

FOR LEASE



 **2891 TRICOM STREET, SUITE B
NORTH CHARLESTON, SC 29406**



**LEASE RATE:
\$19.00/RSF/YR**



**SIZE:
1,600 RSF**



**LEASE TYPE:
NNN \$8.39/RSF/YR**



**PROPERTY TYPE:
OFFICE**



**PARCEL ID:
486-00-00-177**

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

EDDIE BUXTON, CCIM, BIC
(843) 478-0346
eddie.buxton@pcpsc.com

JENNA PHILIPP, CCIM
(843) 259-8724
jenna.philipp@pcpsc.com

PROPERTY OVERVIEW



**2891 TRICOM STREET, SUITE B
NORTH CHARLESTON, SC 29406**



OVERVIEW

This well-appointed medical office suite is ideally situated near Trident Hospital, offering both accessibility and functionality for healthcare professionals. The layout includes a welcoming reception area equipped with a dedicated bathroom, two versatile exam rooms/offices, an open work area, and an additional bathroom. It is priced at \$19.00 per rentable square foot per year (rsf/yr) on a Triple Net (NNN) basis. The NNN charges are \$8.39/rsf/yr.

HIGHLIGHTS

1

Move-In Ready Suite

1,600 RSF medical office suite, ready for immediate occupancy

2

Established Medical Corridor

Located near Trident Hospital in a well-established medical office corridor

3

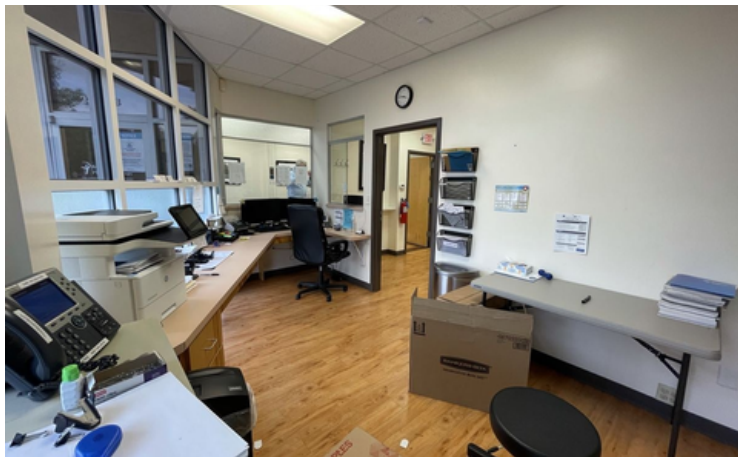
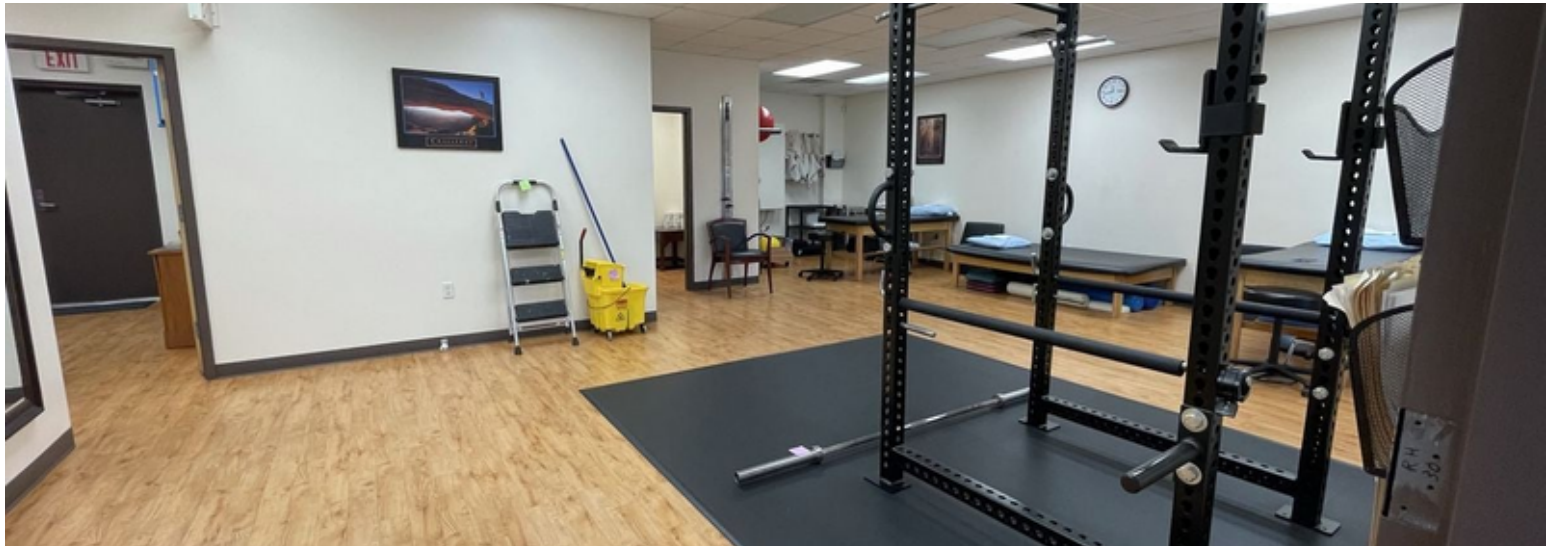
Convenient Location

