

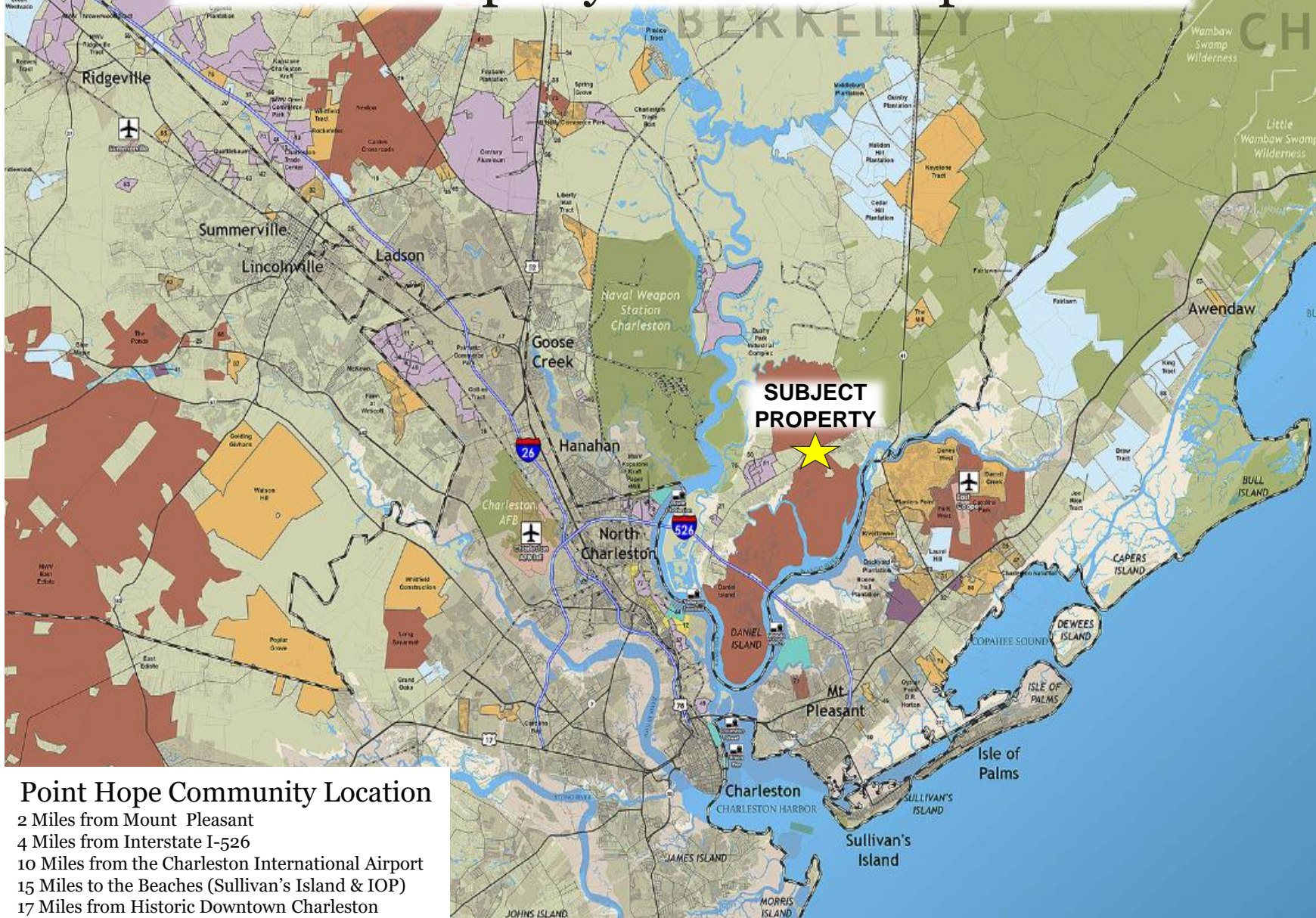


FOR LEASE:

