



TOWNE @ COOPER RIVER

MEDICAL OFFICE OPPORTUNITY ON
CLEMENTS FERRY

CHARLESTON, SOUTH CAROLINA

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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 starting January 2024 & vertical construction starting in July 2024

**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



DANIEL ISLAND PARK

EXIT 24



INTERSTATE 526

EXIT 23

FUTURE MULTI-FAMILY



SITE



BRIDGE-COMMERCIAL.COM



7-8 MILES TO HWY 41

SOUTH POINT HOPE

MT. PLEASANT



TOWNE @ COOPER RIVER

CLEMENS FERRY RD

LEGRAND BLVD

CAPE ROMAIN RD

MARDUA RD



North of 5-26

TOWNE @ COOPER RIVER

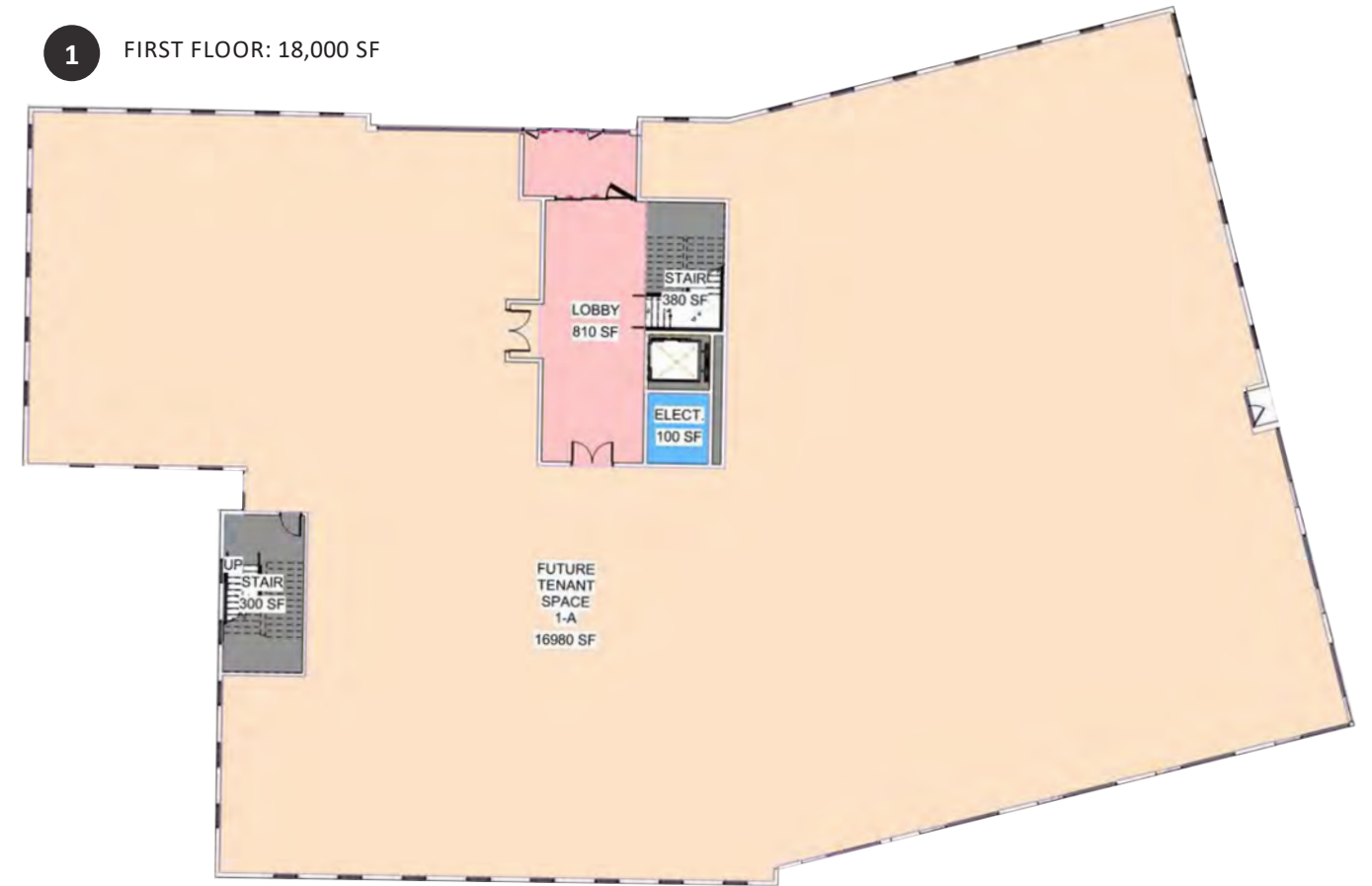
TOWNE @ COOPER SITE PLAN



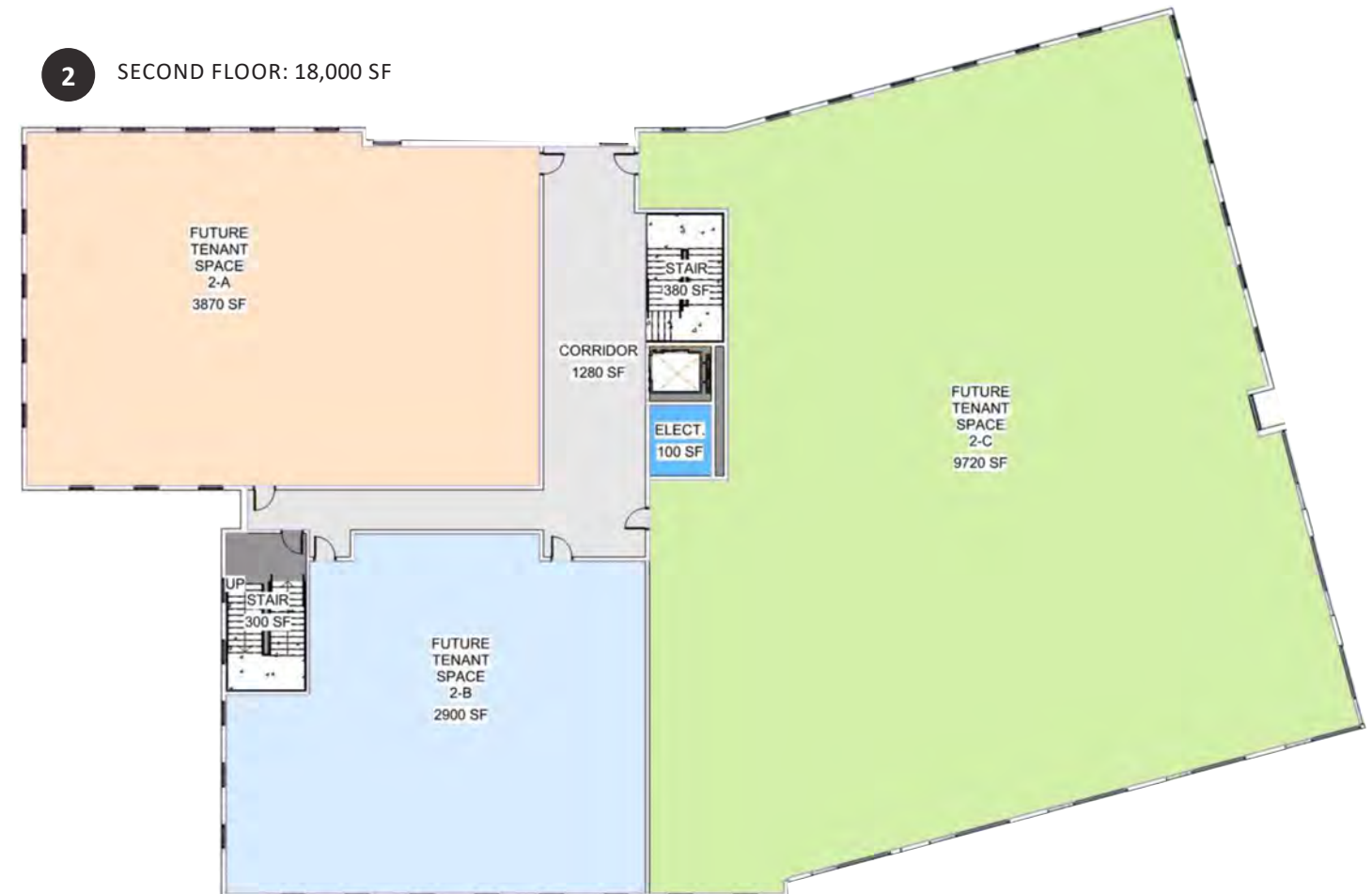
PROPERTY SUMMARY

OFFICE SIZE:	5,000 - 36,000 SF
	<ul style="list-style-type: none"> • 1st Floor: 18,000 SF • 2nd Floor: 18,000 SF
LEASE RATE:	\$35.00 NNN
TI ALLOWANCE:	\$75.00 PSF
