

LIMITED SPACE REMAINING!



WATCH VIDEO



2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



FULL BUILDING & SITE RENOVATION COMPLETE

PORT 26

PROPERTY FEATURES

- Newly renovated **creative space** with large floor-plates and direct parking access
- +/-275 Linear feet of frontage facing I-26, potential for **unrivalled signage** exposure to Charleston's primary artery (I-26), with 130,000 CPD
- **Up to 5.0 / 1,000** RSF parking ratio available
- Unique indoor and outdoor amenities include: **game room, micro-market, tenant lounge, outdoor patio, dog park** available to all tenants
- **Building signage** and direct access entry available



TOTAL RENTABLE SQUARE FEET +/- 84,019 SF



UP TO 5.0 / 1,000 RSF PARKING RATIO AVAILABLE



HUB ZONE LOCATION



UNSURPASSED FRONTAGE
ON
I-26



RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **Up to 5.0 / 1,000** SF parking ratio
- Unique **On-site Amenities** including:



OUTDOOR PATIO WITH
WI-FI



MEETING SPACE &
MICRO-MARKET



TENANT LOUNGE WITH
GAMEROOM



DOG PARK

Renderings used for inspirational purposes only.



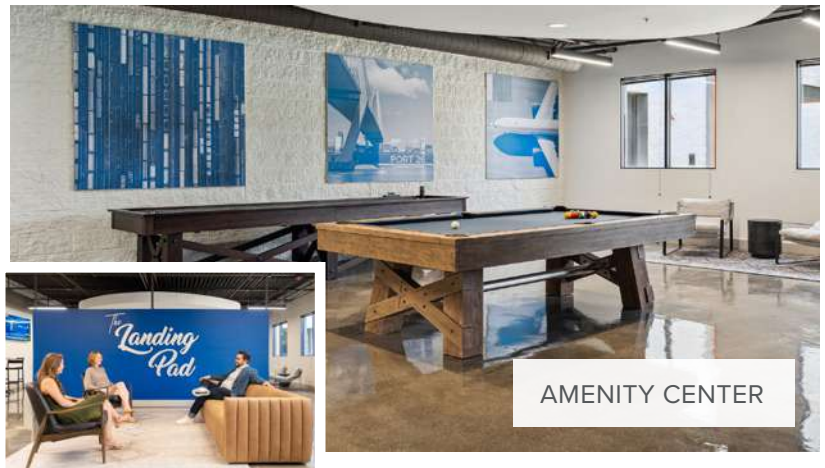
LOBBY AREA



DOG PARK



OUTDOOR PATIO WITH WI-FI

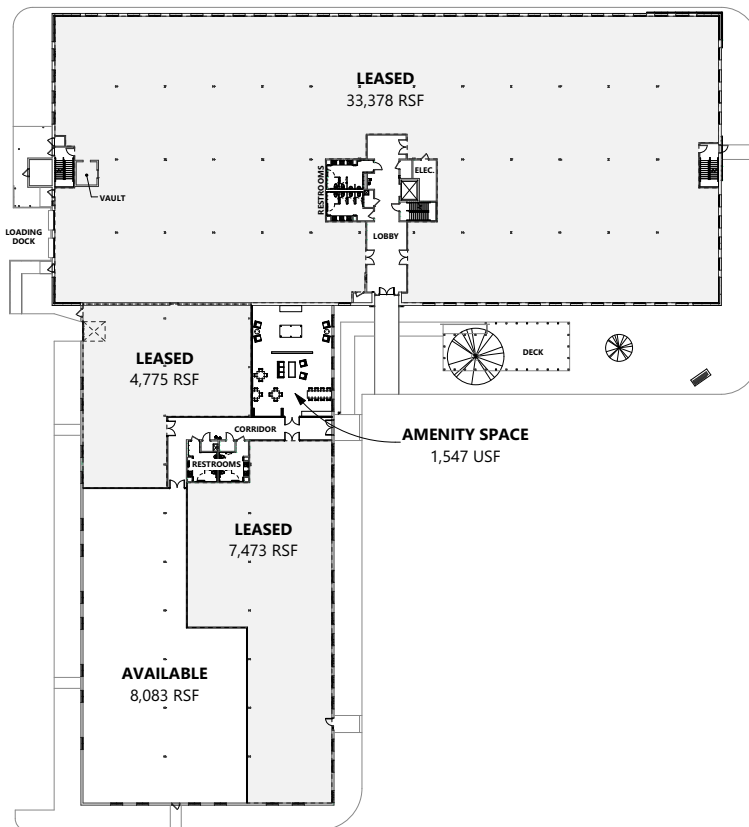


AMENITY CENTER

FLOOR PLANS

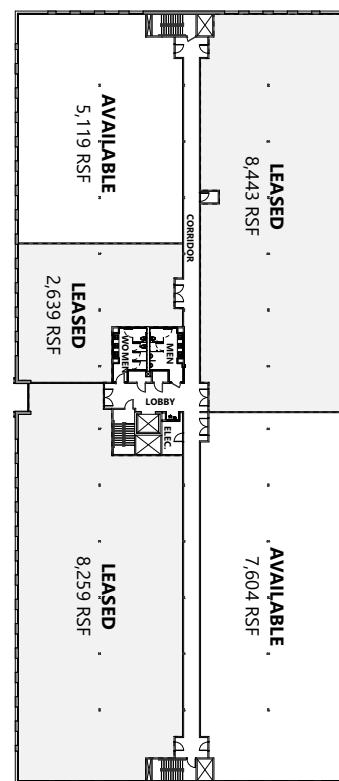
FIRST FLOOR

FLEX SPACE



SECOND FLOOR

OFFICE SPACE



AVAILABLE SIGNAGE



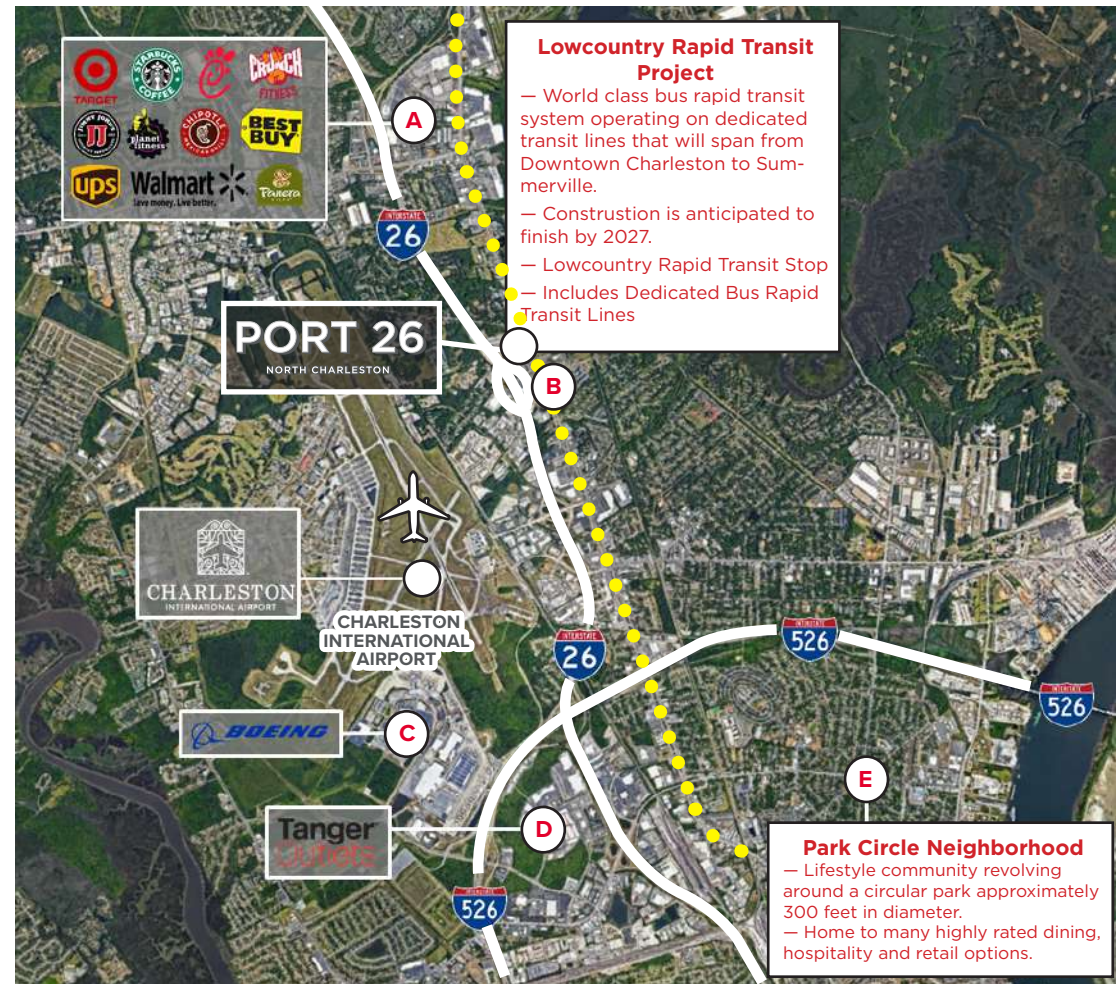
AREA AMENITIES

- **LOWCOUNTRY RAPID TRANSIT PROJECT**
- World class bus rapid transit system operating on dedicated transit lines that will span from Downtown Charleston to Summerville. Construction is anticipated to finish by 2027.



CHARLESTON INTERNATIONAL AIRPORT

- A RETAIL OPTIONS NEARBY:**
Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread
- B ADJACENT TO FUTURE LCRT STOPS**
 - Lowcountry Rapid Transit Stop
 - Includes dedicated bus Rapid Transit lines
- C EAST COAST BOEING MANUFACTURING HQ**
- D TANGER OUTLETS**
- E PARK CIRCLE NEIGHBORHOOD**
 - Lifestyle community revolving around a circular park approximately 300 feet in diameter.
 - Home to many highly rated dining, hospitality and retail options.



