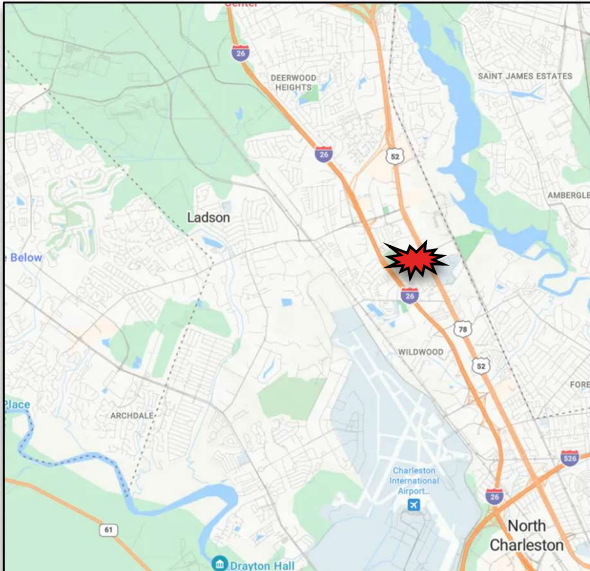


FOR SALE



CARDINAL
COMMERCIAL PROPERTIES™



7053 Rivers Ave. North Charleston, SC 29406

SQUARE FEET: +/- 13,785 SF
SALES PRICE: CONTACT BROKER
CAP RATE: 7.70%
PARCEL ID#: 4781100027
COUNTY: CHARLESTON
ZONING: GENERAL COMMERCIAL

- +/- 13,785 SF CLASS A FREESTANDING OFFICE BUILDING SITUATED ON +/- 1.07 ACRES LOCATED AT THE INTERSECTION OF HAYNE ST. AND RIVERS AVE.
- NNN LEASE WITH GEORGE SINK, P.A. INJURY LAWYERS.
- 17 TOTAL PRIVATE OFFICES , 2 CALL CENTER/BULLPEN AREAS, 7 CONFERENCE ROOMS, 2 RESTROOMS, LARGE RECEPTION AREA, 2 LARGE TRAINING ROOMS WITH ACCORDION WALLS, AND A LARGE KITCHENETTE. 2 PRIVATE OFFICES AND A CALL CENTER/BULLPEN LOCATED ON THE 2ND FLOOR.
- FIRE SUPPRESSION SYSTEM THROUGHOUT BUILDING.
- LOCATED ACROSS THE STREET FROM TRIDENT TECHNICAL COLLEGE.
- +/- 1 MILE FROM CHARLESTON INTERNATIONAL AIRPORT.

**FOR MORE INFORMATION
CONTACT:**

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rob@cardinalcommercialproperties.net

Lou Brissie
Senior Associate
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CardinalCommercialProperties.Net

Information contained in this marketing brochure has been obtained from sources that are deemed reliable. We have no reason to doubt the accuracy contained herein but do not guarantee it. All information should be verified prior to purchase or lease. All properties are subject to change or withdrawal without prior notice.



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