***Goddard Point Hope
+/- 17,000 SF Commercial Space***



Charleston Metropolitan Statistical Area Property Location Map



Point Hope Community Location

- 2 Miles from Mount Pleasant
- 4 Miles from Interstate I-526
- 10 Miles from the Charleston International Airport
- 15 Miles to the Beaches (Sullivan's Island & IOP)
- 17 Miles from Historic Downtown Charleston



Point Hope Community Overview

Master Plan Description:

Point Hope is the first phase of the larger 9,000-acre Cainhoj Master Planned Development. The Point Hope project is the 2,200 acres south of Clements Ferry Road at its intersection with Point Hope Parkway.

Development Description:

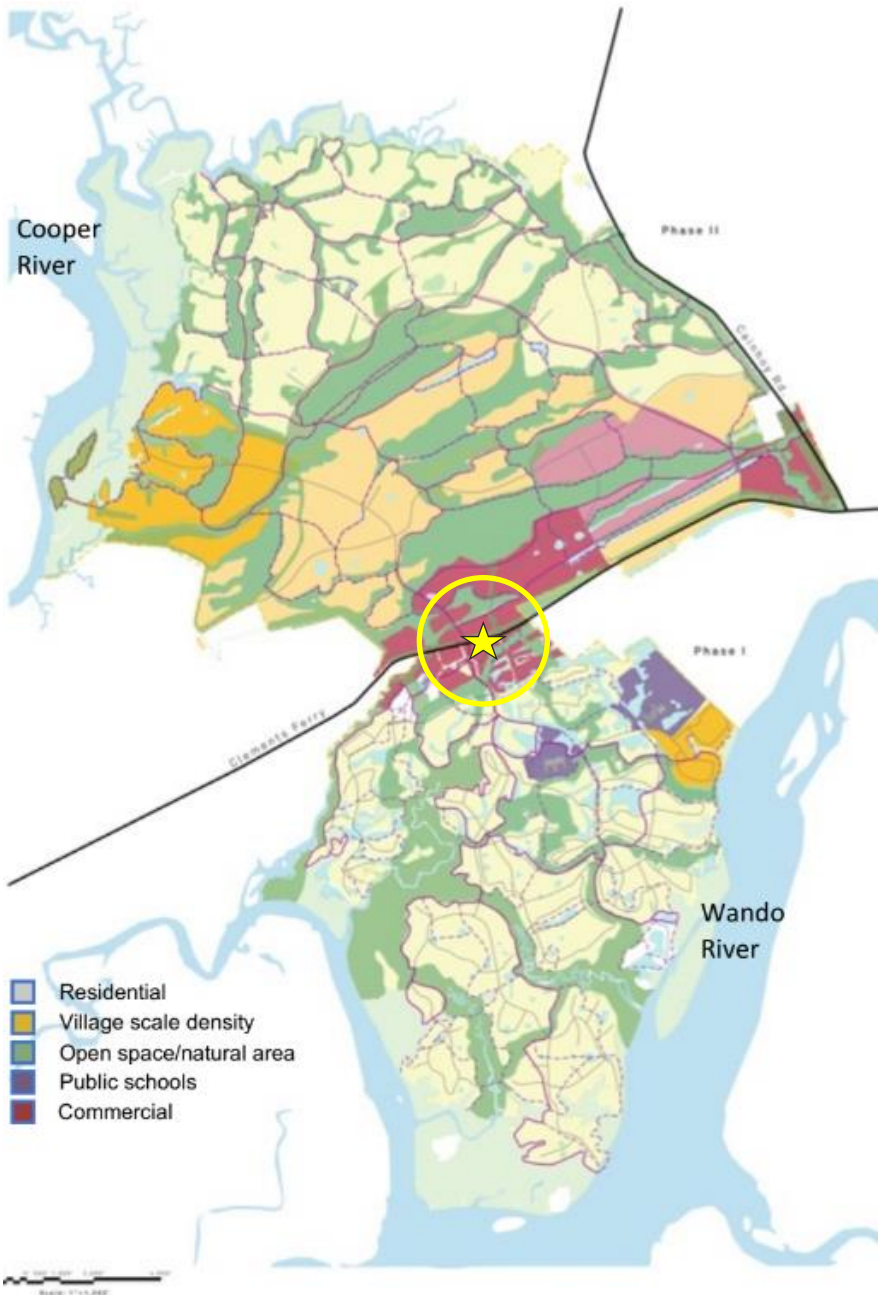
While the overall Cainhoj Property is zoned for up to 18,000 Residential Units in the City of Charleston; the Point Hope Phase will feature 4,000-5,000 Units of primarily single-family residential development.