PARKING:	5/1,000 Ratio
SIGNAGE:	Building Signage Available
DELIVERY:	Q2 2025 (Site work beginning Jan 2024 & vertical construction beginning July 2024)
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

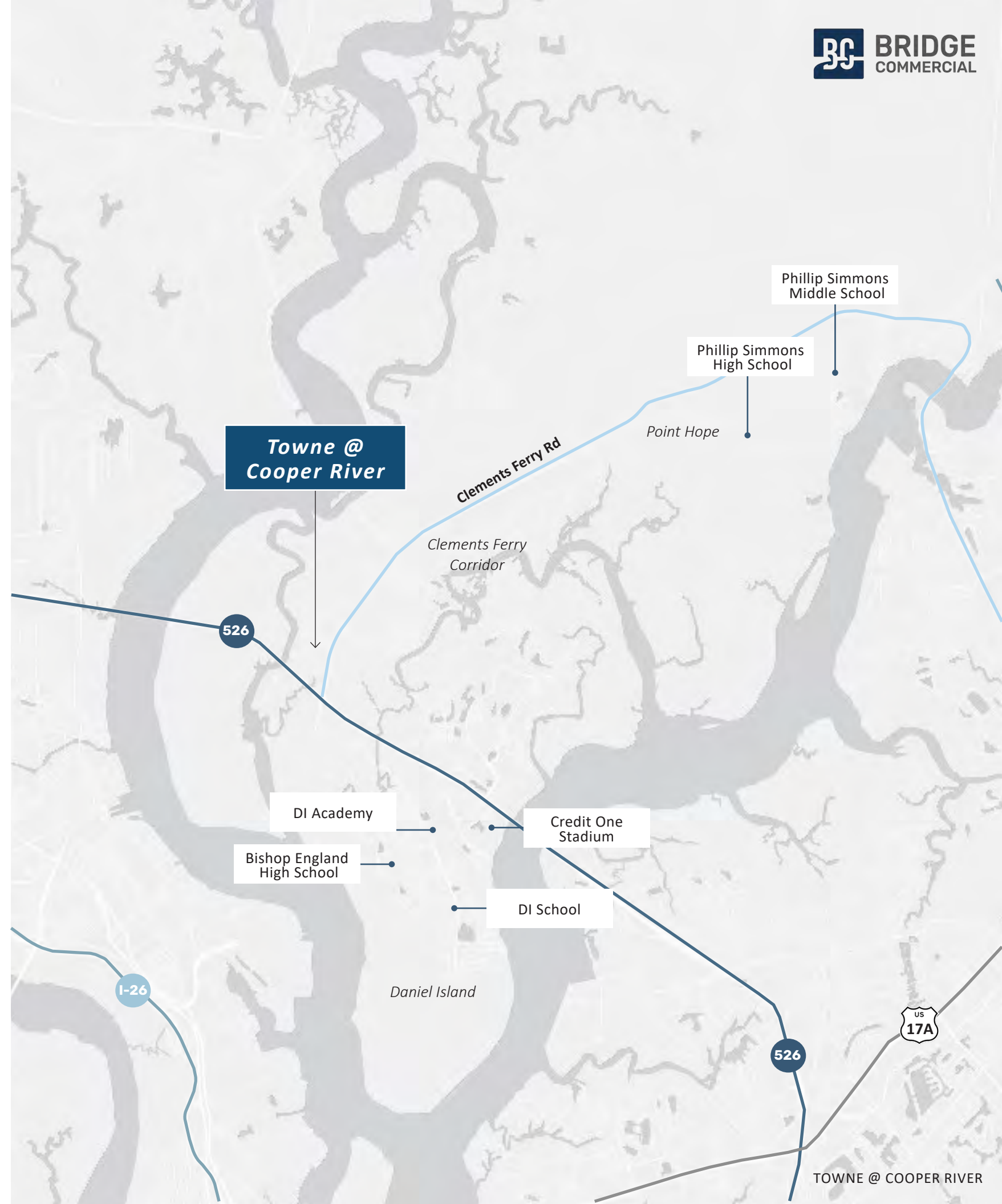
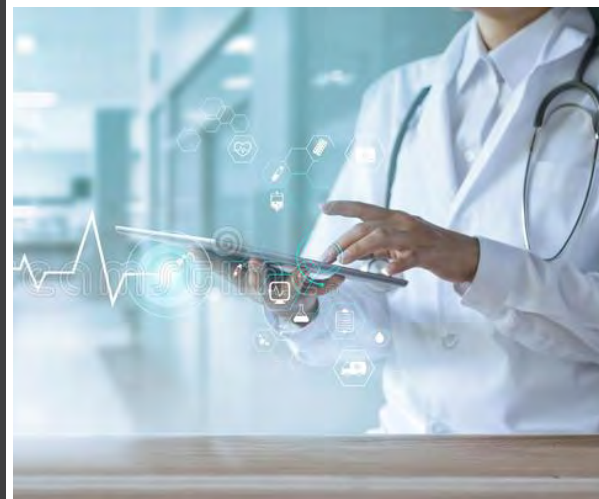


