUITE 205

(+/-) 1,846 SF Total

100% Climate Controlled

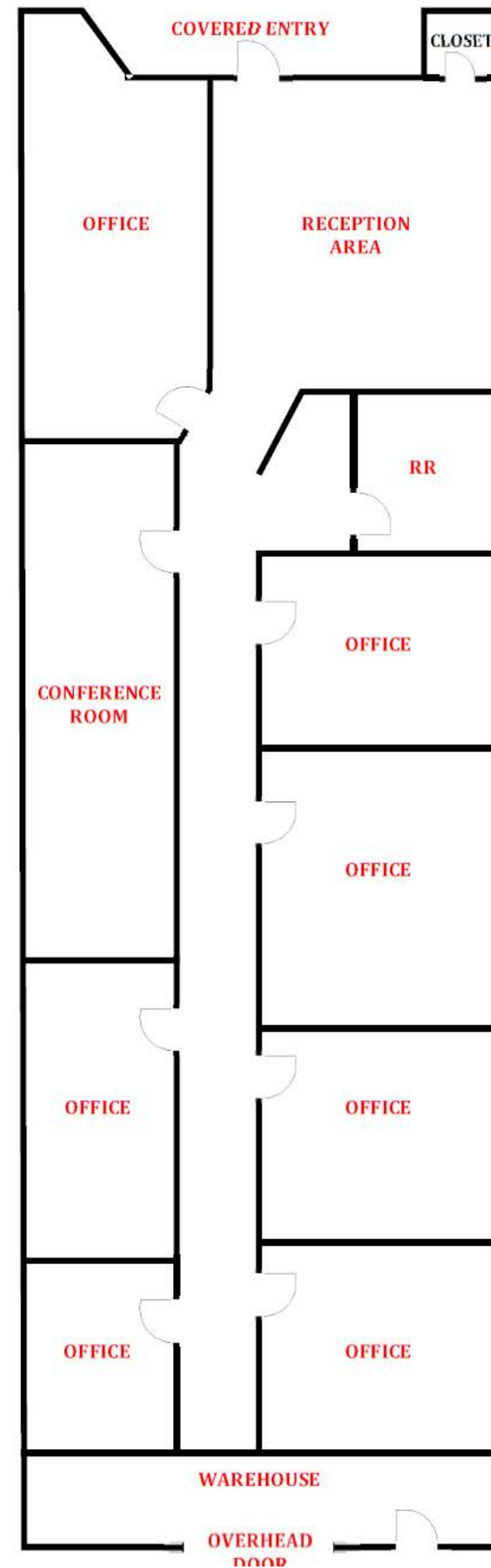
OFFICE: (+/-) 1,001 SF  
WAREHOUSE: (+/-) 845 SF





