TOWNE @ COOPER RIVER

MEDICAL OFFICE OPPORTUNITY ON CLEMENTS FERRY

CHARLESTON, SOUTH CAROLINA

MARK MATTISON, SIOR, CCIM
+1 843 437 1545
mark.mattison@bridge-commercial.com

MATT JOHNSON
+1 985 237 2580
matt.johnson@bridge-commercial.com

FLAGSHIP HEALTHCARE PROPERTIES

BRIDGE COMMERCIAL

BRIDGE COMMERCIAL

towne @ cooper river
the vision

- Master-planned site with medical office, multi-family, and retail.
- The building is a two-story project consisting of approximately 36,000 square feet and is situated between major multifamily developments such as Point Hope.
- Keeping true to the design and aesthetic of the building and its occupants while remaining fiscally responsible with all decisions.
- Connecting to larger site community, multiple tenants, and connectivity to open public and garden spaces.
- Site work underway, delivering Q3 2027

CREATE AN EXPERIENCE THAT EMBRACES THE LOWCOUNTRY.

THE OPPORTUNITY

TOWNE @ COOPER RIVER

Clements Ferry's Premier Medical Office

WHY TOWNE @ COOPER RIVER?

- Located in the Towne @ Cooper River master-planned mixed-use development on Clements Ferry Road.
- ±32,000 VPD on Clements Ferry Road.
- Direct access to I-526 providing easy access to all areas for employees and patients.
- Proximate to all amenities on Daniel Island including coffee, restaurants, hotels, gyms, banks, walking trails and parks.
- High-end amenities and architectural details.
- Build-to-suit - Medical Office space built specific to your needs.
- Diverse offerings of housing along the Clements Ferry corridor and Daniel Island proper.

