

MONTAGUE OAKS OFFICE PARK & DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

3520 W MONTAGUE & 0 FIRESTONE ROAD
NORTH CHARLESTON, SC 29418

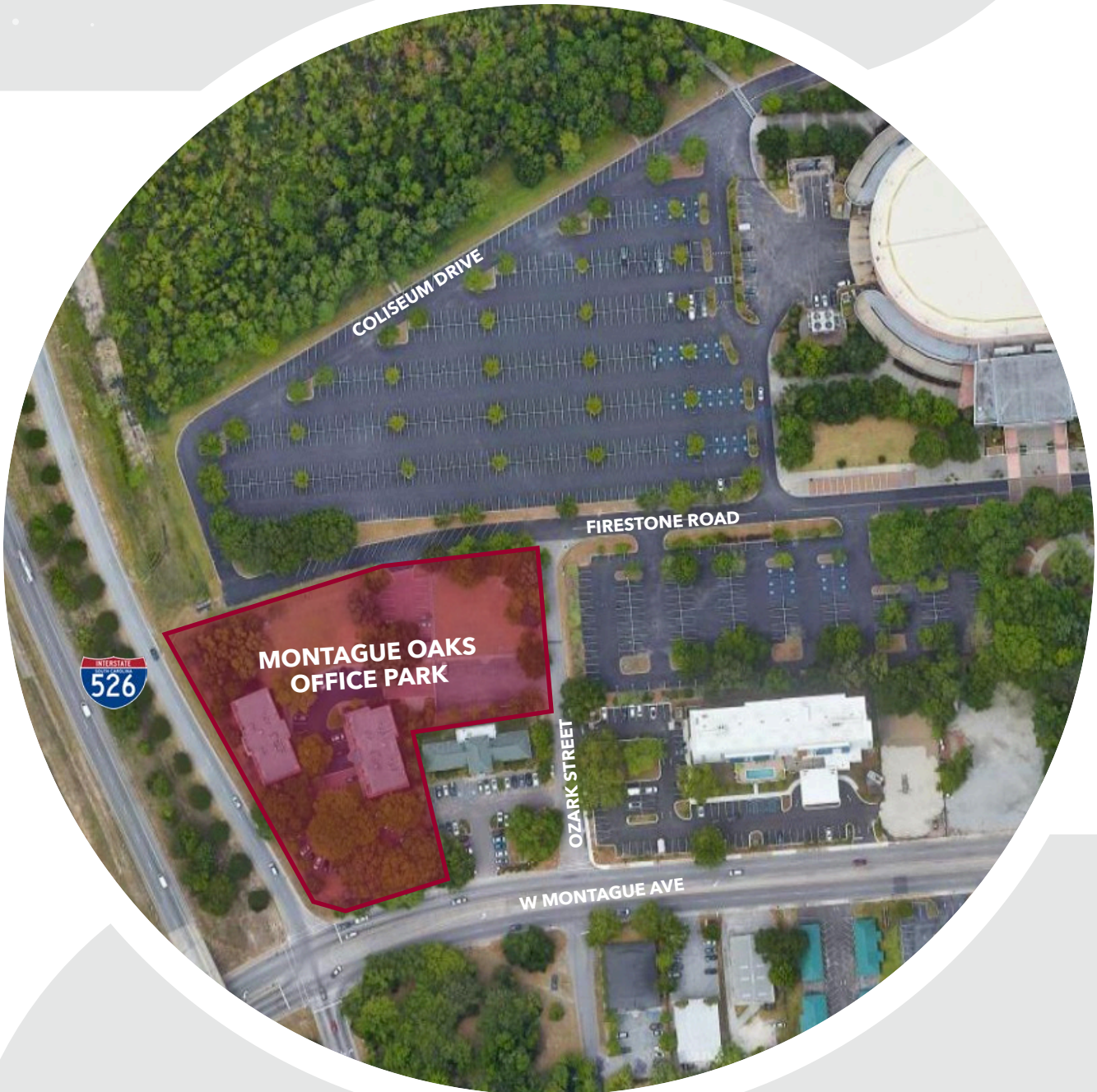


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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates Charleston nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

THE OFFERING

On behalf of the owner, Montague Oaks, LLC, Bob Nuttall, Paul Hartley and Hunter Hartley at Lee & Associates in Charleston have been exclusively selected to sell two, pad-ready sites, followed by selling two highly appointed office assets in Charleston South Carolina in the North Charleston Submarket. The properties will be subjected to a horizontal property regime upon the sale of the first pad site.

