



22WESTEDGE

CHARLESTON'S NEW URBAN, WATERFRONT DISTRICT

NEWLY OPENED \ OFFICE AVAILABLE FOR LEASE



CHARLESTON RANKED

#1 US CITY

Renown for its architecture, award-winning restaurants, arts scene, and culture, this three-county region is home to more than 760,000 talented, passionate people and fast becoming a global destination for business and talent.

Great weather, miles of pristine beaches and waterways, a thriving arts and food scene, and warm, friendly people are just a few of the reasons why Charleston continues to garner awards and welcome thousands of newcomers each year— from across the country and around the world.

#1

"Best City in the United States"

- Travel + Leisure, 2021

Top 10

"U.S. City Gaining Innovation Jobs"

- The New York Times, 2020

1 of 20

Best Cities of the South

- Southern Living 2020

#2

"Best Small City" for 10th Consecutive year

- Conde Nast Traveler, 2021

#13

Best-Performing Cities of 2020

- Milken Institute, 2020

Top 20

Best Cities for Jobs

- WalletHub, 2020

CHARLESTON: BOUNDLESS OPPORTUNITY

Modeled after Kendall Square at MIT, the WestEdge Discovery District taps into the Medical University and Charleston's explosive growth. As the numbers show, opportunity is boundless.

34

New Residents
Move Each Day
US Census Bureau

4x

Faster Labor Force
Growth
than the US Growth
Rate

US Bureau of Labor Statistics

\$3.4

Billion in Economic
Announcement

South Carolina Department of Commerce

63%

Incoming Population Has
Some Post-Secondary
Education

US Census Bureau

#1

Mid-size City
for Millennials

US Census Bureau

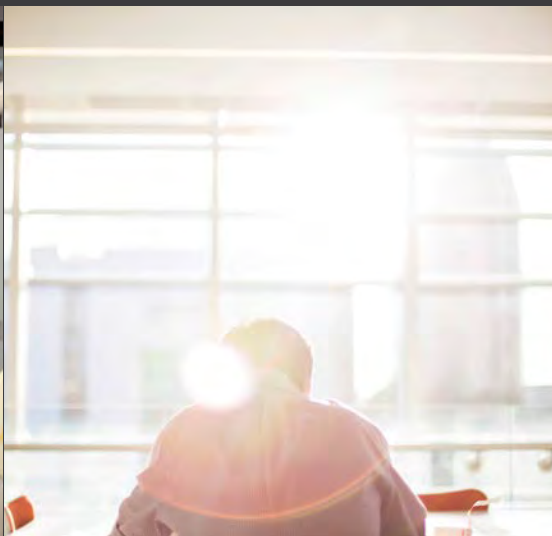
Top 3

Workforce Development
Program in US

Area Development Magazine,
Top States for Doing Business



LOCATED ALONG THE WESTERN EDGE OF THE CHARLESTON PENINSULA AND THE BANKS OF THE ASHLEY RIVER, WESTEDGE CAPITALIZES ON THE AREA'S INHERENT NATURAL BEAUTY, RECREATIONAL OPPORTUNITIES, AWARD-WINNING RESEARCH HOSPITALS, SCHOOLS, COLLEGES AND UNIVERSITIES.



A BOLD FUTURE

The largest public/private redevelopment partnership in Charleston, the team is transforming a prime site in an overlooked area of the Charleston Peninsula into an urban design marvel with three million square feet of live, learn, and earn space. With unmatched views and modern design, a place where a scientist, a startup company, an al fresco lunch, a row along the river, a drink with friends, a game at The Joe, and a sunset over the water all have the power to change everything.

WestEdge is where the best of the old city meets the next generation.



3 MILLION
SQUARE FEET OF
SPACE PLANNED
IN WESTEDGE

50 ACRES OF
REDEVELOPMENT
INTO OFFICE,
HOTEL, AND
RESIDENTIAL

\$300 MILLION
INVESTMENT



AN EXTENSION OF A THRIVING COMMUNITY

As part of Charleston's Peninsula, WestEdge is the extension of a thriving, established community of beloved parks, athletic fields, schools, stadiums, hotels, and award-winning research hospitals and universities.

50-ACRE MIXED-USE DEVELOPMENT

The 50-acre mixed-use development overlooking the Ashley River is surrounded by the Medical University of South Carolina, Roper St. Francis Healthcare, the College of Charleston and The Citadel.

Retail: 300,000 SF
Office: 900,000 SF
Multifamily: 1,500 units
Hotel: 1,000 rooms

WALKABLE, LIVELY STREETS

Designed for walkability and urban interaction, the improved street grid features greater connectivity to MUSC and space for pedestrians and cyclists alongside cars. The heart of the district, the bright and active WestEdge Street, with Publix, shops, restaurants, and outdoor cafés, runs along a linear waterfront park.