LOCATION

NORTH CHARLESTON, SC

North Charleston is a growing city with over 115,000 residents located approximately 9 miles north of Downtown Charleston, South Carolina. Due to the city's convenient access to major thoroughfares such as I-26, I-526, and I-95 as well as more affordable rents than Downtown Charleston, North Charleston has established itself as a desirable location for businesses. North Charleston continues to be a driver for South Carolina's economy as the city offers a business friendly environment, rich with tax incentives, and a highly skilled, growing workforce.



HUBZONE
CERTIFIED

23.1%

POPULATION
GROWTH
IN NORTH
CHARLESTON
SINCE 2010.

\$1.9

BILLION

INVESTED IN
ECONOMIC
DEVELOPMENT
OF NORTH
CHARLESTON.

\$350

MILLION

RENOVATION
/ EXPANSION
TO THE
CHARLESTON
INTERNATIONAL
AIRPORT.

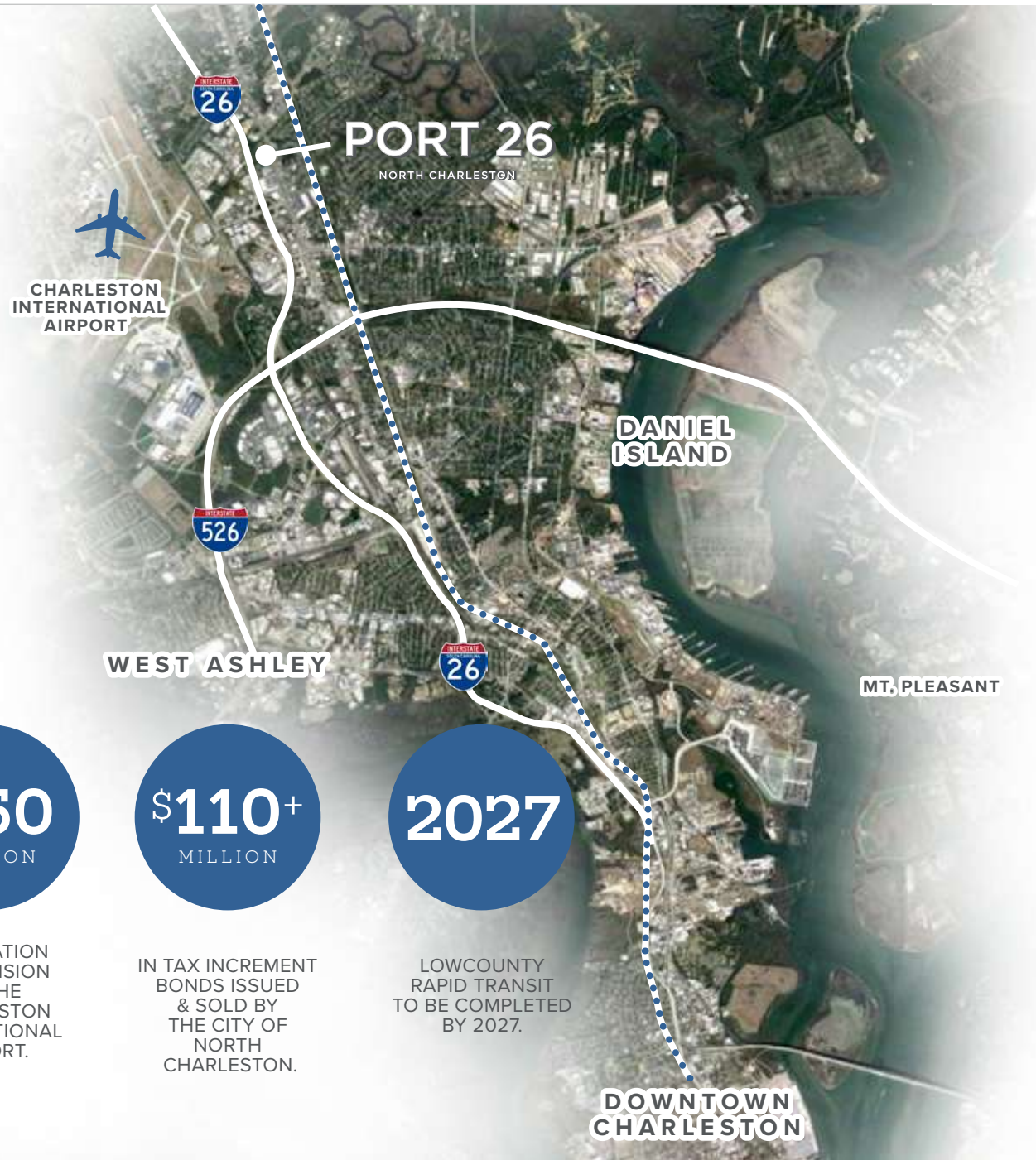
\$110+

MILLION

IN TAX INCREMENT
BONDS ISSUED
& SOLD BY
THE CITY OF
NORTH
CHARLESTON.

2027

LOWCOUNTY
RAPID TRANSIT
TO BE COMPLETED
BY 2027.



PORT 26

NORTH CHARLESTON

PORT 26

FOR MORE INFORMATION, CONTACT:

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