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OVERVIEW

MONTAGUE OFFICE PARK DESCRIPTION

Introducing Montague Oaks Office Park, an exceptional opportunity situated in the prime North Charleston area near the bullseye of the greater Charleston Market. This premier Class “A” Office Park boasts a strategic location at the bustling intersection of I-526 and West Montague Avenue, ensuring high visibility and easy accessibility. The Office Park is in close proximity to Charleston International Airport and within walking distance of the North Charleston Convention Center, Top Golf, many restaurants and shopping amenities. There are two office buildings in the Park, each is approximately 12,042 SF, and acreage of 2.77 which could accommodate up to a 58,000 SF development. To further enhance the appeal of Montague Oaks Office Park, ample overflow parking is readily available at the adjacent North Charleston Coliseum, guaranteeing convenience for employees and visitors alike. Don’t miss this incredible opportunity to secure one or two of the pad sites, followed by acquiring one or two of the prominent office buildings at Montague Oaks Office Park. Contact us now to seize this highly sought-after commercial investment.



EASY ACCESS IN A CENTRAL LOCATION



INVESTMENT/OWNER-USER & DEVELOPMENT OPPORTUNITY & OUTSTANDING HQ LOCATION



BUILDINGS HAVE BEEN RECENTLY RENOVATED



EASEMENT FOR PARKING WITH NO DEVELOPMENT COSTS AND MINIMAL ANNUAL MAINTENANCE COSTS (\$10,000/YEAR FOR 128 SPACES ON THE COLISEUM SITE).

EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDRESS	3520 W Montague Avenue & 0 Firestone Road, North Charleston, SC 29418
PARCEL ID	409-09-00-028 409-09-00-032
YEAR BUILT	2007
ZONING	CRD
LAND SIZE (TOTAL OFFICE PARK)	2.77 AC *Not including parking in easement with the City of North Charleston

BUILDING SIZE

(See pages 10-13 for more details)

GROSS AREA (TOTAL EXISTING)	Existing: 24,084 SF
BUILDING AREAS	Building 1: 12,042 SF Building 2: 12,042 SF
PAD 1: An approximately 10,000 SF Building Footprint (Proposed) which should be able to accommodate a 3-story building.	(+/-) 30,000 SF
PAD 2: An approximately 7,500 SF Building Footprint (Proposed) which should be able to accommodate a 3-story building.	(+/-) 22,500 SF

SALES PRICE

SALE PRICE (TOTAL OFFICE PARK)	\$10,000,000 *Owner will sell land without the buildings, but not the buildings without the land
BUILDING AREAS	Buildings 1 & 2: \$6,000,000
PAD 1	\$2,300,000
PAD 2	\$1,700,000

PARKING BREAKDOWN

(See pages 14-15 for more details)

