

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 executive suites to larger offices at 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.



HIGHLIGHTS:

- Variety of space configurations available Immediately
- Move-In Ready
- Lease Rates for Office Suites: \$27.50 to \$28.50/S.F. Full Service
- Exec Suites: Starting at \$350/mo for cubicles, \$795 to \$1,250/mo 1-2 person offices
- Shared amenities include 4 Conference Rooms, Private Phone Rooms, Coffee/Tea, Gym



FOR ADDITIONAL INFORMATION:

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FOR LEASE

Building Highlights

- Flexible open spaces allowing businesses to grow and expand
- Variety of sizes available from single person 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

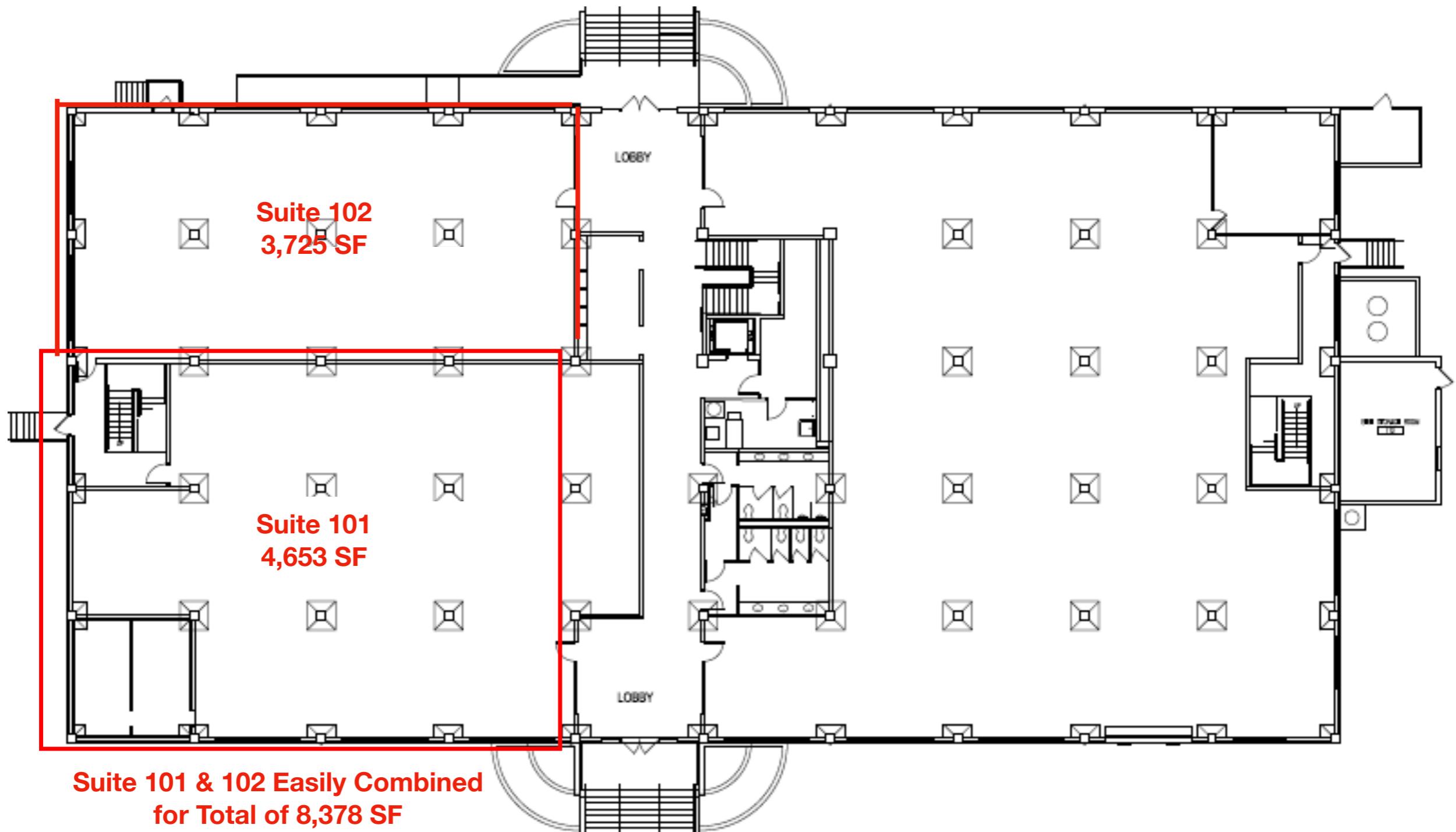
- Located within Navy Yard CHS
- Adjacent to growing and vibrant Park Circle neighborhood
- One mile from East Montague restaurants and entertainment
- Major nearby investments include the Cosgrove Overpass, Intermodal Rail Yard, US Coast Guard Charleston Command, NOAA pier modernization, and the Leatherman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