THE NEIGHBORHOOD

TOWNE @ COOPER RIVER

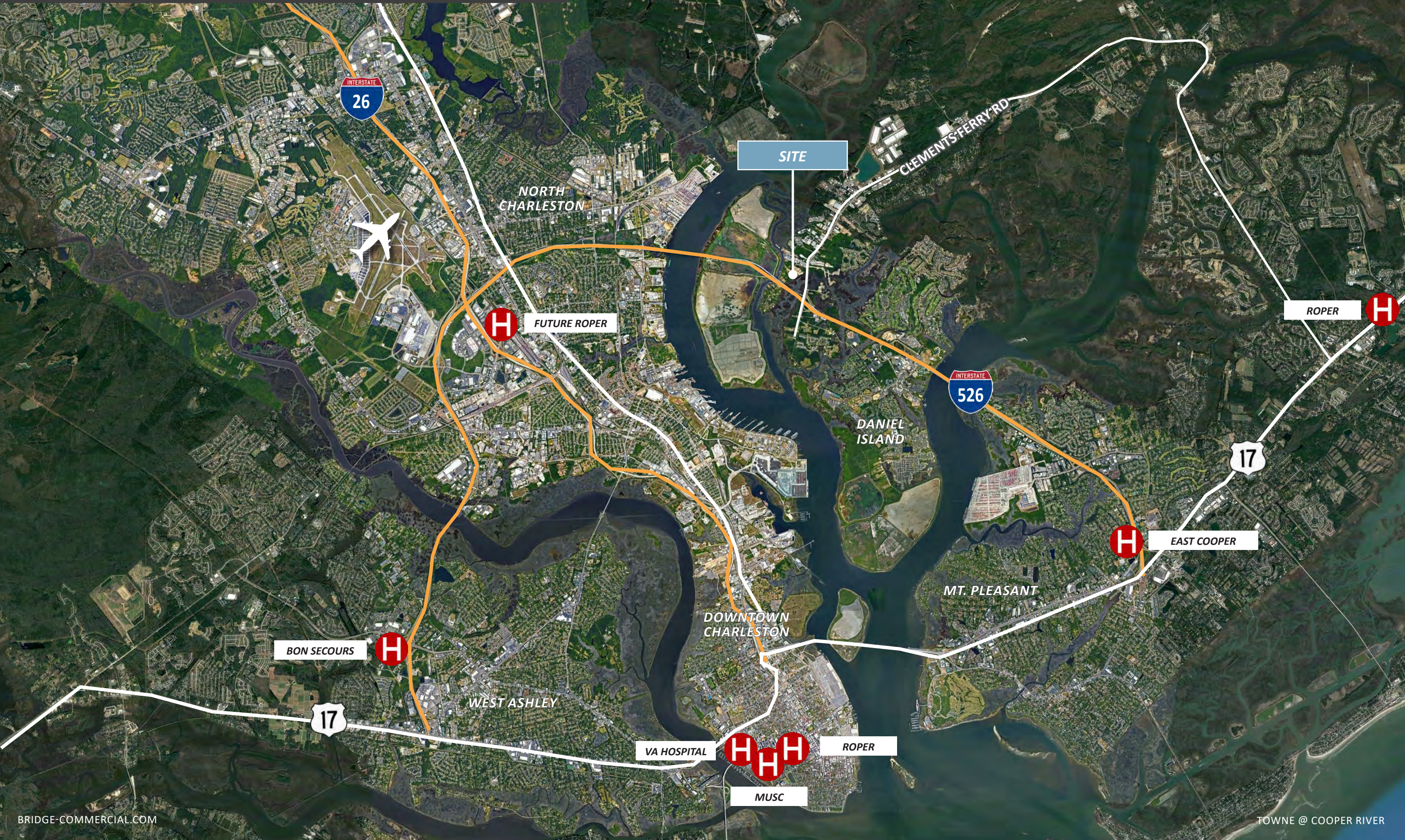
FASTEST GROWING SUBMARKET IN CHARLESTON

- 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 Cainhoj 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



