

# For Lease:



**+/- 6,000 SF of Commercial Space**  
**111 Springhall Drive, Goose Creek, SC 29445**

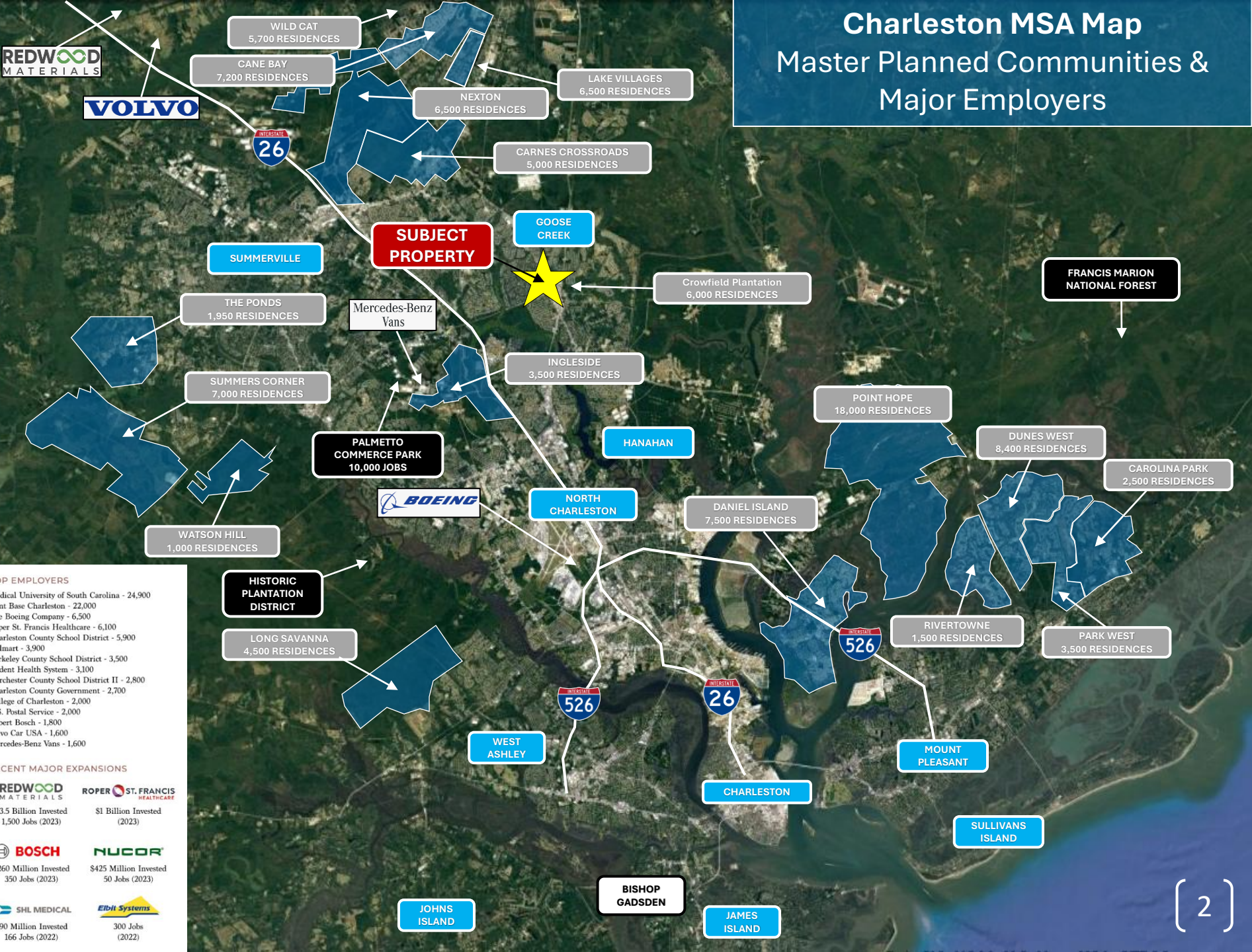
# Charleston MSA Map

## Master Planned Communities & Major Employers



- TOP EMPLOYERS**
- Medical University of South Carolina - 24,900
  - Joint Base Charleston - 22,000
  - The Boeing Company - 6,500
  - Roper St. Francis Healthcare - 6,100
  - Charleston County School District - 5,900
  - Walmart - 3,900
  - Berkeley County School District - 3,500
  - Trident Health System - 3,100
  - Dorchester County School District II - 2,800
  - Charleston County Government - 2,700
  - College of Charleston - 2,000
  - U.S. Postal Service - 2,000
  - Robert Bosch - 1,800
  - Volvo Car USA - 1,600
  - Mercedes-Benz Vans - 1,600