COMMUNITY



OFFICE / R&D

Inspired LEED office, laboratory, and collaboration spaces with breathtaking views of the Ashley River and the convenience of coffee shops and restaurants, all in unique urban environment. Groundbreaking ideas happen here.



HOSPITALITY

Whether you're visiting MUSC or taking in a game at The Joe. With five hotels in the district, there are dining and meeting options around every corner.



RETAIL

All your modern needs meet in one place. Residents can run from a workout to grab a drink with friends, or leave the office mid-day to get a haircut and grab a sandwich at Publix or one of the cafés. It's all at your front door.



LIVING

With living spaces boasting tall ceilings, balconies, and oversized windows with the best views in Charleston, WestEdge is designed to connect you to our riverside location with an array of amenities, including a rooftop pool, a fitness center, grocery store, restaurants, and cafés.

REIMAGINED

WESTEDGE

THE BEST OF URBAN DESIGN BUILT FOR CHARLESTON'S UPPER PENINSULA.

CHARLESTON PENINSULA

RAVENEL BRIDGE

THE CITADEL

CROSTOWN

PLANNED HAGOOD/
MUSC CONNECTION

KING STREET

MARION SQUARE

COLLEGE OF CHARLESTON

HISTORIC DOWNTOWN

MEDICAL DISTRICT

THE BATTERY

HAMMOND FIELD

99

22

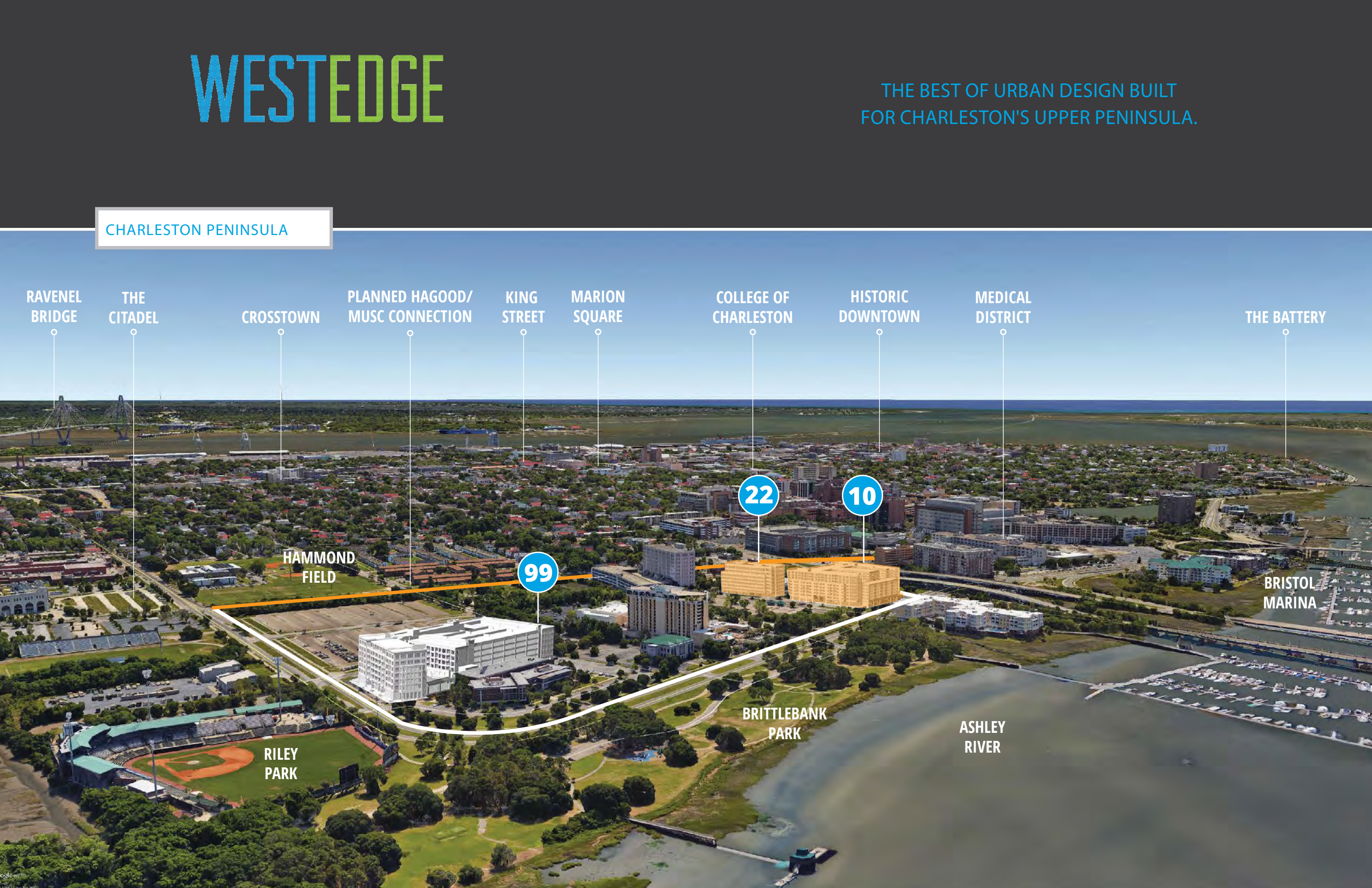
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BRISTOL MARINA