INTERSTATE
26

NORTH
CHARLESTON

SITE

CLEMENTS FERRY RD

FUTURE ROPER

ROPER

INTERSTATE
526

DANIEL
ISLAND

17

EAST COOPER

BON SECOURS

WEST ASHLEY

DOWNTOWN
CHARLESTON

MT. PLEASANT

VA HOSPITAL

MUSC

ROPER

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

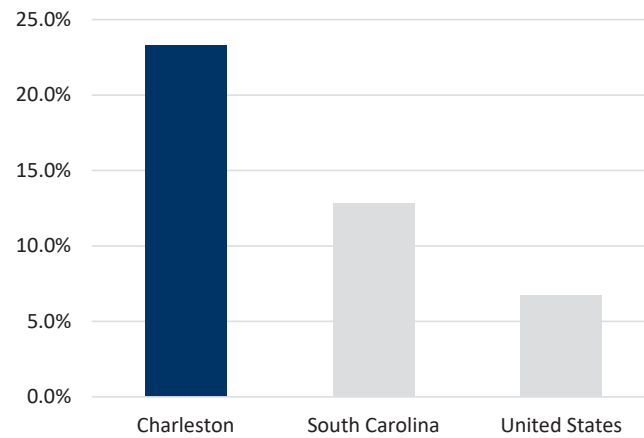
FASTEST GROWING CITIES
U-HAUL | 2021

2X

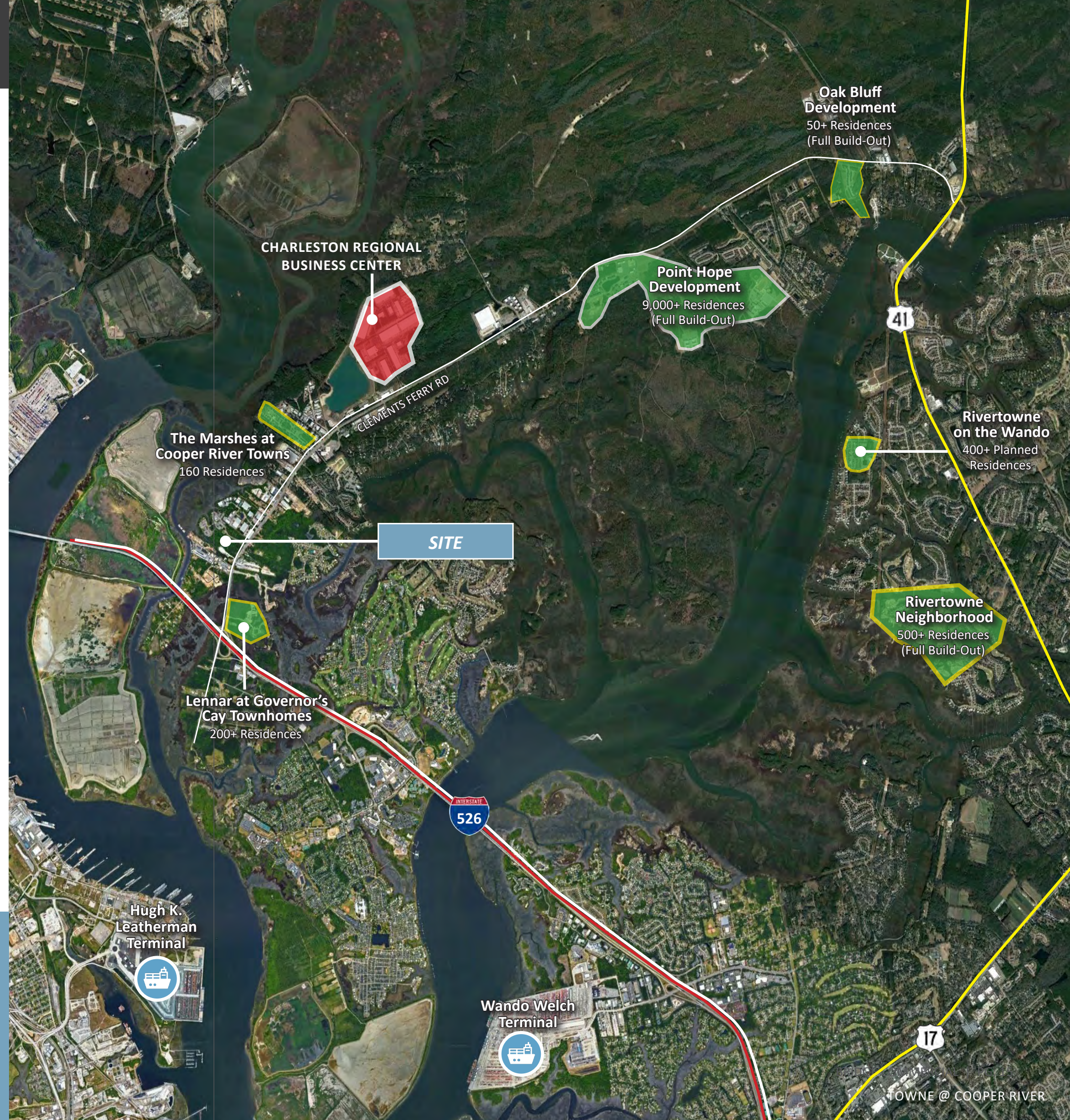
SOUTH CAROLINA
AVERAGE GROWTH

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



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