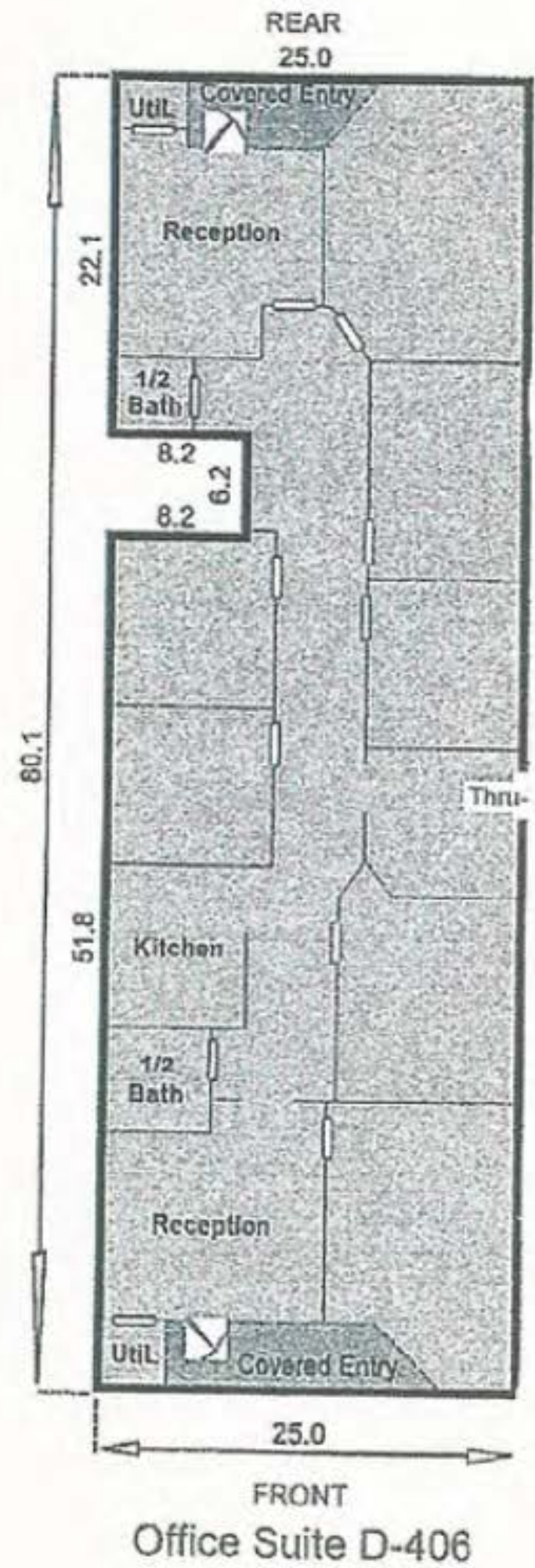
# FLOOR PLANS

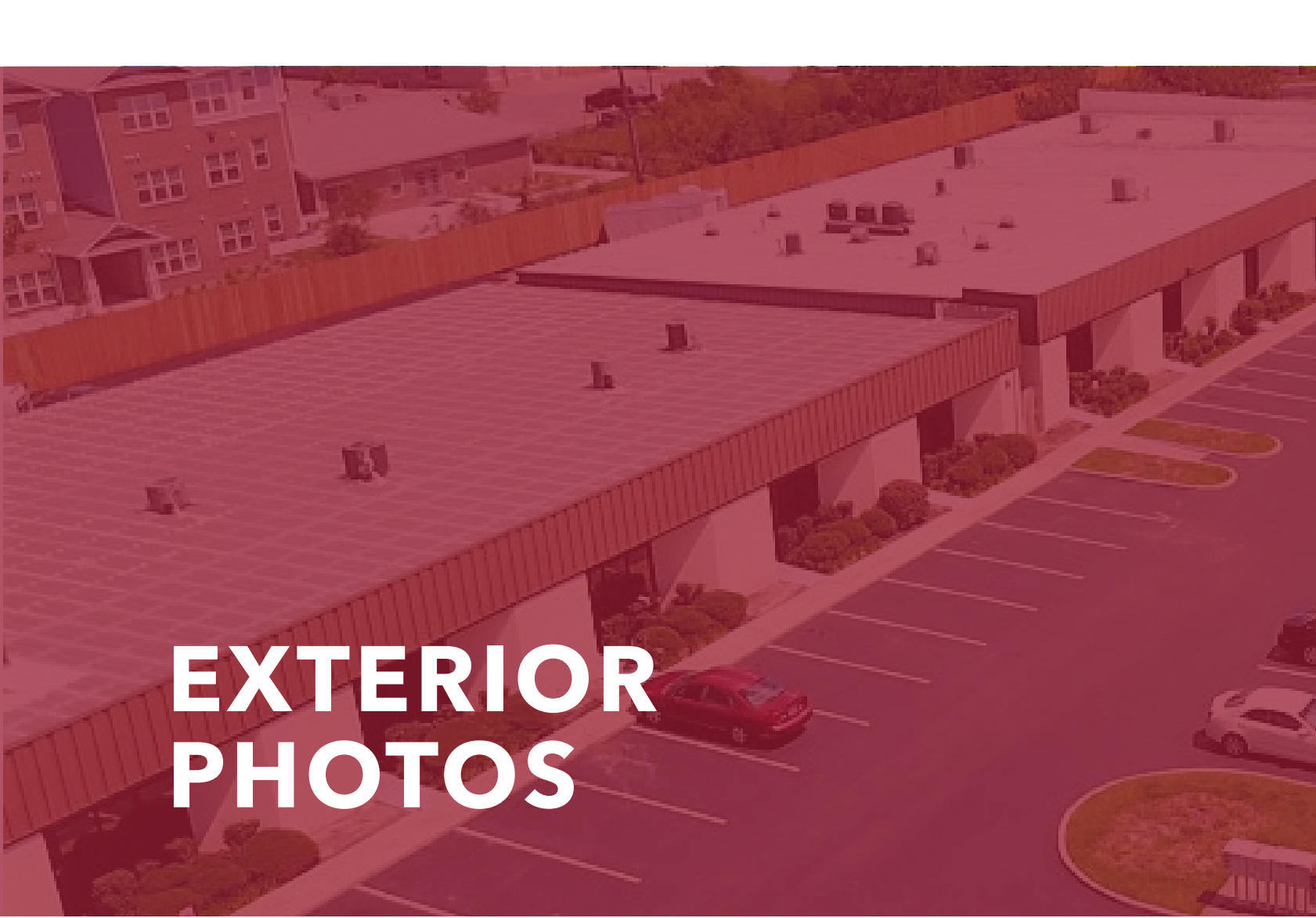
SUITE 303



# FLOOR PLANS

SUITE 406





# EXTERIOR PHOTOS



# INTERIOR PHOTOS





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