RILEY PARK

BRITTLEBANK PARK

ASHLEY RIVER



A ONCE-IN-A-LIFETIME

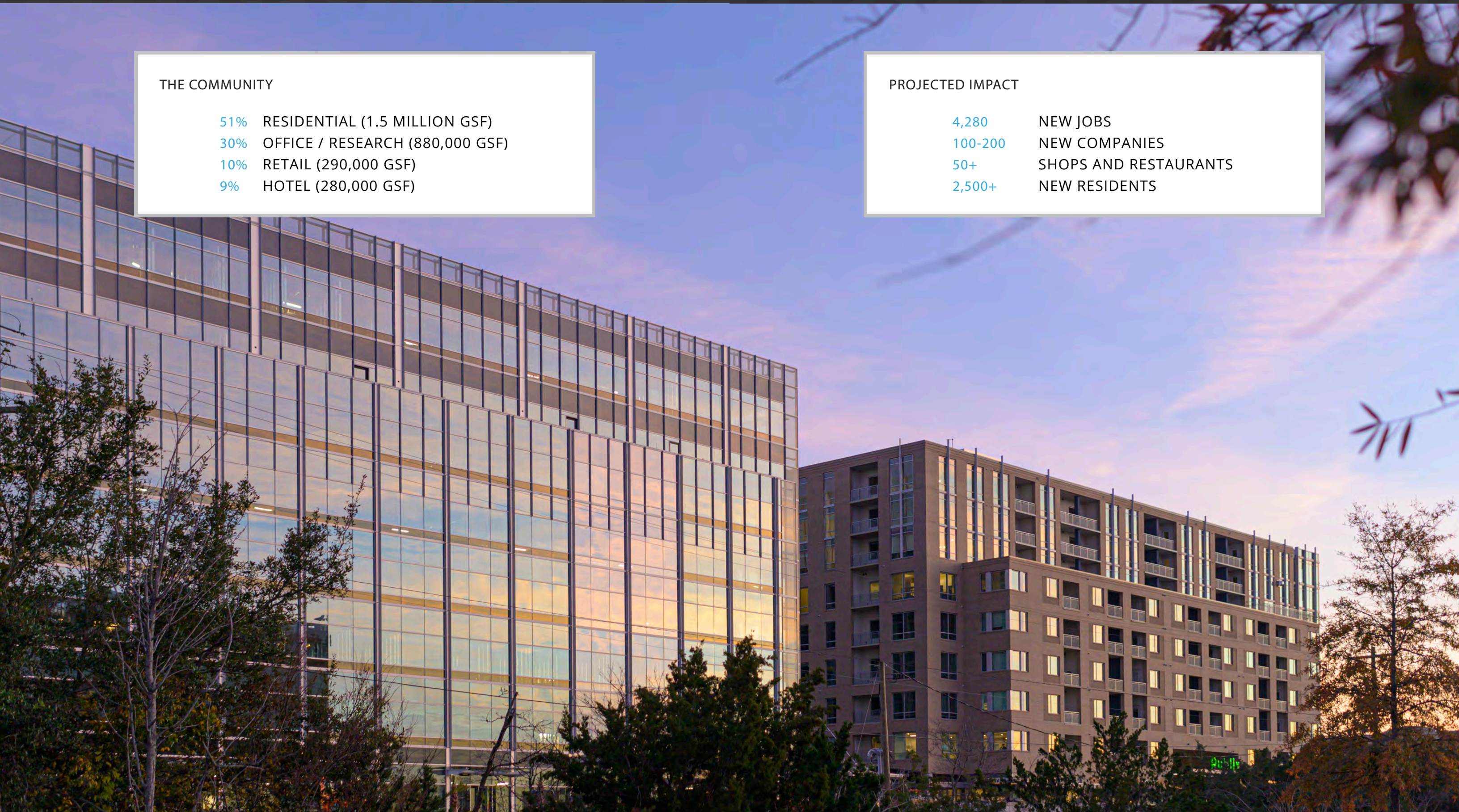
CHARLESTON PROJECT

THE COMMUNITY

- 51% RESIDENTIAL (1.5 MILLION GSF)
- 30% OFFICE / RESEARCH (880,000 GSF)
- 10% RETAIL (290,000 GSF)
- 9% HOTEL (280,000 GSF)