Vision and Amenities:

The Point Hope project is being put into development by the same team that created the award-winning Daniel Island community. The plan will feature a variety of residential neighborhoods, a commercial village and an integrated trail and park system for active recreational use.

Current Progress:

To date, the community features: two Berkeley County Public Schools (K-12), a 90,000 SF Publix anchored shopping center, three 260+ unit multi-family developments and two single family residential neighborhoods.



Introducing POINT HOPE

Located within the City of Charleston, Point Hope is a master-planned community evolving on Cainhoy land long held by the Guggenheim family. With a strong emphasis on the stunning Lowcountry natural environment, the residential neighborhoods, schools, commercial and recreational areas of the community are intertwined with trails and parks that invite connections and life well-lived.





Point Hope Vision

Our vision is driven by four primary elements, the keys to the community becoming a unique place in Charleston to live, work and play...

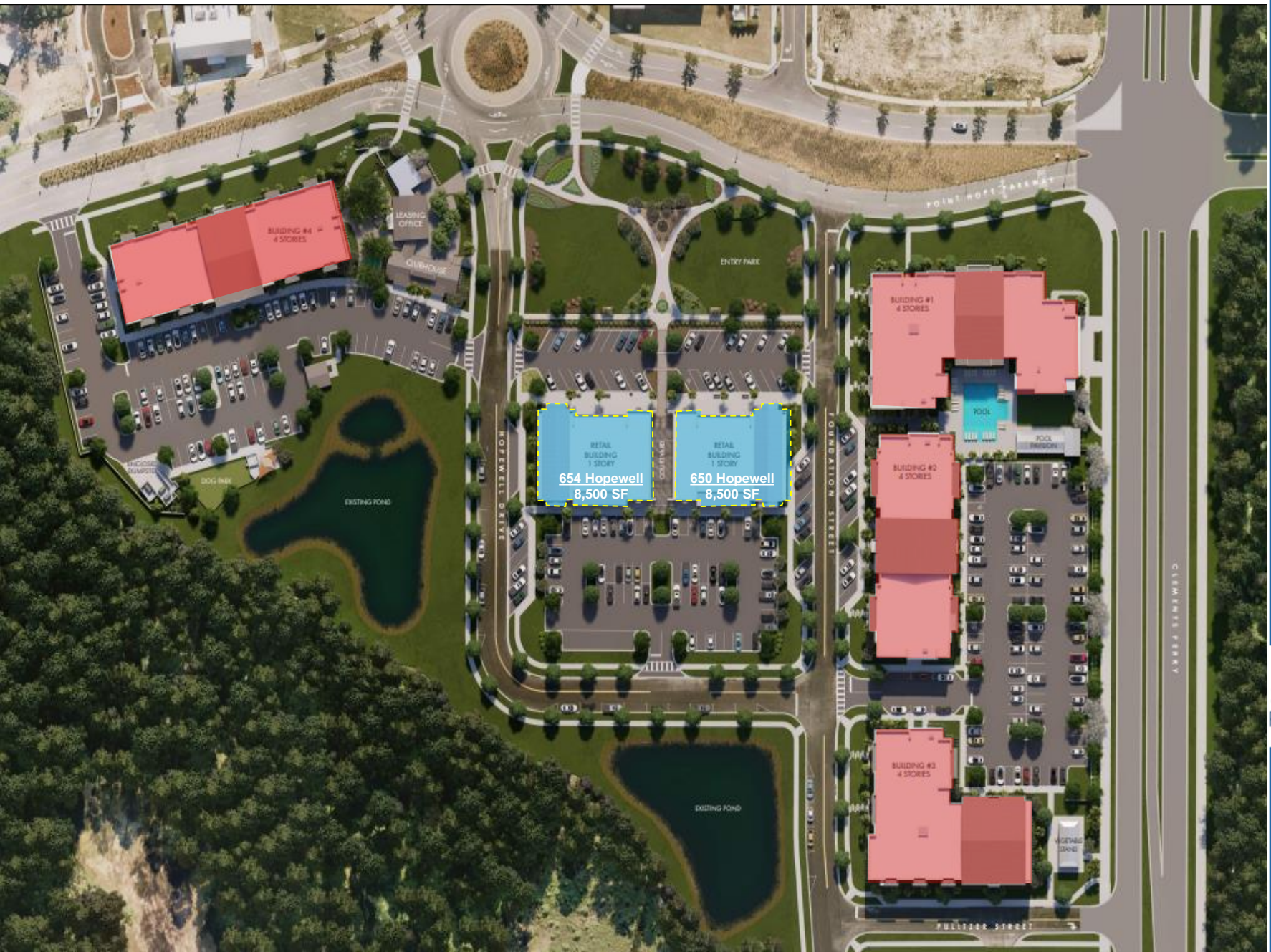
- The natural beauty of the land
- A master plan to create the “next generation” Daniel Island
- An innovative and extensive trail, bikeway and footpath system
- The people who will come to make it their home.