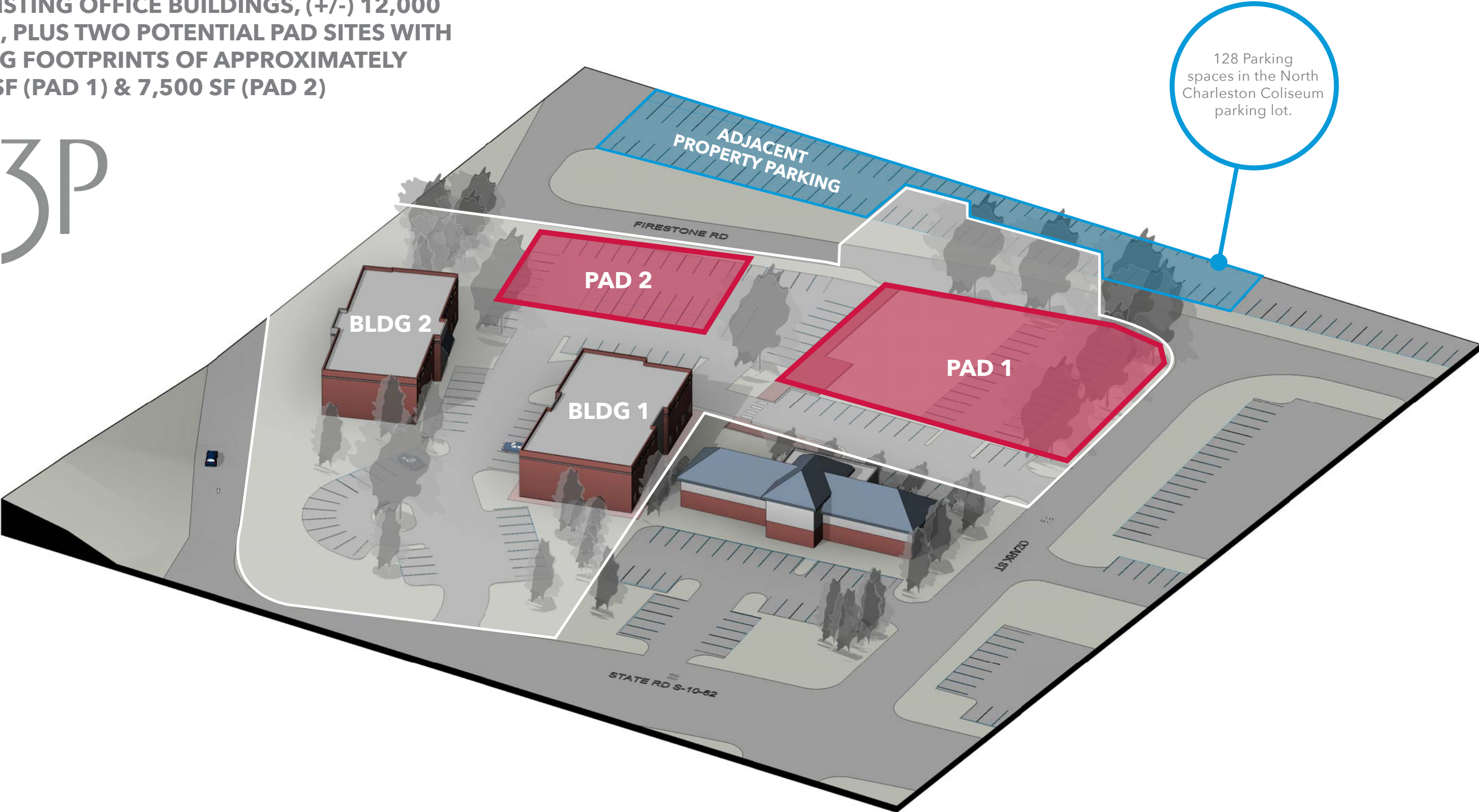
EXISTING ON-SITE	98 Spaces
CAN BE ADDED ON-SITE *If the pad sites are developed to have covered parking underneath the buildings. If buildings are not elevated with parking underneath the parking count will decrease.	79 Spaces
ADJACENT PROPERTY *Owned by the City of North Charleston	128 Spaces secured via perpetual easement; more may be able to be secured, but not guaranteed. *Final Location TBD
TOTAL PARKING *Could be less if buildings are not elevated with parking underneath	305 TOTAL SPACES

PROPERTY IMAGES



POTENTIAL SITE PLAN

TWO EXISTING OFFICE BUILDINGS, (+/-) 12,000 SF EACH, PLUS TWO POTENTIAL PAD SITES WITH BUILDING FOOTPRINTS OF APPROXIMATELY 10,000 SF (PAD 1) & 7,500 SF (PAD 2)