PROJECTED IMPACT

- 4,280 NEW JOBS
- 100-200 NEW COMPANIES
- 50+ SHOPS AND RESTAURANTS
- 2,500+ NEW RESIDENTS



22WESTEDGE

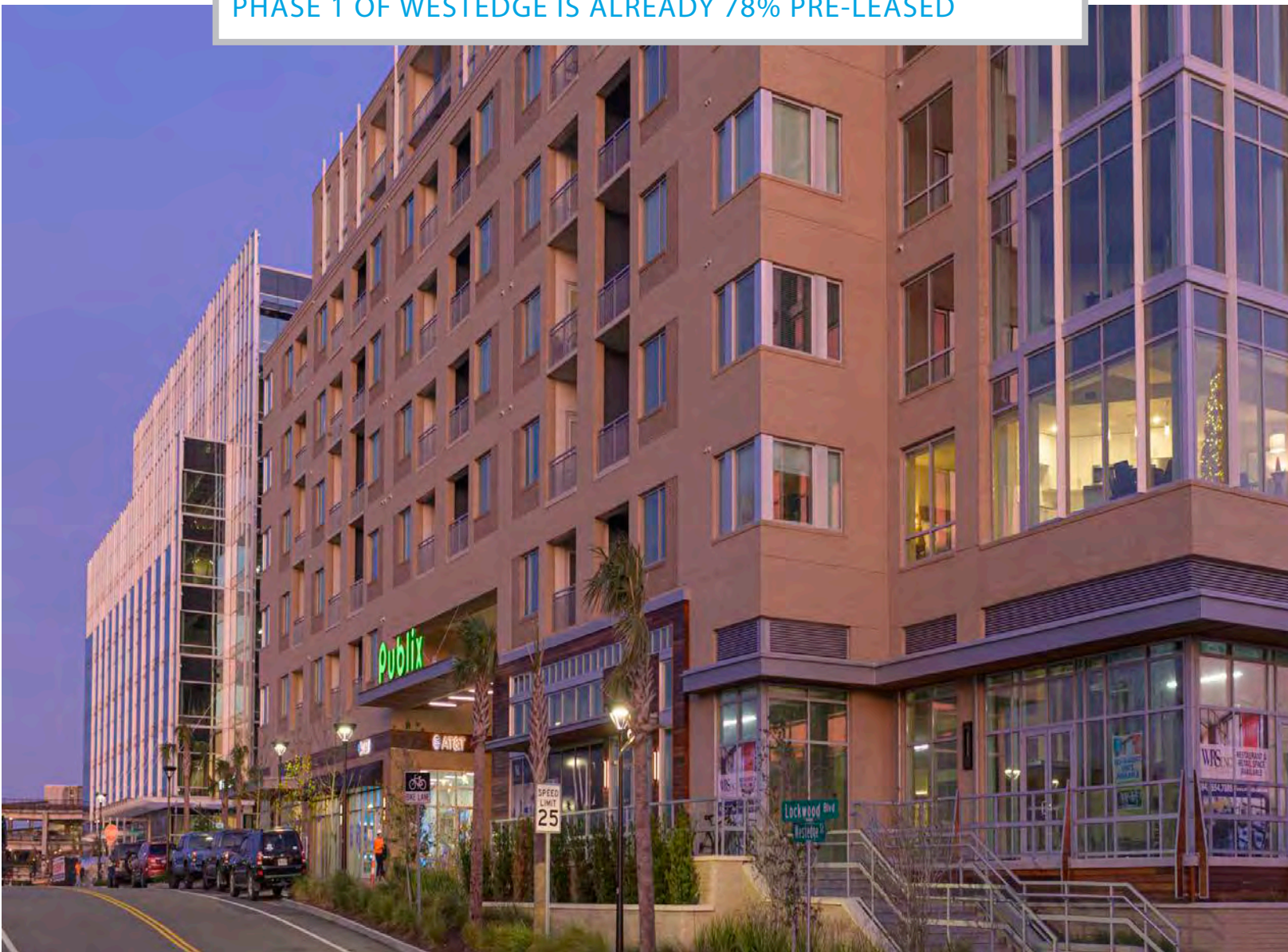
READY FOR TENANT UPFIT

Charleston's only modern Class-A Office tower. Built for today's workforce, it is 40% leased to MUSC and SCRA for lab and innovation space. Designed by Perkins & Will, the all-glass building is the tallest office building in the Charleston skyline at 125 feet tall with terrace views of the Ashley River. Its modern amenities and lively location are attracting a contemporary, high income workforce.

