



OFFICE SPACE FOR LEASE

# 4917 CENTRE POINTE DRIVE

NORTH CHARLESTON, SOUTH CAROLINA 29418



**CLASS A OFFICE SPACE IN NORTH CHARLESTON CENTRALLY LOCATED NEAR I-526 AND I-26**



**WALKING DISTANCE TO SHOPS, ENTERTAINMENT, AND RESTAURANTS**



**ONSITE PARKING AND FLEXIBLE LAYOUT**



**108,000 TRAFFIC COUNT FROM I-26**

**SCHEDULE A TOUR TODAY**

# PROPERTY OVERVIEW



**NEWLY  
CONSTRUCTED**



**FIBER  
INTERNET**



**FLEXIBLE  
COWORKING SPACE**



**SHARED ROOFTOP GATHERING  
AND EVENT SPACES**



**24/7 KEY  
FOB ACCESS**



**JANITORIAL  
SERVICES**

## OFFERING SUMMARY

**14,526 SF**  
BUILDING SIZE

**0.77 ACRES**  
LOT SIZE

**2021**  
YEAR BUILT

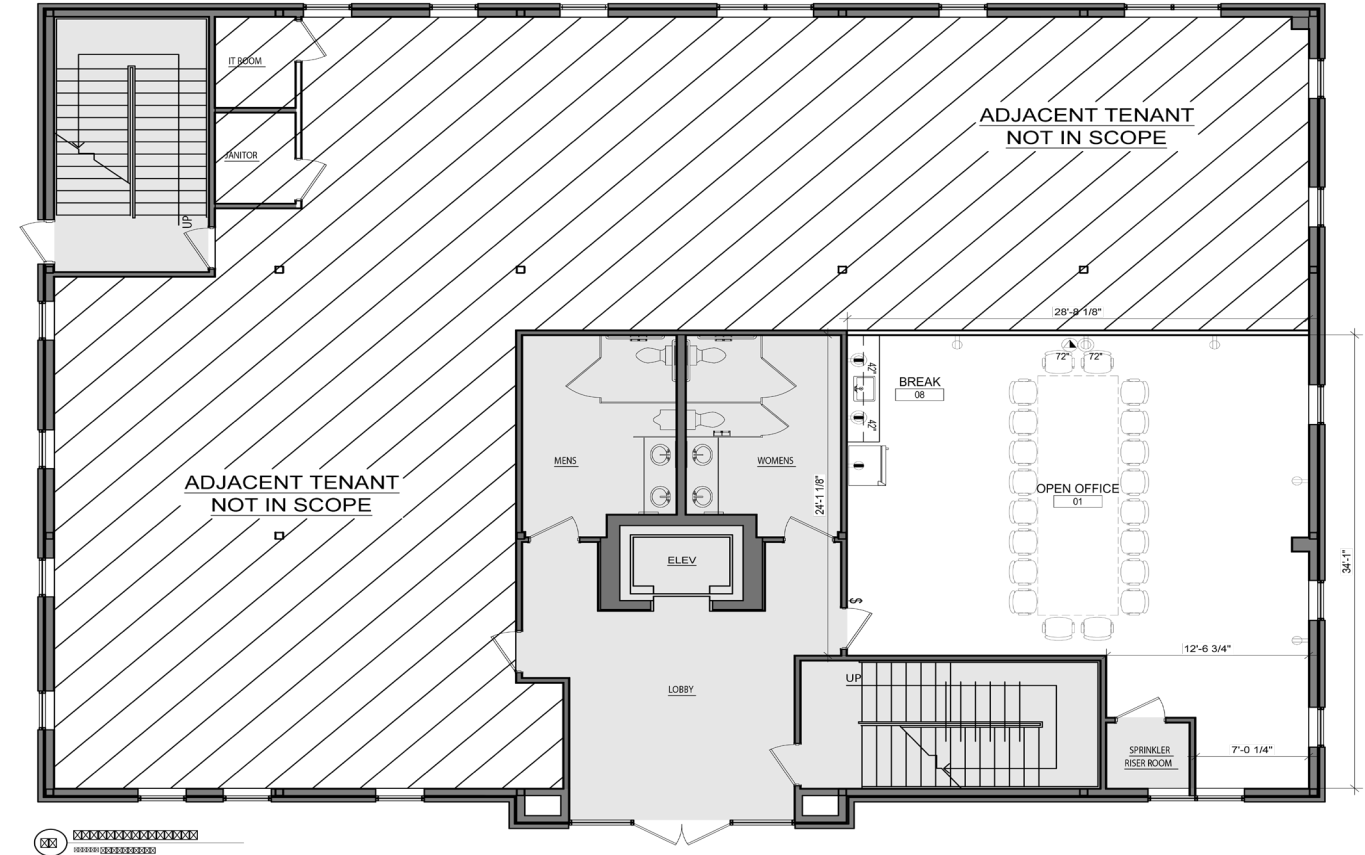
**108,000**  
TRAFFIC COUNT I-26

**47 Spaces**  
SITE PARKING

**General Commercial**  
ZONING

**Charleston - North Charleston**  
MARKET

**31 - North Charleston Area Inside I-526**  
SUBMARKET



### FIRST FLOOR

✓ ± 1,093 SF

✓ CONCEPTUAL LAYOUT

✓ UNFINISHED

# AVAILABLE SPACE

# 4917 CENTRE POINTE DRIVE





# CALDWELL COMMERCIAL TEAM



**BOB CALDWELL**  
CCRE PRESIDENT AND SIOR

LICENSED IN SOUTH CAROLINA,  
NORTH CAROLINA, AND GEORGIA  
ACTIVE SIOR MEMBER SINCE 2008



**ROBERT ROWAN**  
SENIOR PROPERTY MANAGER

CERTIFIED PROPERTY MANAGER,  
LEED ACCREDITED PROFESSIONAL,  
ACTIVE SC IREM CHAPTER 72 MEMBER



**KACEY GOUGE**  
MARKET ANALYST



**JOSH STERKEL**  
PROPERTY MANAGER



**LAURA COX GOE**  
CONTROLLER



**ALEAH WARNER**  
MARKETING AND GRAPHIC DESIGN



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