

LOWCOUNTRY INNOVATION CENTER

1535 Hobby Street, North Charleston, SC 29405

FOR LEASE \$27.50 - \$28.50/SF

Lowcountry Innovation Center (LIC) is centrally located in the historic NH 68 building in the Navy Yard. Originally built in the 1940s, today, the building provides a balanced combination of historic character and modern, attractive workspaces.

LIC offers a compelling value proposition for Tenants. A variety of space configurations from smaller 1,200 and 1,800 s.f. suites to 4,600 s.f., up to 8,300 s.f. are available. Ample parking, building amenities and flexibility are but a few of the LIC attributes.

Perfect for professional services, creative business users or start ups, LIC is a rare opportunity to lease a move-in ready office within the Navy Yard. All of Park Circle's restaurants, shops and breweries are within a mile of the building. With Jamestown's redevelopment efforts underway, LIC is in a prime location.

HIGHLIGHTS:

- Variety of space configurations available Immediately
- Move-In Ready
- Lease Rates for Office Suites: \$27.50 to \$28.50/S.F. Full Service
- Shared amenities
- Large Conference Center for use by tenants free of charge, Private Phone Rooms, Coffee/Tea Bar Provided, Gym

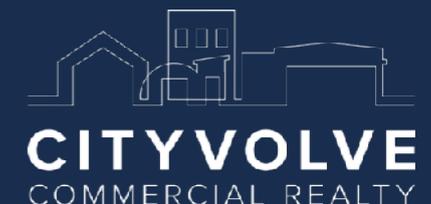


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FOR LEASE

Building Highlights

- Flexible open spaces allowing businesses to grow and expand
- Variety of sizes available from smaller open space offices to over 8,000 s.f. of contiguous space
- Ample parking
- Suites have their own high efficiency HVAC systems for individual control and comfort
- Private health club for tenant use
- Tenant conference center available at no charge including: Private phone rooms, 4 Conference rooms seating up to 10 people and coffee/tea, snack bar

Area Highlights

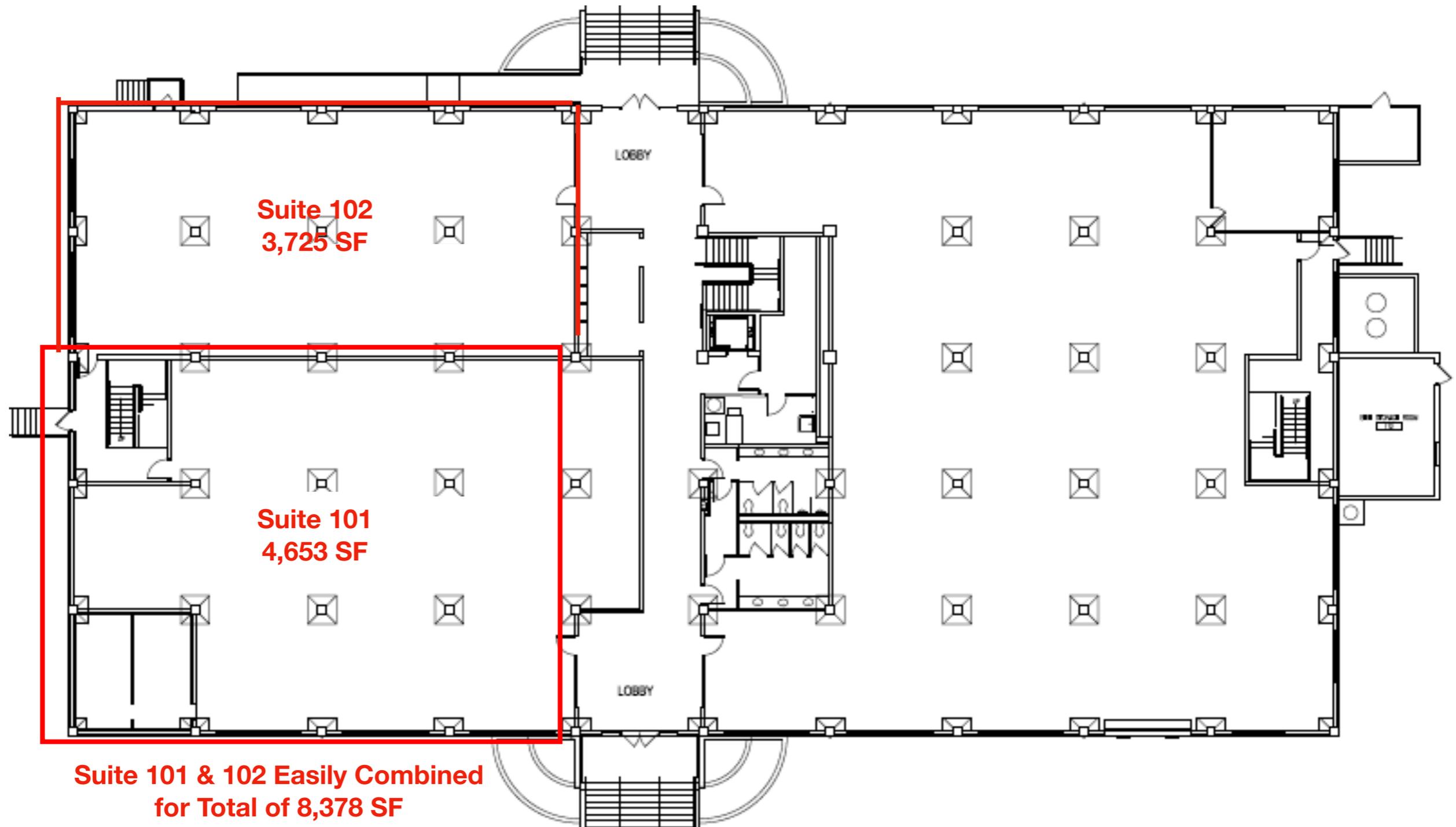
- Located within Navy Yard CHS
- Adjacent to growing and vibrant Park Circle neighborhood
- One mile from East Montague restaurants and entertainment
- Major nearby investments include the Cosgrove Overpass, Intermodal Rail Yard, US Coast Guard Charleston Command, NOAA pier modernization, and the Leatherman Terminal expansion.