DETAILS

- 138,000 SF of office and lab space
- Up to 70,000 SF of contiguous space

PHASE 1 OF WESTEDGE IS ALREADY 78% PRE-LEASED



22 WESTEDGE LOBBY



PHASED MASTER PLAN

BLUE:
EXISTING

ORANGE:
DELIVERING 2023/2024

YELLOW:
FUTURE

GREY:
NON-WESTEDGE
LANDMARKS

- 1 Holiday Inn Express
- 2 10 WestEdge
- 3 22 WestEdge
- 4 Marriott Hotel
- 5 99 WestEdge—The Caroline
- 6 College of Charleston
- 7 City of Charleston
- 8 Harborview Hotel
- 9 Hotel
- 10 Future Office
- 11 Future Condominium, Parking, and Retail
- 12 Future Apartments and Parking
- 13 Hotel
- 14 Future Hagood Connection
- 15 Future Apartments and Parking
- 16 Future Office
- 17 Future Apartments and Parking
- 18 Future Office
- 19 Future Office
- 20 Future Apartments and Parking
- 21 The Joe
- 22 Brittlebank Park
- 23 Bristol Condominium
- 24 McDonald's
- 25 Stoney Field
- 26 Future Hagood Basin



WESTEDGE PROGRESS

TODAY

2023-24

FUTURE

The Caroline
237 Apartments
20,000 SF Retail

Marriott
350 Rooms
19,720 SF Meeting Space

Holiday Inn Express
150 Rooms
Meeting Space

22 WestEdge
138,000 SF Office
15,000 SF Retail
The Harbour Club

10 WestEdge
350 Apartments
13,500 SF Retail

Publix
50,000 SF Grocery

MUSC/Hagood Connection
Road Improvements

Harborview Hotel
250 Rooms
Hotel and Meeting Space

Four Hotels
700 Rooms
Meeting Space

Cinema
45,000 SF

Hagood Apartments
300 Apartments
Retail

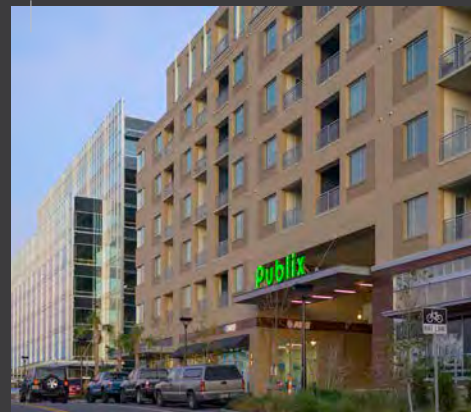
Ashley River
Condominiums
150 Residential
Condominiums

Fitness & Wellness Center
25,000 SF

Office and R&D
550,000 SF

Residential
700 Apartments
and Condos

Retail
30,000 SF



TODAY

BY 2024

TOTAL

- 587 Apartments
- 138,000 SF Office Space
- 500 Hotel Rooms
- 33,500 SF Retail Space
- 50,000 SF Publix
- 55,000 SF Dining/Event/Meeting Space

- 1,037 Apartments/Condos
- 138,000 SF Office Space
- 1,000 Hotel Rooms
- 100,000 SF Retail/Restaurant Space
- 50,000 SF Publix Grocery
- 75,000 SF Dining/Event/Meeting Space

- 1,737 Apartments
- 700,000 SF Office Space
- 1,350 Hotel Rooms
- 250,000 SF Retail Space
- 50,000 SF Publix Grocery
- 20,000 SF Meeting Space
- 65,000 SF Cinema Space

WHERE EVERYONE WANTS TO BE.



HAMPTON PARK

The original Horse Track for Charleston, Hampton Park is one of the largest parks with some of the most extensive floral displays in the city and best fitness trails. Also home to many activities & events year round.



BRITTLEBANK PARK

Contains a nice pedestrian pier overlooking the Ashley River and is the site of the annual Southeastern Wildlife Exposition event and others year-round.



JOE RILEY PARK

The "Joe", home of the beloved Charleston Riverdogs, also hosts over 180 events including minor league baseball, festivals, concerts, oyster roasts, employee outings, and more.



MUSC

MUSC and Roper Hospital shape the city's medical hub; a thriving research and innovation-driven community strategically located within walking distance of WestEdge.



SURROUNDED BY HIGHLY EDUCATED TALENT:

The surrounding area includes young, affluent, experience-seeking residents and employees with high expectations for live, work, and play.