POTENTIAL SITE PLAN

TWO EXISTING OFFICE BUILDINGS, (+/-) 12,000 SF EACH, PLUS TWO POTENTIAL PAD SITES WITH BUILDING FOOTPRINTS OF APPROXIMATELY 10,000 SF (PAD 1) & 7,500 SF (PAD 2)

BUILDING SIZE <i>(See pages 10-13 for more details)</i>	
GROSS AREA (TOTAL EXISTING)	24,084 SF
BUILDING 1	12,042 SF
BUILDING 2	12,042 SF
PAD 1: An approximately 10,000 SF Building Footprint (Proposed) which should be able to accommodate a 3-story building.	(+/-) 30,000 SF
PAD 2: An approximately 7,500 SF Building Footprint (Proposed) which should be able to accommodate a 3-story building.	(+/-) 22,500 SF

SALES PRICE	
SALE PRICE (TOTAL OFFICE PARK)	\$10,000,000 <small>*Owner will sell land without the buildings, but not the buildings without the land</small>
EXISTING BUILDINGS	\$6,000,000
PAD 1	\$2,300,000
PAD 2	\$1,700,000



PARKING OVERVIEW

PARKING NOTES:

- The site presently contains 98 parking spaces and can accommodate an additional 79 parking spaces on site if the two pad sites are developed to have covered parking underneath the buildings.
- In addition, the site has a perpetual easement guaranteeing access to 128 parking spaces on the adjacent site owned by the City of North Charleston (final location to be determined). There is a possibility to secure more parking but owner makes no guarantees this can happen.
- The additional 128 parking spaces require zero development costs, and going forward only cost \$10,000/year, meaning no additional maintenance, taxes, insurance, or utilities for the use of these spaces.

PARKING BREAKDOWN	
EXISTING ON-SITE	98 Spaces
CAN BE ADDED ON-SITE *If the pad sites are developed to have covered parking underneath the buildings. If buildings are not elevated with parking underneath the parking count will decrease.	79 Spaces
ADJACENT PROPERTY PARKING *Owned by the City of North Charleston	Up to 128 Spaces *Final Location TBD. More may be able to be secured but not guaranteed.
TOTAL PARKING *Could be less if buildings are not elevated with parking underneath.	305 TOTAL SPACES