- RECENT MAJOR EXPANSIONS**
- |   |  |
|---|--|
| <p>\$3.5 Billion Invested<br/>1,500 Jobs (2023)</p> | <p>\$1 Billion Invested<br/>(2023)</p>           |
| <p>\$260 Million Invested<br/>350 Jobs (2023)</p>   | <p>\$425 Million Invested<br/>50 Jobs (2023)</p> |
| <p>\$90 Million Invested<br/>166 Jobs (2022)</p>    | <p>300 Jobs<br/>(2022)</p>                       |



- WILD CAT 5,700 RESIDENCES
- CANE BAY 7,200 RESIDENCES
- NEXTON 6,500 RESIDENCES
- LAKE VILLAGES 6,500 RESIDENCES
- CARNES CROSSROADS 5,000 RESIDENCES

- SUMMERVILLE
- SUBJECT PROPERTY**
- GOOSE CREEK
- Crowfield Plantation 6,000 RESIDENCES
- THE PONDS 1,950 RESIDENCES
- Mercedes-Benz Vans
- INGLESIDE 3,500 RESIDENCES
- SUMMERS CORNER 7,000 RESIDENCES
- PALMETTO COMMERCE PARK 10,000 JOBS
- HANAHAN
- WATSON HILL 1,000 RESIDENCES