Point Hope – Commercial Land Aerial #1



Point Hope - Mixed Use Project – Site Plan



Point Hope – Commercial Land Aerial #1



Point Hope – Commercial Land Aerial #2



Point Hope – Commercial Land Aerial #3

274 Multi-family Units



264 Multi-family Units



Publix

Point Hope Pkwy

Hopewell Drive

654 Hopewell Drive
8,500 SF

650 Hopewell Drive
8,500 SF

Foundation Street

Clements Ferry Rd (20,000 VPD)



Proposed Subdivision Plan (2)

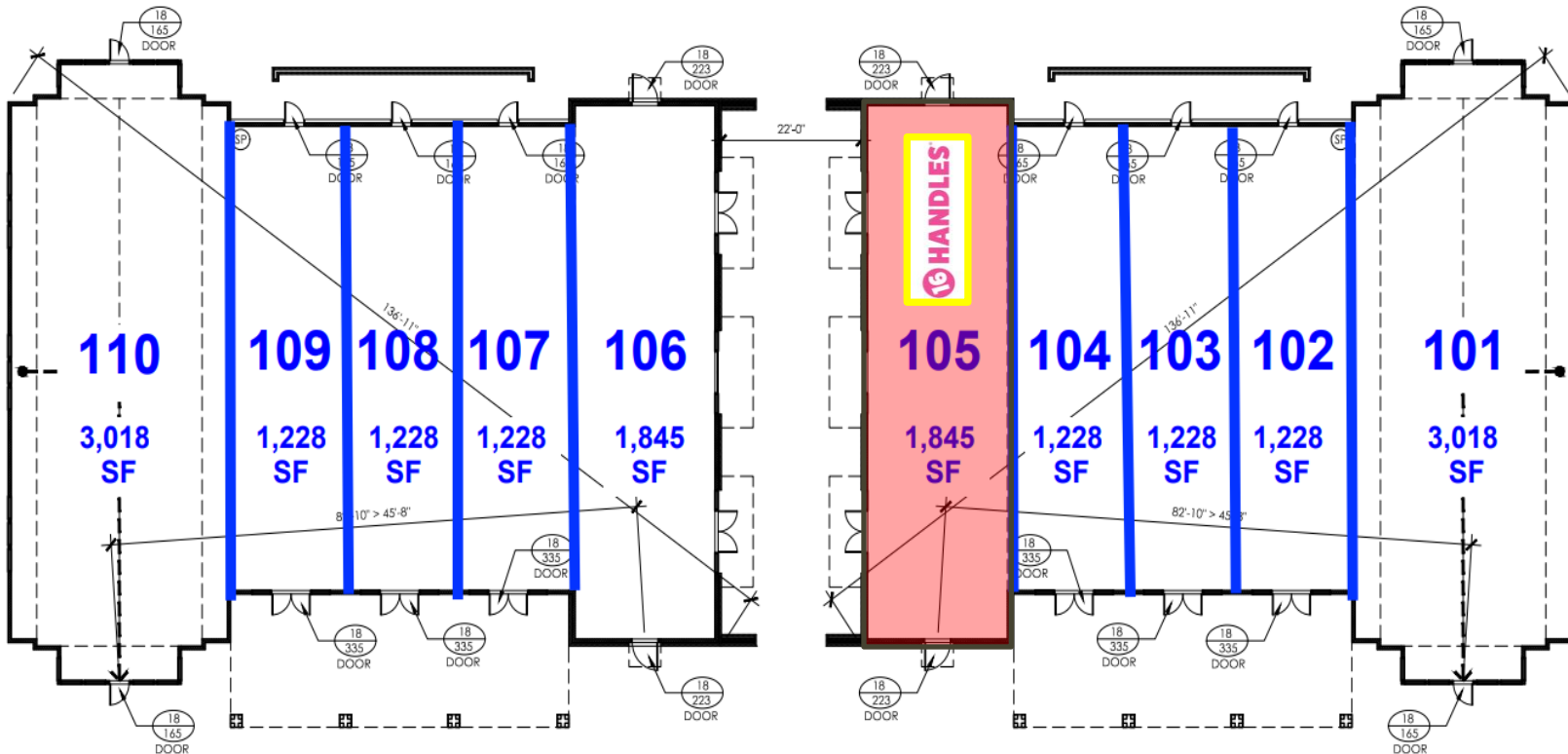


Proposed Subdivision Plan (1)

Foundation Street

650

654



RETAIL A
NFPA 13 SPRINKLER

MERCANTILE
8573 SF / 60 = 143 PEOPLE

RETAIL B
NFPA 13 SPRINKLER

MERCANTILE
8573 SF / 60 = 143 PEOPLE



Point Hope Parkway



Offering Overview

Location Description

The Subject Property is within the Point Hope master planned community. The site is located along Point Hope Parkway off of Clements Ferry Road in the center of the developments Commercial District. Goddard Point Hope is within walking distance of the neighboring shops and restaurants.

Development Description

The development consists of 227 Multi-family residential units and two commercial buildings totaling +/- 17,000 SF (+/- 8,500 SF each).

Access and Amenities

The buildings have significant visibility as you enter the Point Hope master planned community. The development is serviced with ample surface parking and offers opportunities for building mounted signage.

Available Space

The subject offering is +/- 17,000 SF of commercial space split between two adjacent buildings. The offered suites range from +/- 1,200 SF – 8,500 SF.

Terms

- Minimum Lease Term – 5 Years
- TI Offering –\$55 PSF **pending terms and credit*
- Courtyard & Greenspace Amenities available

Building Delivery Date & Condition

Suites are available for immediate delivery Spaces have been delivered in cold-dark shell condition.

Lease Rate

\$35 PSF (NNN)
+/- \$8.50 PSF (NNN Estimated)

**TI Allowance Dependent on Terms & Conditions*



GODDARD

POINT

HOPE

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