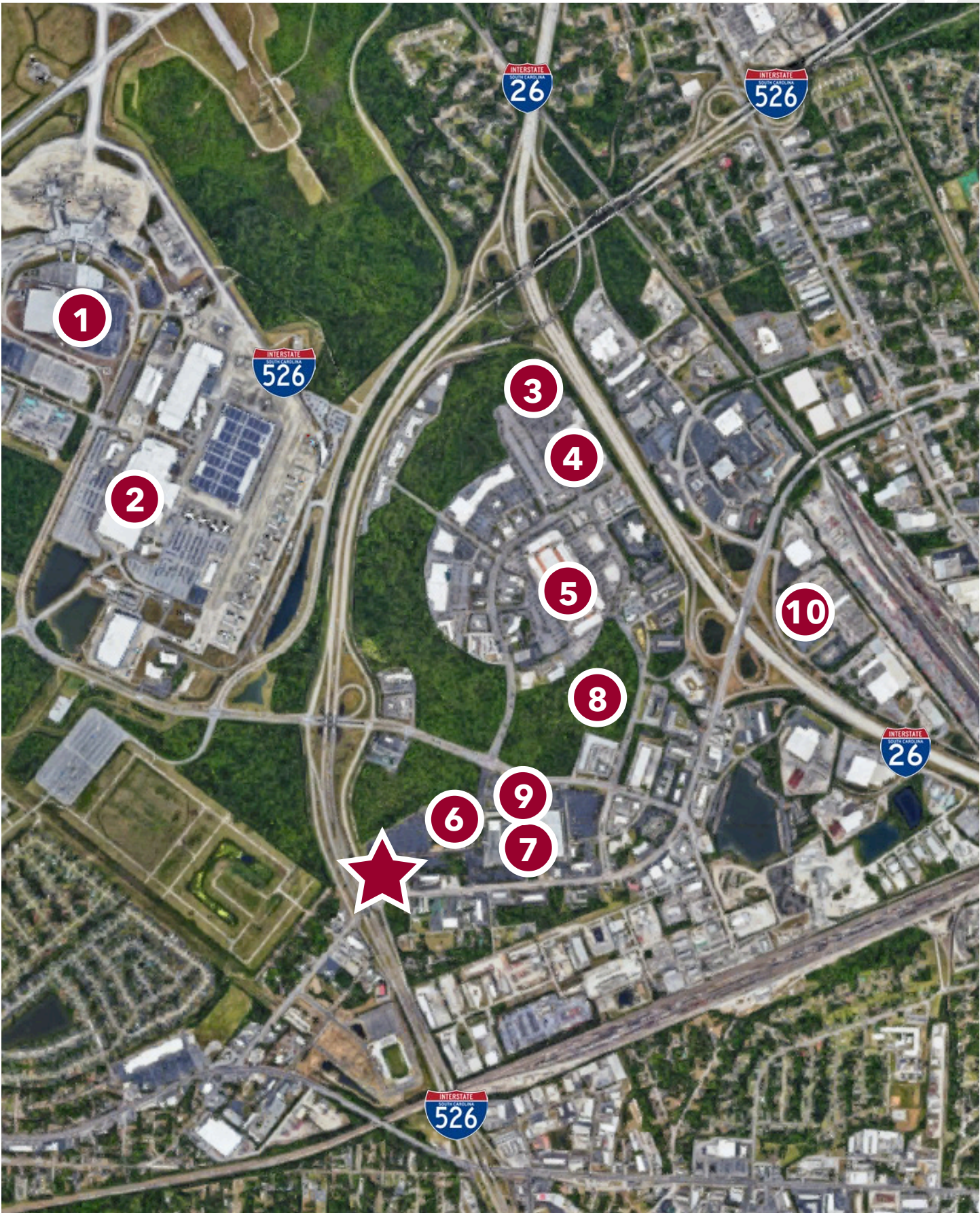


LOCATION MAP

★ 3520 W MONTAGUE AVE & 0 FIRESTONE RD



- | | | | |
|---|--|----|--|
| 1 | 
CHARLESTON
INTERNATIONAL AIRPORT | 6 | 
North Charleston Coliseum
& Performing Arts Center |
| 2 | 
BOEING | 7 | 
Charleston Area Convention Center |
| 3 | 
Sam's
CLUB | 8 | 
TOPGOLF |
| 4 | 
Walmart | 9 | 
EMBASSY
SUITES
by Hilton™ |
| 5 | 
TangerOutlets | 10 | 
MARRIOTT |