LOCATION

TOWNE @ COOPER RIVER

LOCATION

TOWNE @ COOPER RIVER

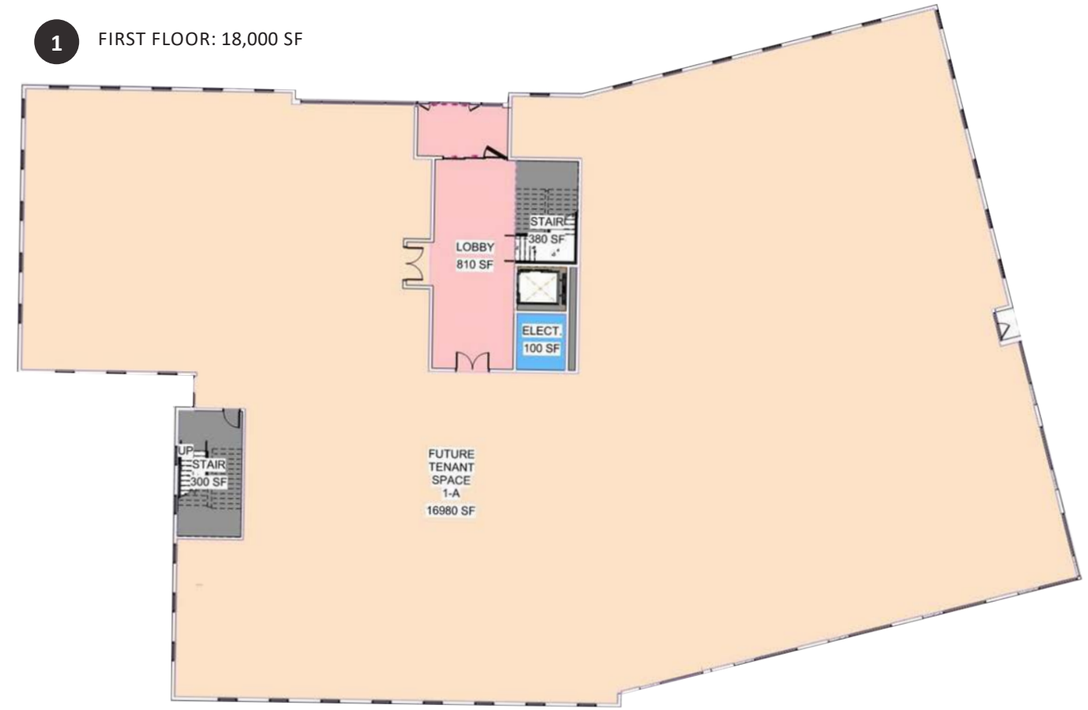
PLANS
TOWNE @ COOPER RIVER

TOWNE @ COOPER SITE PLAN

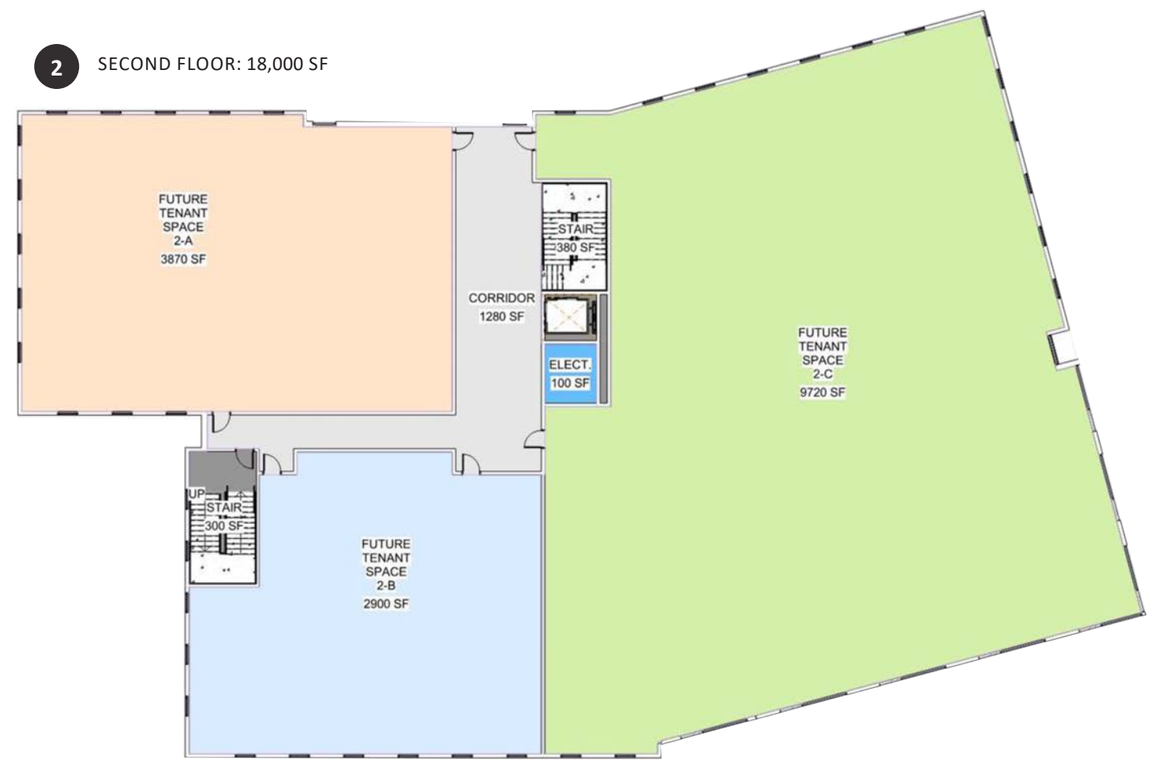
PROPERTY SUMMARY

OFFICE SIZE:	5,000 - 36,000 SF • 1st Floor: 18,000 SF • 2nd Floor: 18,000 SF
LEASE RATE:	$38.00 NNN
TI ALLOWANCE:	$65.00 PSF
PARKING:	5/1,000 Ratio
SIGNAGE:	Building Signage Available
DELIVERY:	Q3 2027 (Site work underway)
ACCESS:	Full access at Interstate 526
OFFICE BASE BUILDING:	Call for details and package for the base building condition and building standard finishes.