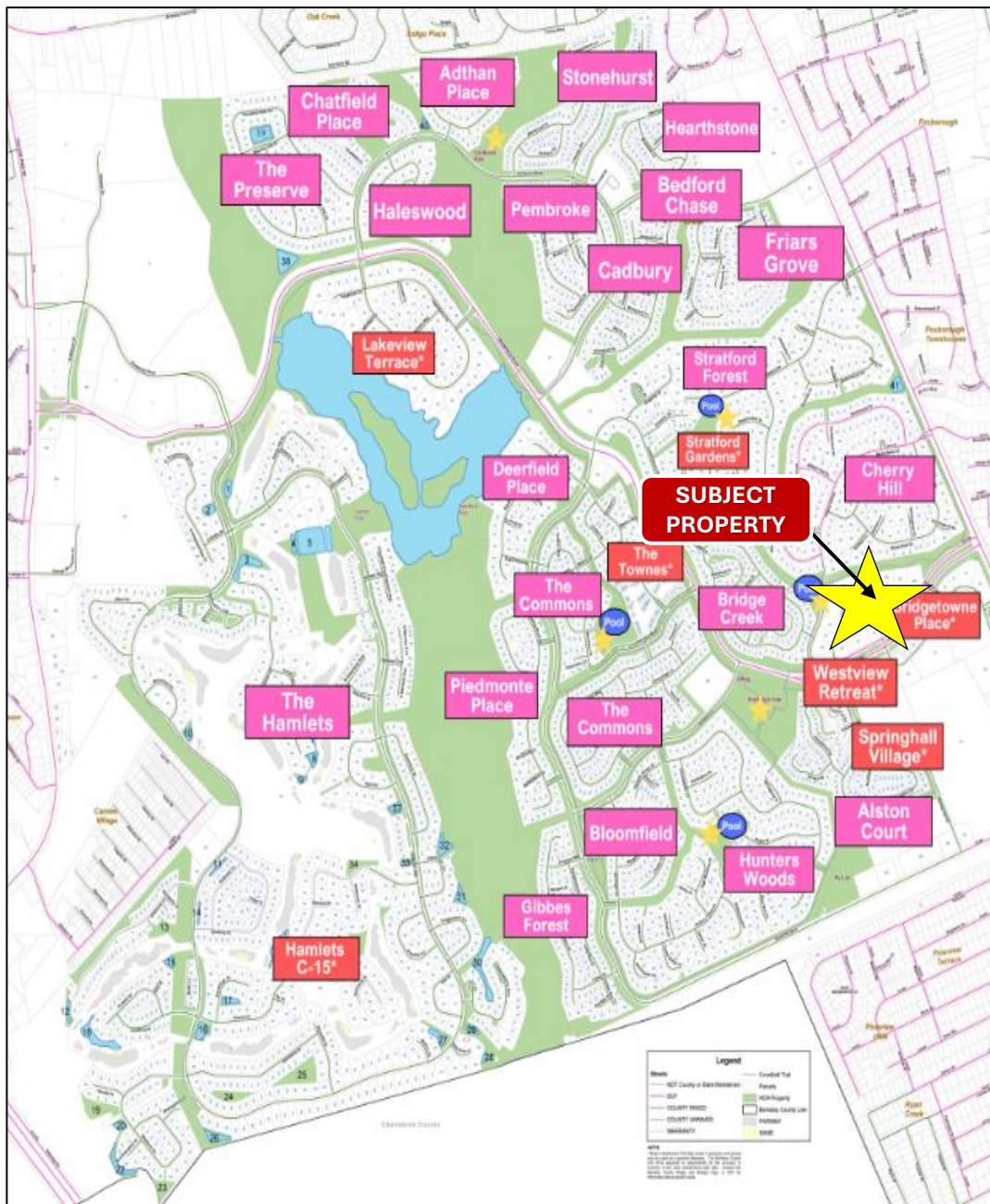
- POINT HOPE 18,000 RESIDENCES
- DUNES WEST 8,400 RESIDENCES
- CAROLINA PARK 2,500 RESIDENCES
- DANIEL ISLAND 7,500 RESIDENCES
- NORTH CHARLESTON
- FRANCIS MARION NATIONAL FOREST
- RIVERTOWNE 1,500 RESIDENCES
- PARK WEST 3,500 RESIDENCES
- HISTORIC PLANTATION DISTRICT
- LONG SAVANNA 4,500 RESIDENCES
- WEST ASHLEY
- MOUNT PLEASANT
- CHARLESTON
- SULLIVANS ISLAND
- JAMES ISLAND
- BISHOP GADSDEN