10-MIN DRIVE TIME

Daytime Population	134,526
Residential Population	73,009
Median Age	32.8
Average Household Income	\$76,863
Median Home Value	\$298,455
Businesses	5,641

SOURCE: ESRI 2021

"The Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles, combines thriving economy, rich history, and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none." CHARLESTON METRO CHAMBER OF COMMERCE

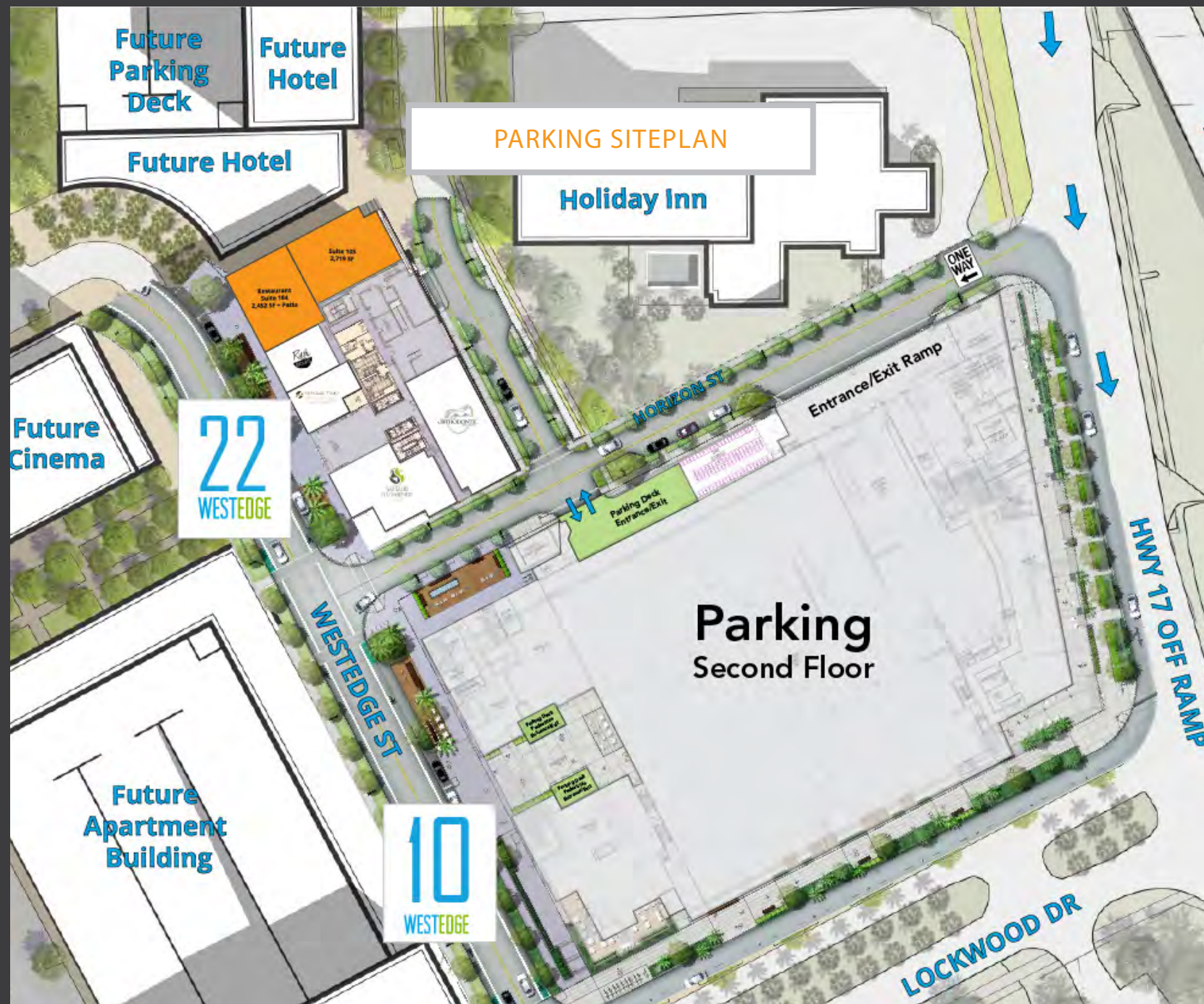
THE WESTEDGE IMPACT

35,000 people projected to work, go to school, receive medical care, visit, and live in the Medical District and WestEdge in 2019

