

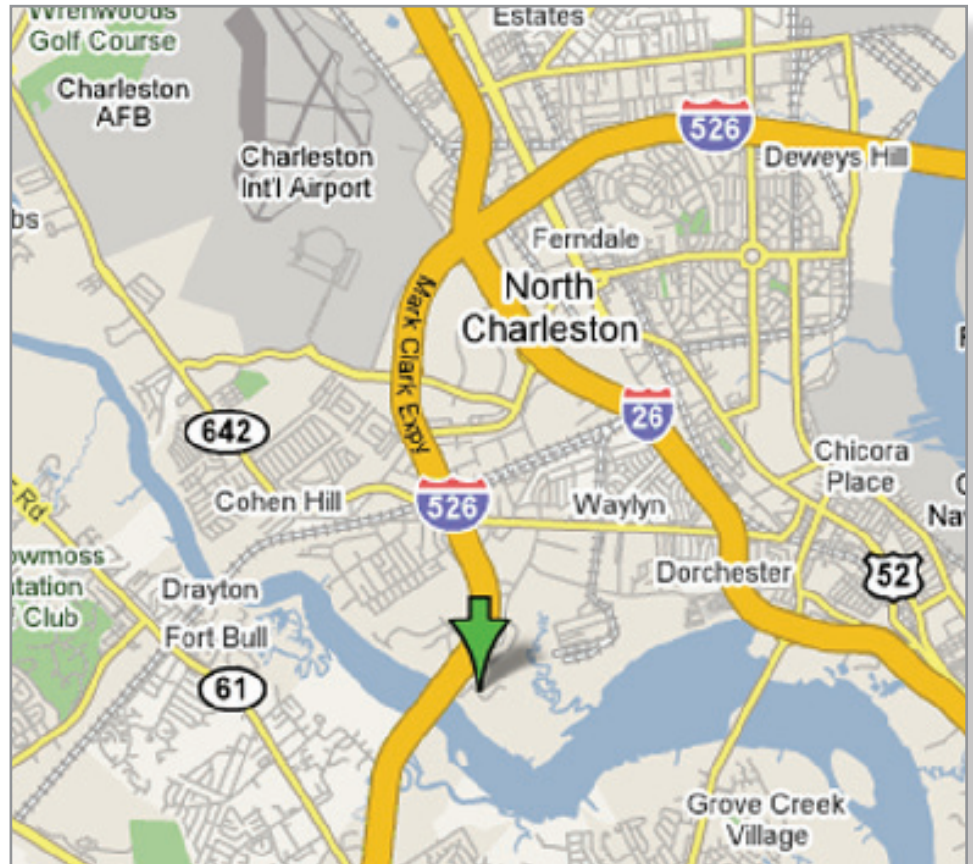
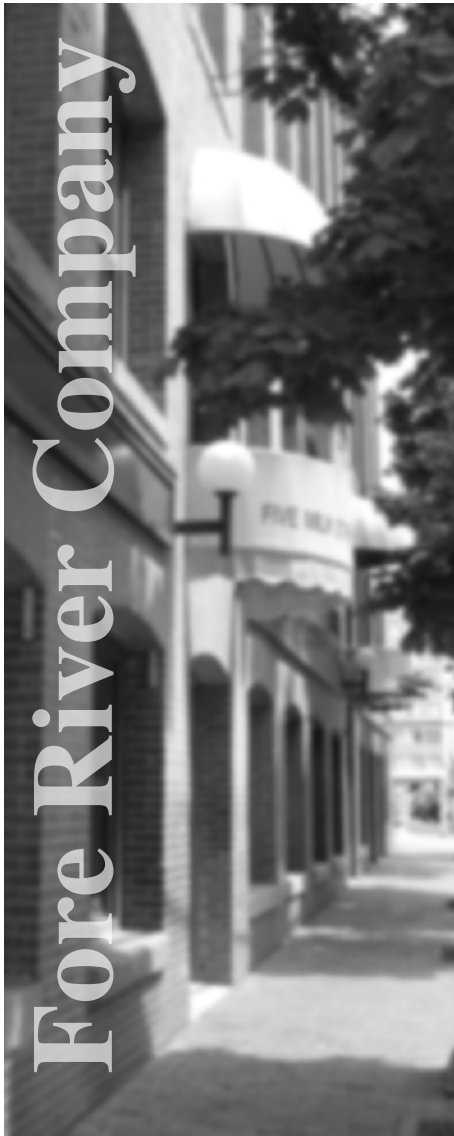
# 4360 Corporate Rd.

**4360 Corporate Rd.**  
North Charleston  
South Carolina 29405

Use	Office
Building Area	37,385 SF
Land Area	2.4 Acres
No. of Stories	2
Parking Spaces	155
Distance from Interstate	.6 mi.



Built in 1996, this 2 story, 37,385 RSF office building with 155 parking spaces is well located off the I -526, (the “Mark Clark”) at Leeds Avenue, in Bridgeview Center, near Faber Place and the Ashley River.



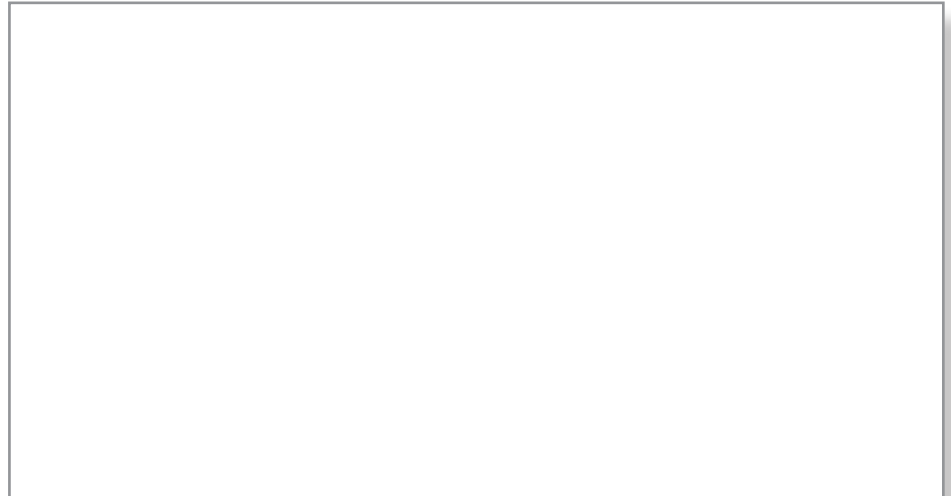
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## Property Info

Year Built	1996
Year Acquired	2002
Sprinklers	Yes
Zoning	M-1
Elevators	1 hydraulic
Electric Service	480V 3 phase
Phone/Data/T-1	All available
HVAC overview	Office areas: A Trane Trace Control System controls two 55 ton (110 ton total) electric rooftop package air-conditioning units that serve (19) fan powered VAV units with electric resistance terminal reheat and (14) VAV units. Computer rooms separately served by two split system HVAC units.

## Site Plan



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