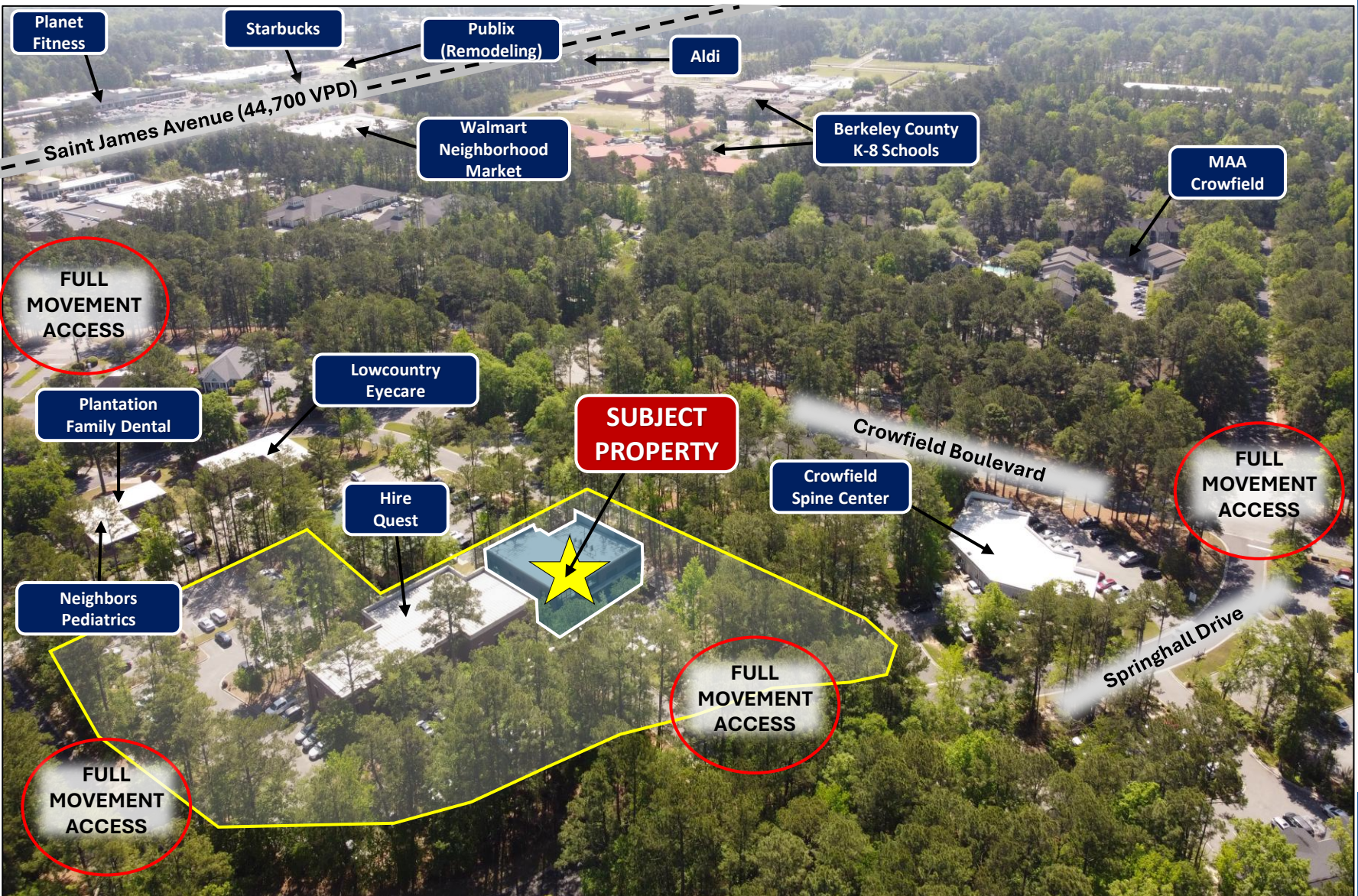
***Crowfield Plantation*** in Goose Creek, South Carolina is a well-established master-planned community developed beginning in the late 1970s with historical roots dating back to the 18th century.

***The community features approximately +/- 6,000 homes,*** offering a mix of housing styles along with extensive amenities such as a 78-acre lake system, a public golf course, parks, and over 16 miles of walking and biking trails.

Located just outside the Charleston metro area, Crowfield Plantation benefits from strong regional growth, with an estimated ***35,000 to 50,000 people living within a three-mile radius*** and convenient access to major employment centers like Naval Weapons Station Charleston.