SOURCE: FIELD MARKET STUDY



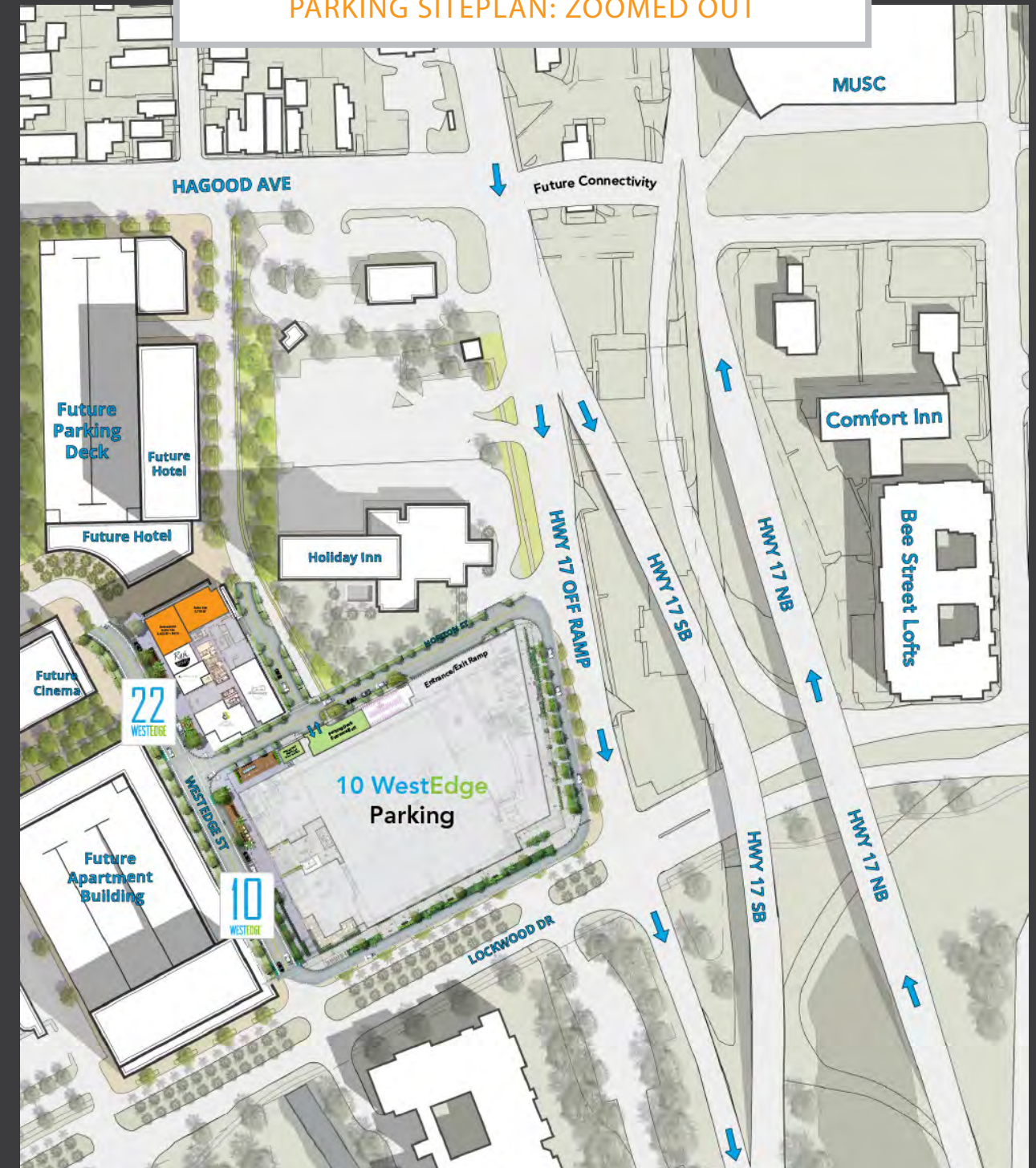
22 WESTEDGE STREET LEVEL



870-SPACE PARKING DECK

- All WestEdge customers receive 2-hours free parking
- Monthly passes available for employees
- Additional parking validation by request
- Street parking along WestEdge