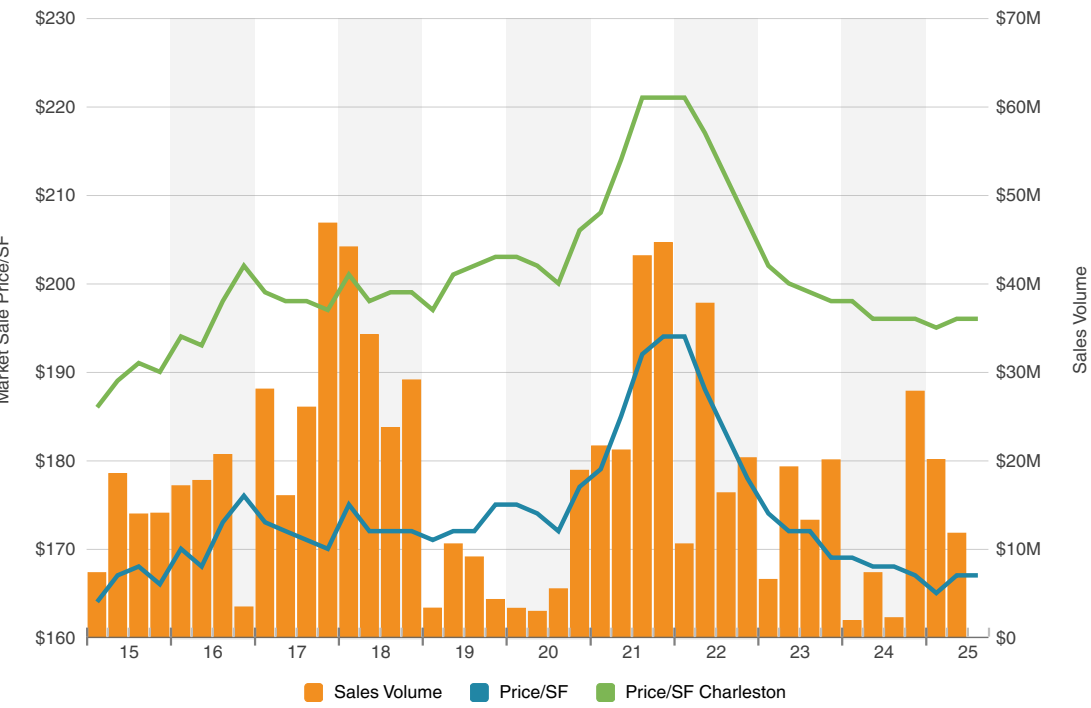
MARKET & DEMOGRAPHICS

WHERE BUSINESS, RESOURCES, AND LIFESTYLE CONVERGE

Natural beauty, world-class culture, and global sensibilities have made Charleston a world-class destination for companies and job-seekers across the globe. This thriving, international community welcomes thousands of new residents each year who all contribute to the region’s unique culture and lifestyle, along with the economic input. The makeup of the Charleston-area’s economic engine is diverse, ripe with industries including logistics and manufacturing, business management, engineering, healthcare, technology and software. As for what is drawing people here, the accolades speak volumes, but just as influentially, major corporations are choosing to lay down roots in the Low-country at a fast pace. Ranked among the nation’s best places to live by numerous publications, Charleston is attracting people who desire an inclusive, active culture, and affordable living. Property values are significantly lower than many major metros, and the lifestyle benefits of living here equal or exceed our urban counterparts.

Charleston is no longer an emerging market for job seekers and business growth: it is firmly planted as an economic engine in the Southeast for years to come.

N CHARLESTON SALES VOLUME & MARKET SALE PRICE/SF



*Data collected from 2025 Costar submarket report

0

12 Mo Deliveries in SF

75.3 K

12 Mo Net Absorption in SF

6.8%

Vacancy Rate

2.4%

12 Mo Rent Growth

	1 MILE	3 MILES	5 MILES
2025 Total Population	4,521	50,378	136,964
2030 Total Population	4,860	52,555	142,438
2020-2025 Population Growth Rate	1.79%	1.07%	0.77%
2025-2030 Population Growth Rate	1.46%	0.85%	0.79%
2025 Median Age	38.6	37.7	37.5
2025 Households	1,987	21,647	60,970
2030 Households	2,188	23,147	64,963
2025 Average Household Income	\$83,325	\$84,668	\$96,507
2030 Average Household Income	\$96,870	\$95,256	\$109,169
2025 - 2030 HH Income Growth Rate	2.13%	2.24%	2.61%
2025 Total Employees	15,109	47,944	90,451
2025 Total Daytime Population	20,372	78,009	165,619
2025 Total Businesses	545	2,821	6,551

\$609,996,079

Consumer Spending Sales on Food + Dining Within 5 Mile

\$207,185,412

Consumer Spending Sales on Entertainment Within 5 Miles

\$131,066,891

Consumer Spending Sales on Apparel + Services Within 5 Miles

*Data collected from 2025 ESRI report



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