BUILDING AMENITIES AND HIGHLIGHTS

LOWCOUNTRY INNOVATION CENTER

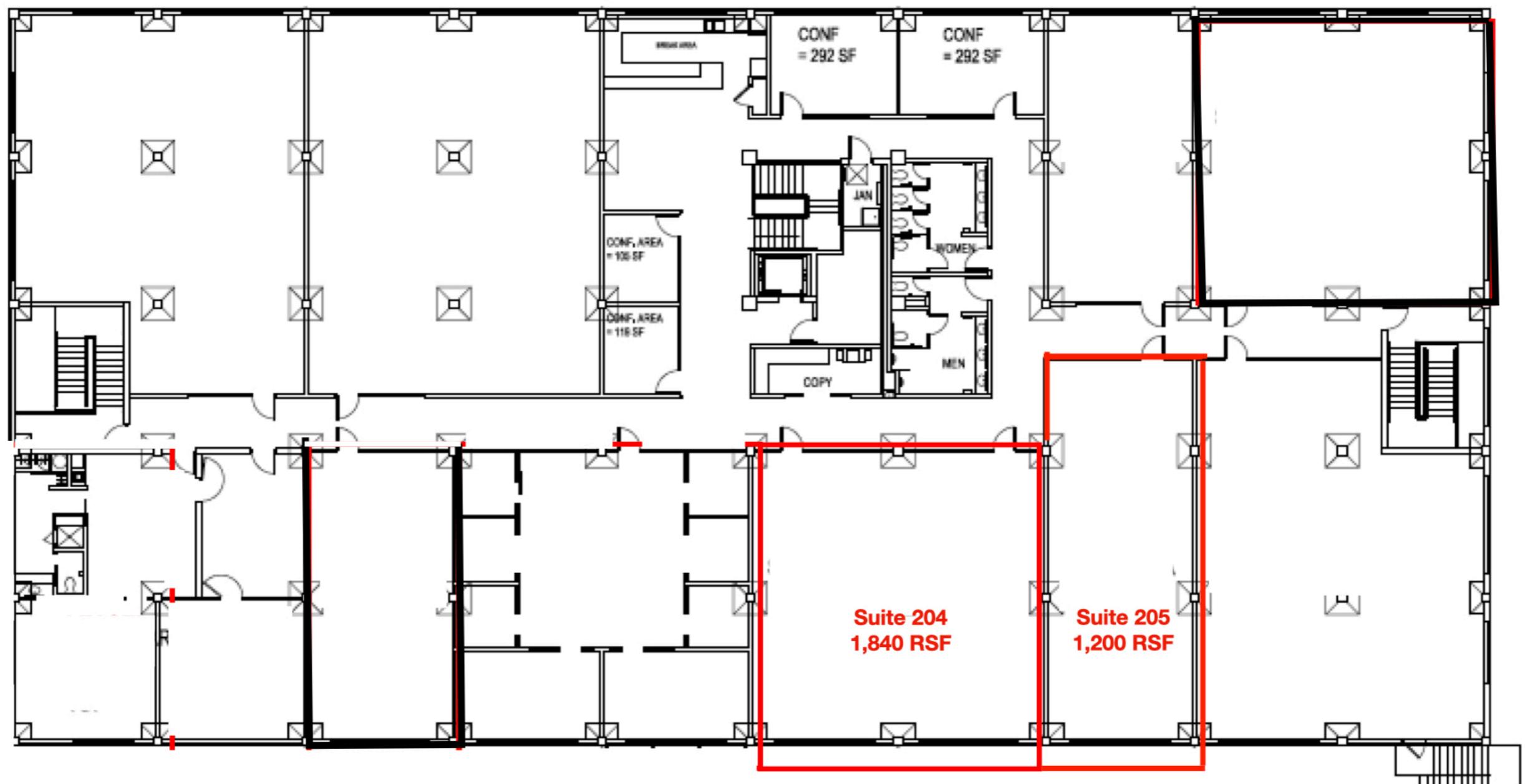
FOR LEASE



AVAILABLE SPACE - 1ST FLOOR

LOWCOUNTRY INNOVATION CENTER

FOR LEASE

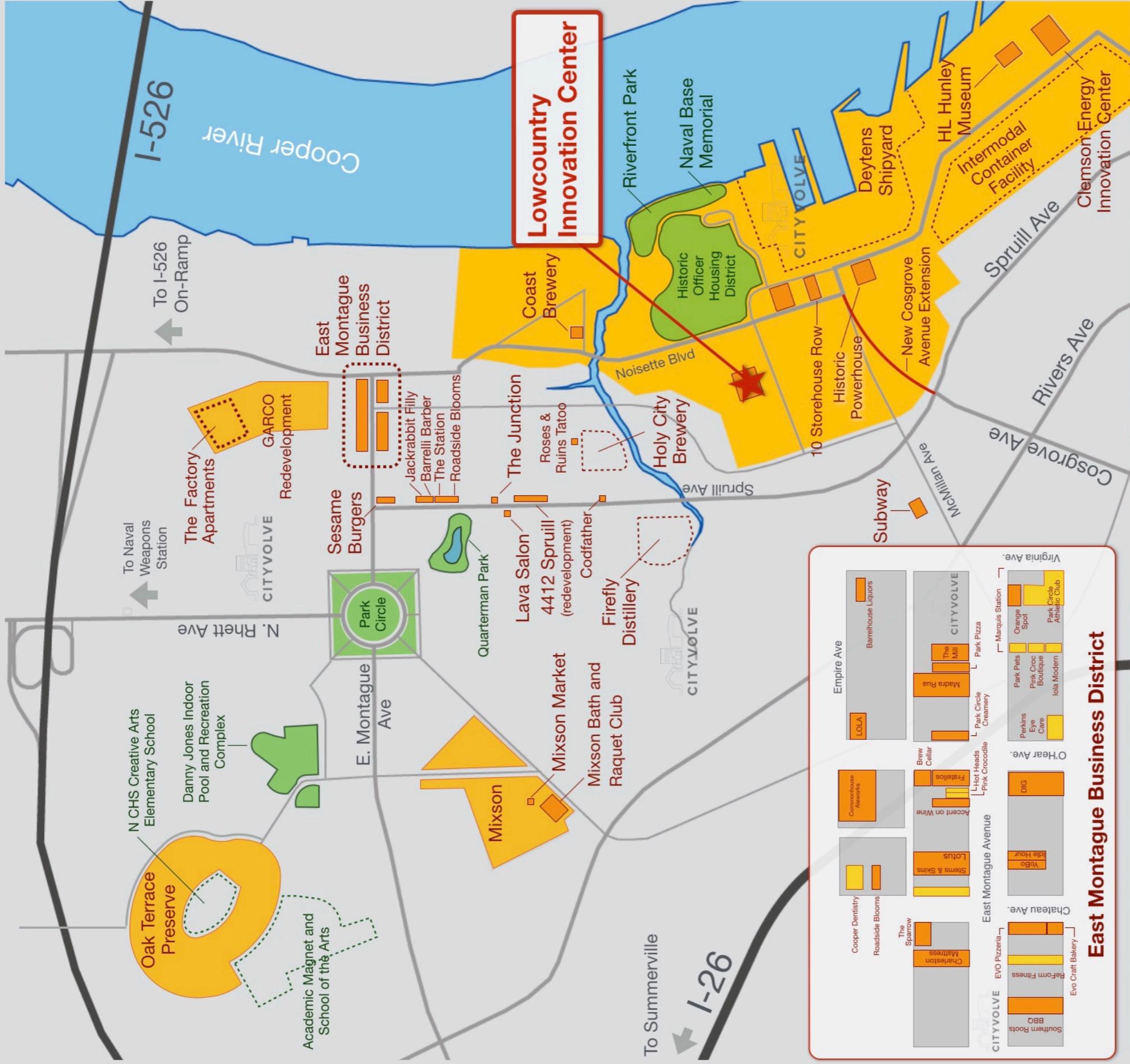


SECOND FLOOR PLAN



AVAILABLE SPACE - 2ND FLOOR



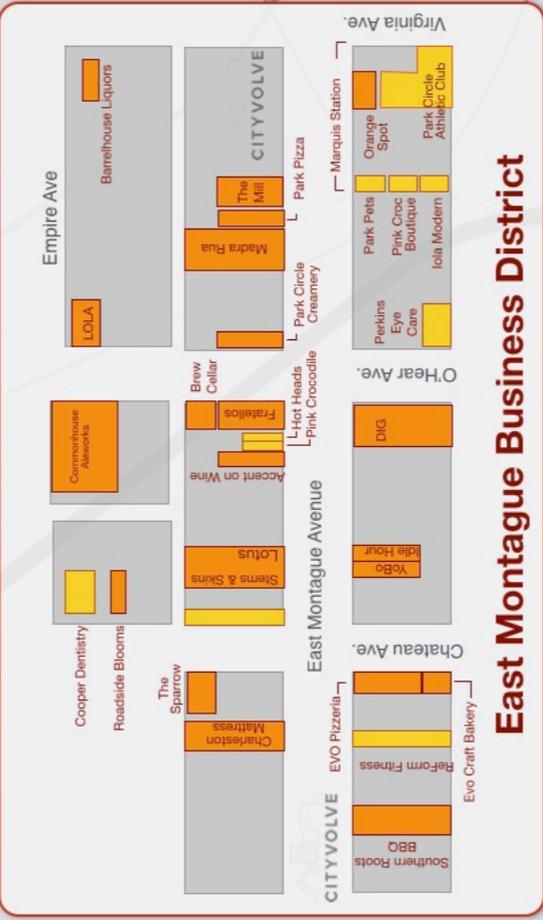


Lowcountry Innovation Center

N. Charleston Riverfront Park
 Opened in 2005, this 15-acre park includes a boardwalk along the Cooper River, fishing pier, dog park and outdoor amphitheater. The park is home to the region's largest 4th of July Festival and most sought after Music Festivals.



Former Navy Yard
 Closed in 1996, the former Charleston Naval Base has undergone a resurgence and remains an established economic engine for the region. The property is home to over 125 employers and 6,500 daytime employees.



Area Highlights

Spruill Ave Revitalization
 Over the past five years, new businesses, restaurants and craft beverage producers have located to Spruill Avenue including The Junction, Holy City Brewery, Roadside Blooms, The Station and Jackrabbit Filly.

East Montague Business Dist.
 The heart of Park Circle's dining and entertainment scene is on East Montague, including neighborhood favorites like EVO Pizza, Basil, Madra Rua and the Orange Spot Coffeehouse.