PARKING SITEPLAN: ZOOMED OUT



22 WESTEDGE AVAILABLE FLOOR PLAN

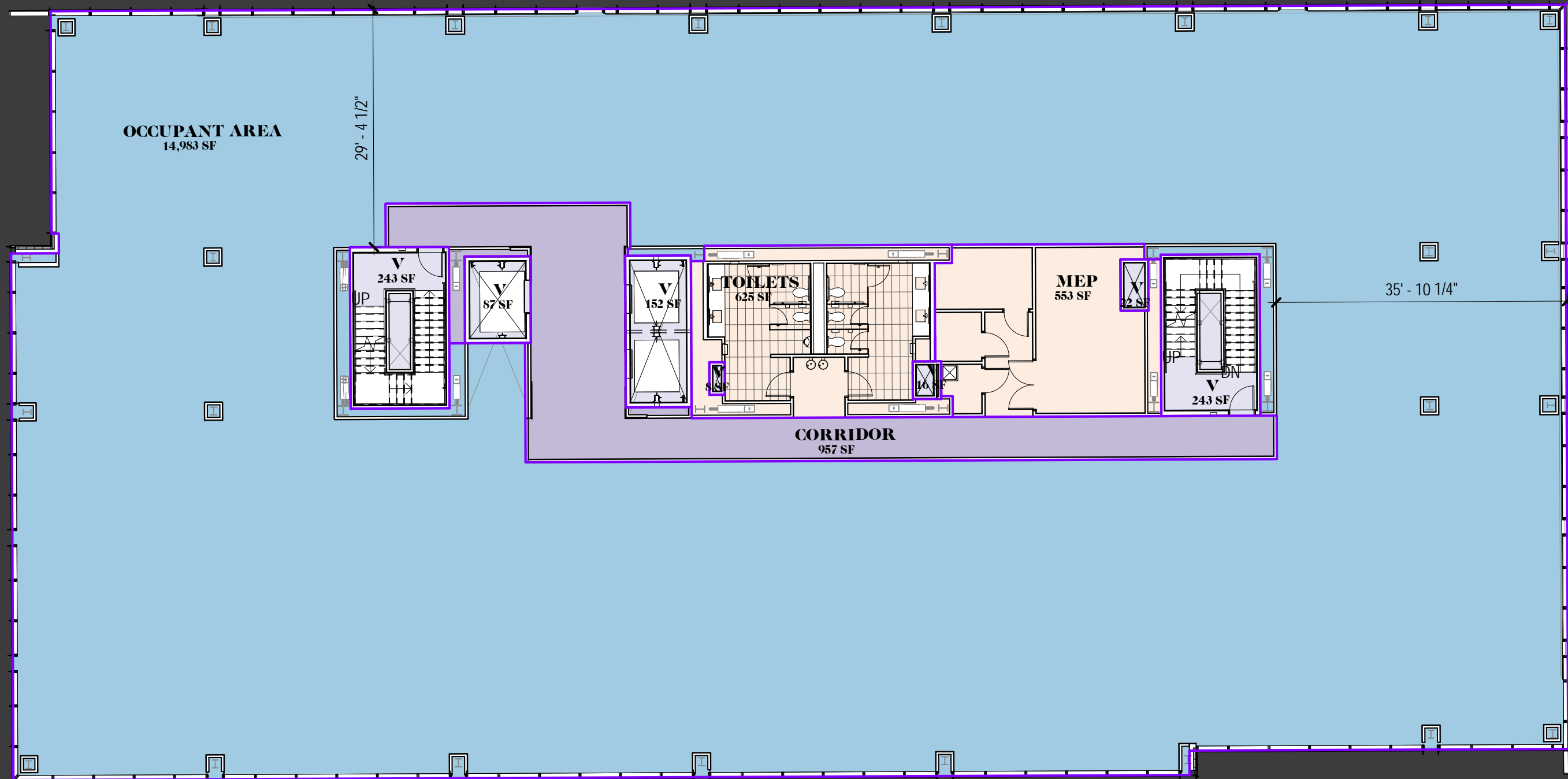
FLOORS 5 & 6

SF: 2,000 to 21,160 SF

PRICE: \$39.50/SF Full Service

TENANT IMPROVEMENT ALLOWANCE: \$40.00/SF

INCENTIVES: Signed tenants receive special Harbour Club member pricing



22 WESTEDGE AVAILABILITY OFFICE



FLOORS 5 & 6

SF: 2,000 to 21,160 SF

PRICE: \$39.50/SF Full Service

TENANT IMPROVEMENT ALLOWANCE: \$40.00/SF

INCENTIVES: Signed tenants receive special Harbour Club member pricing

- Floors 2 and 3 leased to The Medical University of South Carolina (MUSC)
- Floor 7 leased to Harbour Club
- Floor 8 leased to The South Carolina Research Authority (SCRA)

Floor	Tenant	Size
8	Vikor Scientific	15,860 SF
7	Harbour Club	17,723 SF
6	AVAILABLE	21,158 SF
5	AVAILABLE	21,158 SF
4	Flagship- City of Charleston Vikor Scientific Studio 22	8,000 SF 7,216 SF 5,942 SF
3	MUSC	21,158 SF
2	MUSC	21,158 SF
1	Heritage Trust AVAILABLE Savuers Du Monde Cafe Rush Bowls AVAILABLE	1,347 SF 4,013 SF 3,229 SF 1,364 SF 5,861 SF

AMENITIES + PHOTOS

THE HARBOUR CLUB RENDERINGS



THE MAIN LOBBY



THE PERKS



22WESTEDGE

Office Leasing:

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