1 FIRST FLOOR: 18,000 SF



2 SECOND FLOOR: 18,000 SF

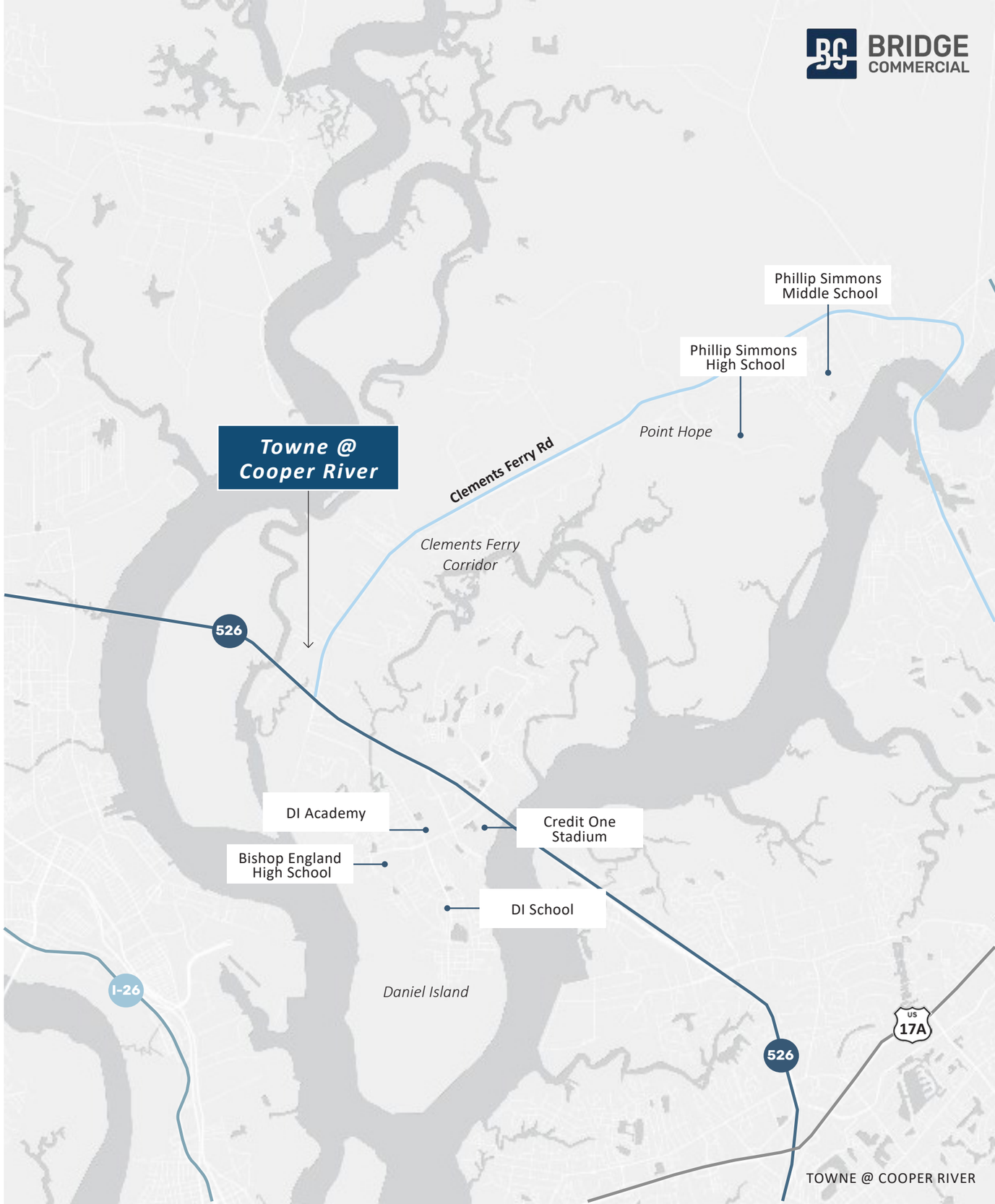


THE NEIGHBORHOOD

TOWNE @ COOPER RIVER

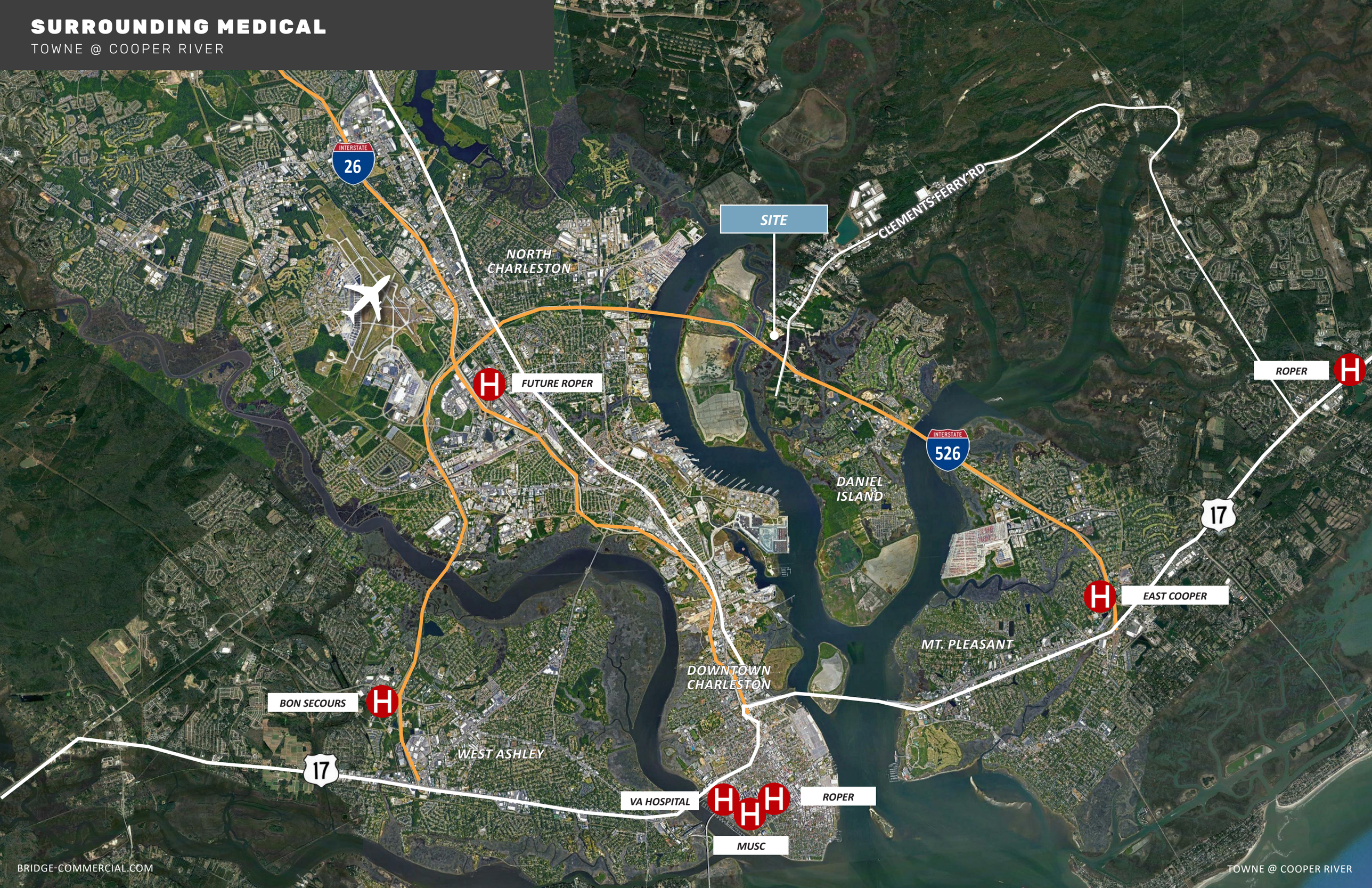
FASTEST GROWING SUBMARKET IN CHARLESTON

- The submarket creates access to a diverse income population from N Charleston to Daniel Island Park.
- The School District of Berkeley County completed the construction of a high school and elementary/middle school on the southern portion of Cainhoy in 2016.
- New projects like these illustrate why the Flagship project will be successful.
- Towne @ Cooper River located directly off Clements Ferry Road with direct access to I-526.
- Cooper River will provide an excellent platform for your business to establish its presence in the Clements Ferry region.