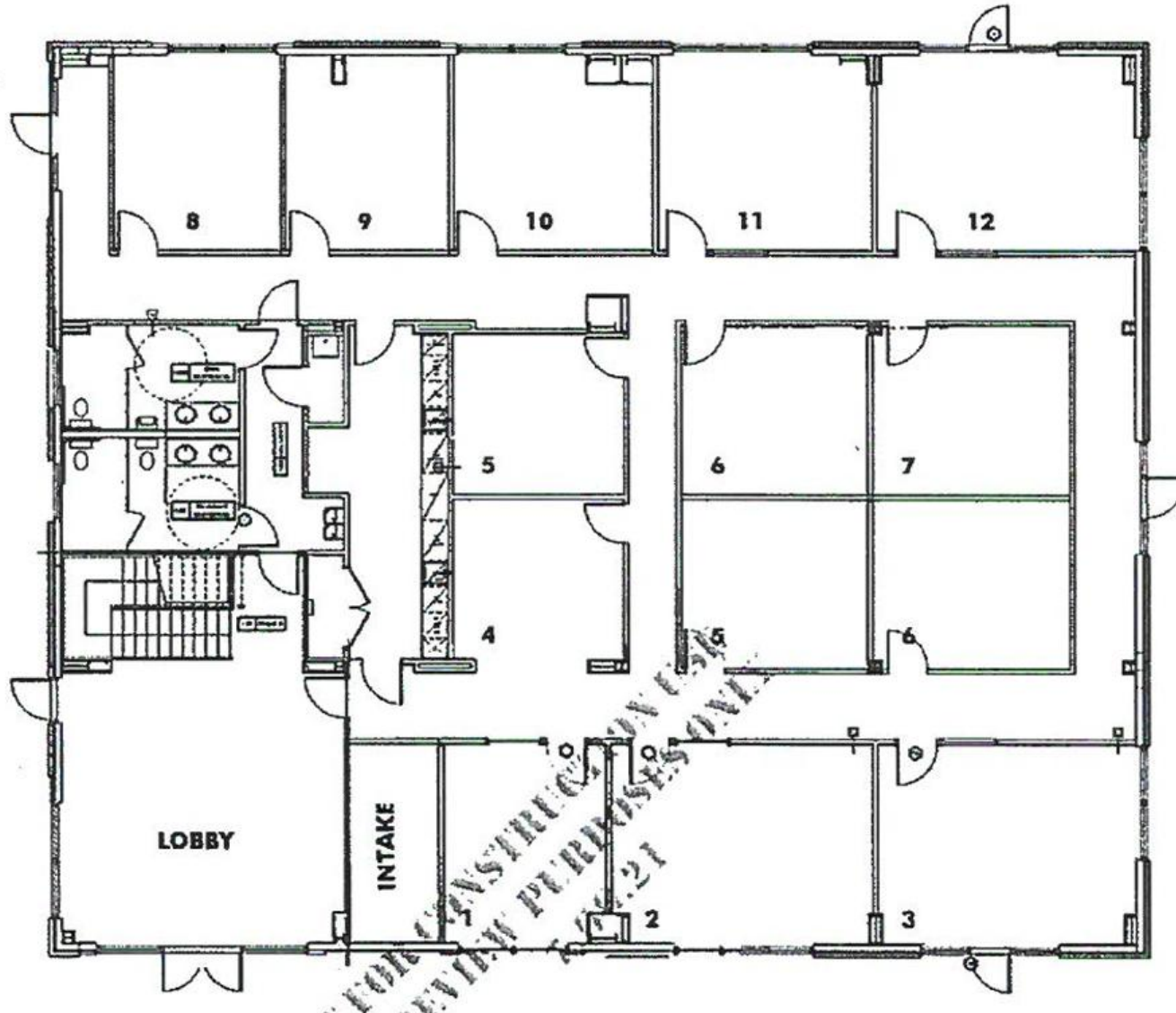
# Property Aerial [1]



# Property Aerial [2]



# Floor Plan





# Offering Overview

*Location Description*

*Development Size*

**The Subject Property is located within the Crowfield Plantation master planned community. The site is surrounded by many professional office and medical users. Crowfield Plantation contains +/- 6,000 residences.**

## Two Commercial Office Buildings

*Development Description*

*Roster of Other Tenants:*

**The commercial offering is a part of a larger two building office development that features a single tenant. The development was completed in 2020 and is well maintained.**

Building 1: Hire Quest, LLC  
Building 1, Unit A [2<sup>nd</sup> Floor]: Hire Quest, LLC

**Building 2, Unit B & C [1<sup>st</sup> Floor]: \_\_\_\_\_ (6,000 SF)**

*Access and Amenities*

**The buildings are centrally located within the Crowfield Business Park and has multiple opportunities for ingress/egress. Monument signage is available and there is a common courtyard with picnic tables. The development is nearby Saint James Avenue and in close proximity to Publix, Aldi, Starbucks, and other service and food options.**

*Available Space*

**Building 2, Unit B & C [1<sup>st</sup> Floor] +/- 6,000 SF**

*Unit Delivery Date & Condition*

**The subject unit is vacant, available immediately, and delivered in as-is broom cleaned condition. Units may be subdivided depending on tenant needs.**

*Lease Rate*

**\$23 PSF Base Rent  
Est. +/- \$5.85 PSF NNN**

**\*\*TIA Available Pending Lease Terms & Conditions\*\***



## Contact For More Information



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