Less than 1.5 miles to I-26 and Charleston Southern University. Less than 8 miles to Summerville and less than 19 miles to downtown

INTERIOR PHOTOS



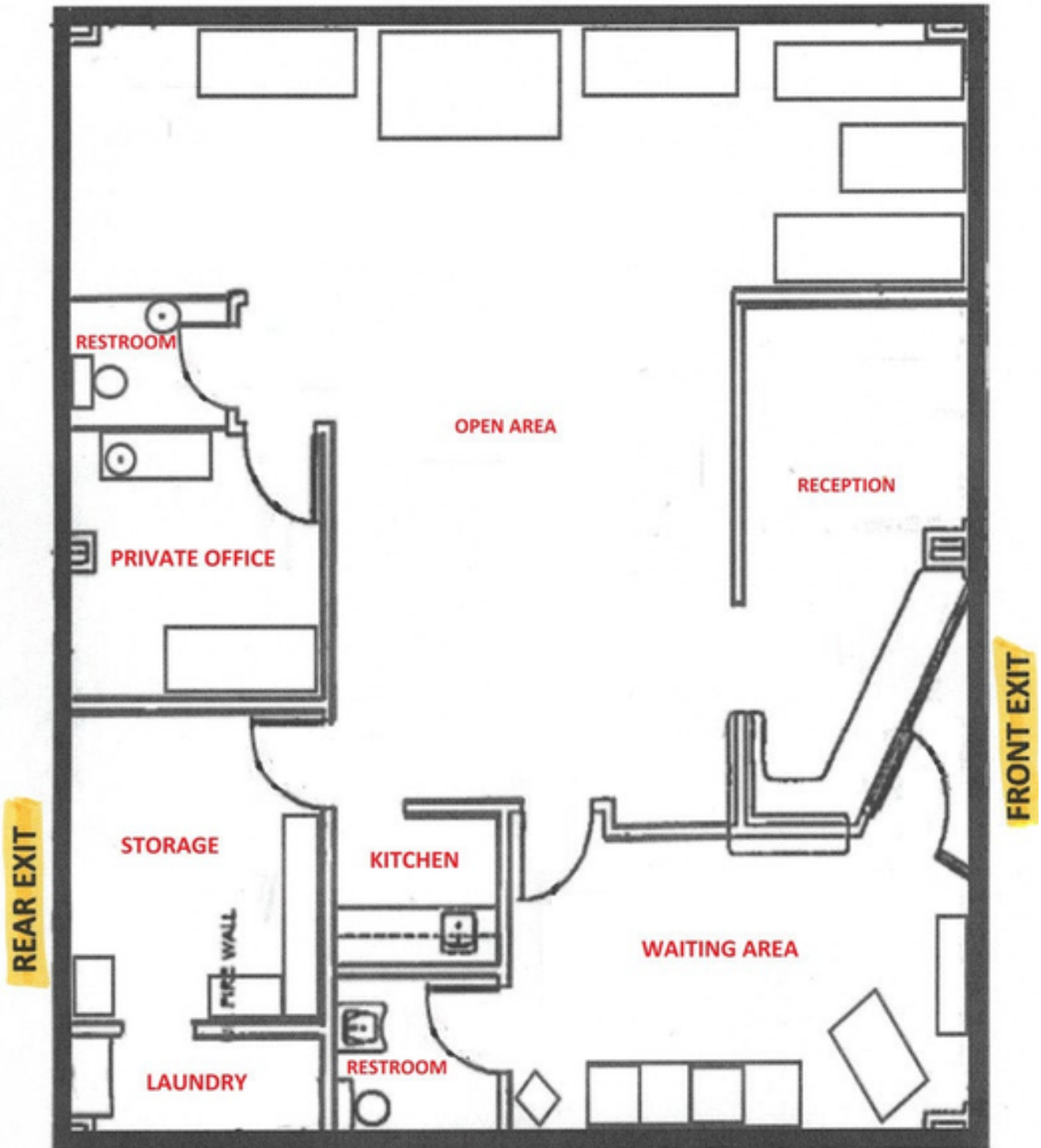
**2891 TRICOM STREET, SUITE B
NORTH CHARLESTON, SC 29406**