BUILDING AMENITIES AND HIGHLIGHTS

LOWCOUNTRY INNOVATION CENTER

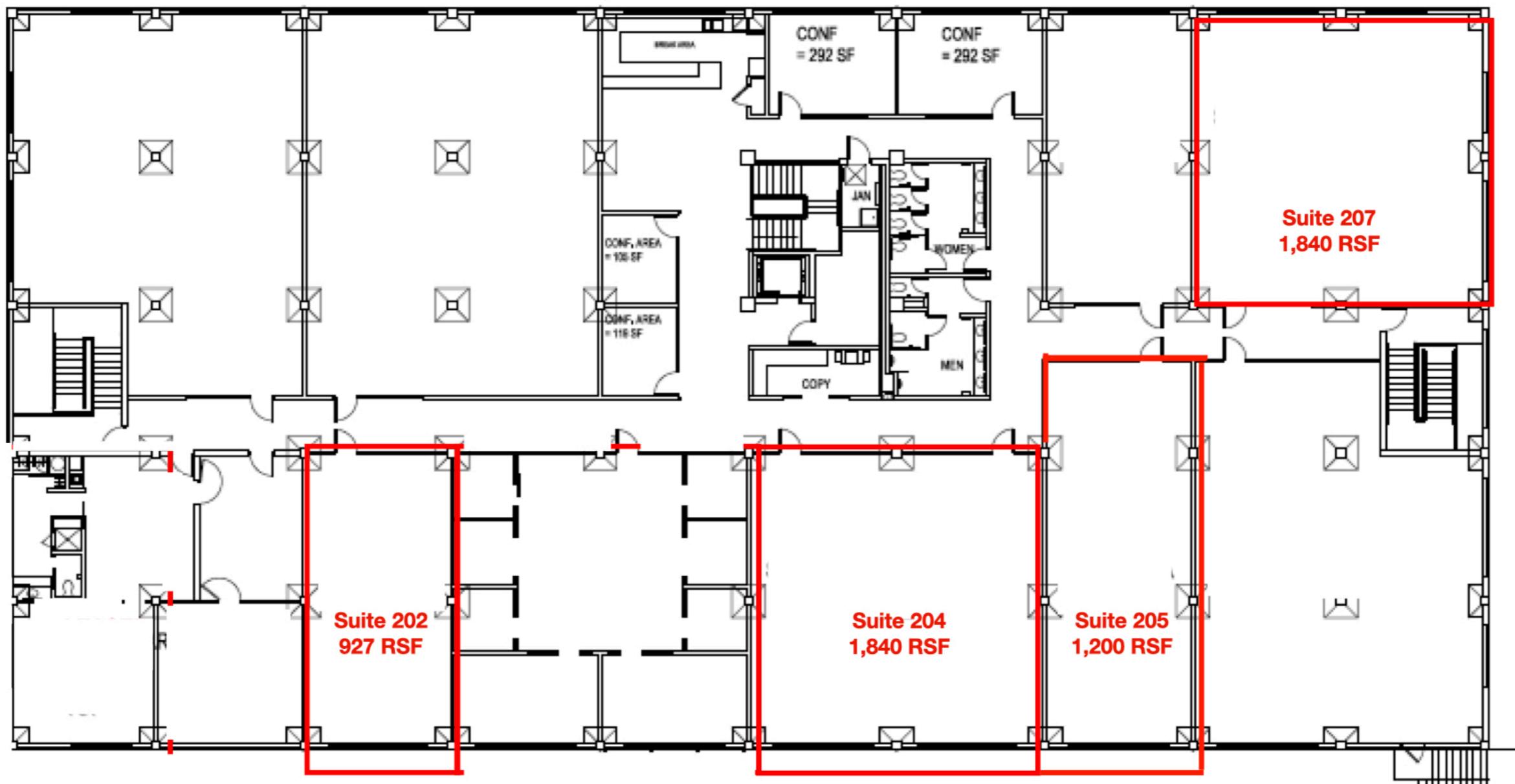
FOR LEASE



AVAILABLE SPACE - 1ST FLOOR

LOWCOUNTRY INNOVATION CENTER

FOR LEASE



SECOND FLOOR PLAN



AVAILABLE SPACE - 2ND FLOOR