- Although the site is not located in the Charleston CBD, the surrounding master-planned community will be meticulously designed to emulate the consumer experience which downtown Charleston has become nationally recognized for.



SURROUNDING MEDICAL

TOWNE @ COOPER RIVER



SURROUNDING MULTIFAMILY

TOWNE @ COOPER RIVER

- Clements Ferry is experiencing the largest recent percentage increase in multifamily unit count growth.
- The site is located among the 2nd most suburban multifamily development pipeline in Charleston.
- The master-planned development, in the area of Clements Ferry Road and Cainhoy Road, features approximately 9,000 single-family residential units.
- Point Hope - 9,000 residential units over 2,000 acres.
- Nine new multi-family developments totaling in 2,700 units.

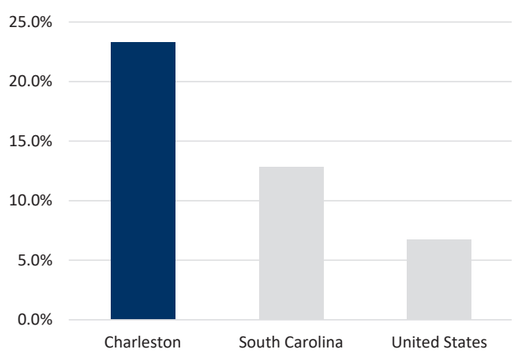
POPULATION GROWTH:

NO. 17

FASTEST GROWING CITIES
U-HAUL | 2021

2X
SOUTH CAROLINA AVERAGE GROWTH

3X
UNITED STATES AVERAGE GROWTH

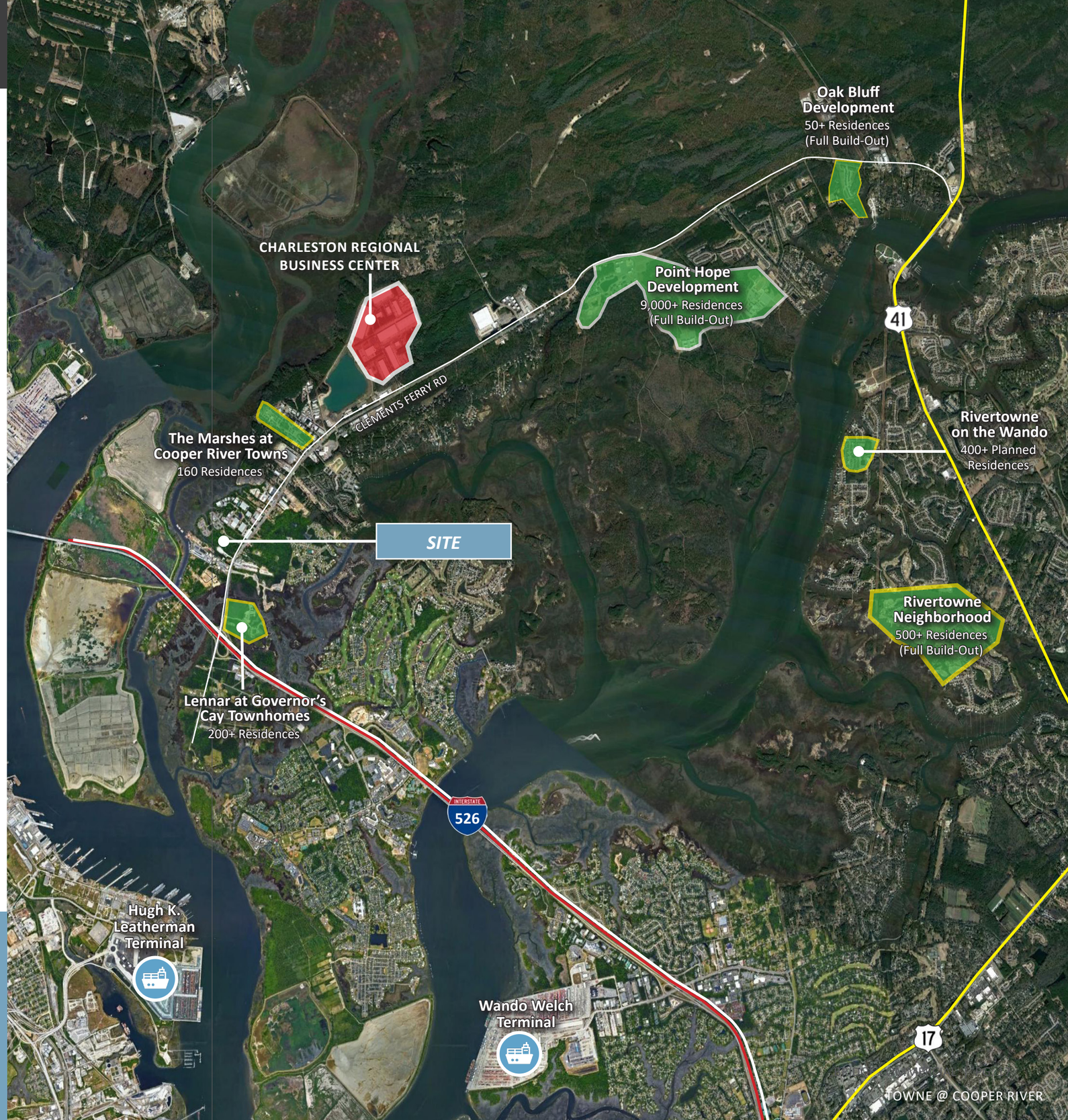


Sources: U.S. Bureau of Labor Statistics, CRDA.org

#5
CHARLESTON IS WHERE THE JOBS WILL BE
2020 | FORBES

BEST PLACE TO START A CAREER
CHARLESTON RANKS 6TH
2021 | WALLETHUB

#10
CHARLESTON GAINING INNOVATION JOBS
2020 | THE NEW YORK TIMES



MARK MATTISON, SIOR, CCIM
+1 843 437 1545
mark.mattison@bridge-commercial.com

MATT JOHNSON
+1985 237 2580
matt.johnson@bridge-commercial.com

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

DISCLAIMER

The material contained in the property profile and marketing package is confidential, furnished solely for the purpose of considering the acquisition or financing of the Property described herein (the "Property'') and is not to be used for any other purposes or made available to any other person without express written consent of Owner ('Owner') or Bridge Corporate Solutions, LLC ("Bridge"). This property profile and marketing package contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this Offering Memorandum has been compiled by Bridge from sources considered reliable and has not been independently verified by Bridge. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Prospective Purchasers should review all legal documents, which are available from Bridge, and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified Prospective Purchasers.

Neither the Owner nor Bridge, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or the information contained herein, or any additional information provided. This property profile and marketing package is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Bridge on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any Prospective Purchaser, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion to withdraw the Property offered herein, and supplement, change, amend, bifurcate, or reduce the property profile and marketing package.