FLOOR PLAN



2891 TRICOM STREET, SUITE B
NORTH CHARLESTON, SC 29406



EXTERIOR PHOTOS



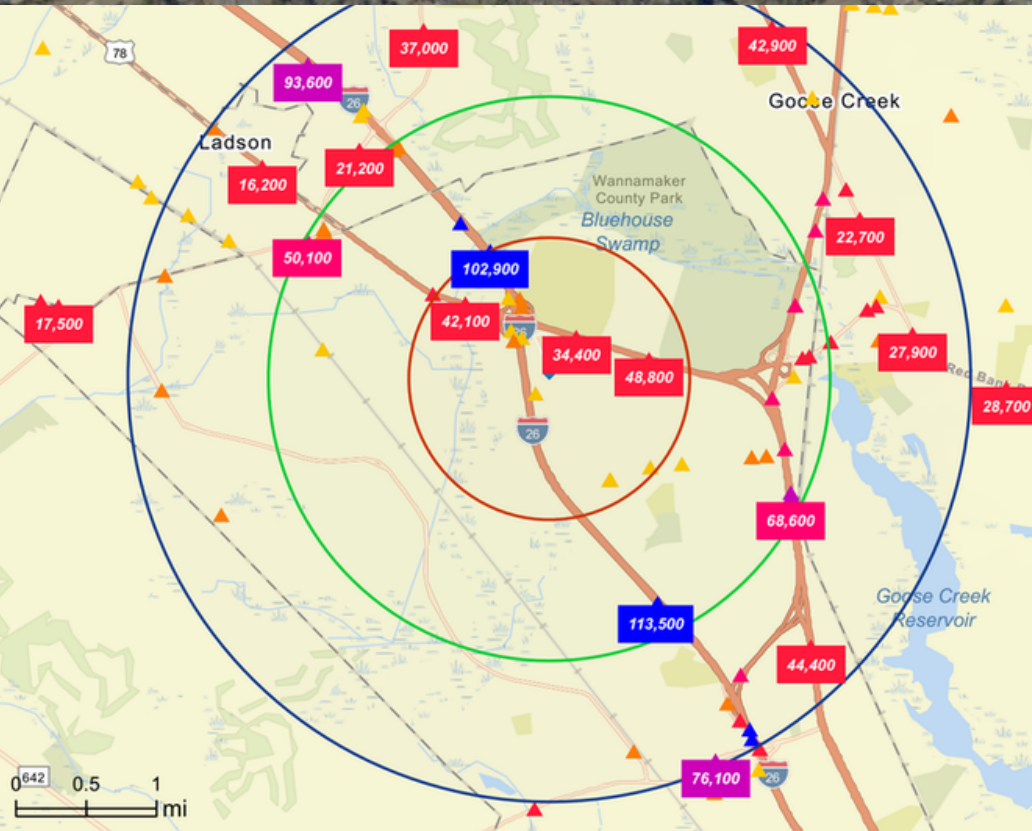
**2891 TRICOM STREET, SUITE B
NORTH CHARLESTON, SC 29406**



LOCATION



**2891 TRICOM STREET, SUITE B
NORTH CHARLESTON, SC 29406**



TRAFFIC COUNT

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

One Mile Radius
Two Mile Radius
Three Mile Radius

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

EDDIE BUXTON, CCIM, BIC
(843) 478-0346
eddie.buxton@pcpsc.com

JENNA PHILIPP, CCIM
(843) 259-8724
jenna.philipp@pcpsc.com