

# 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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## 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.

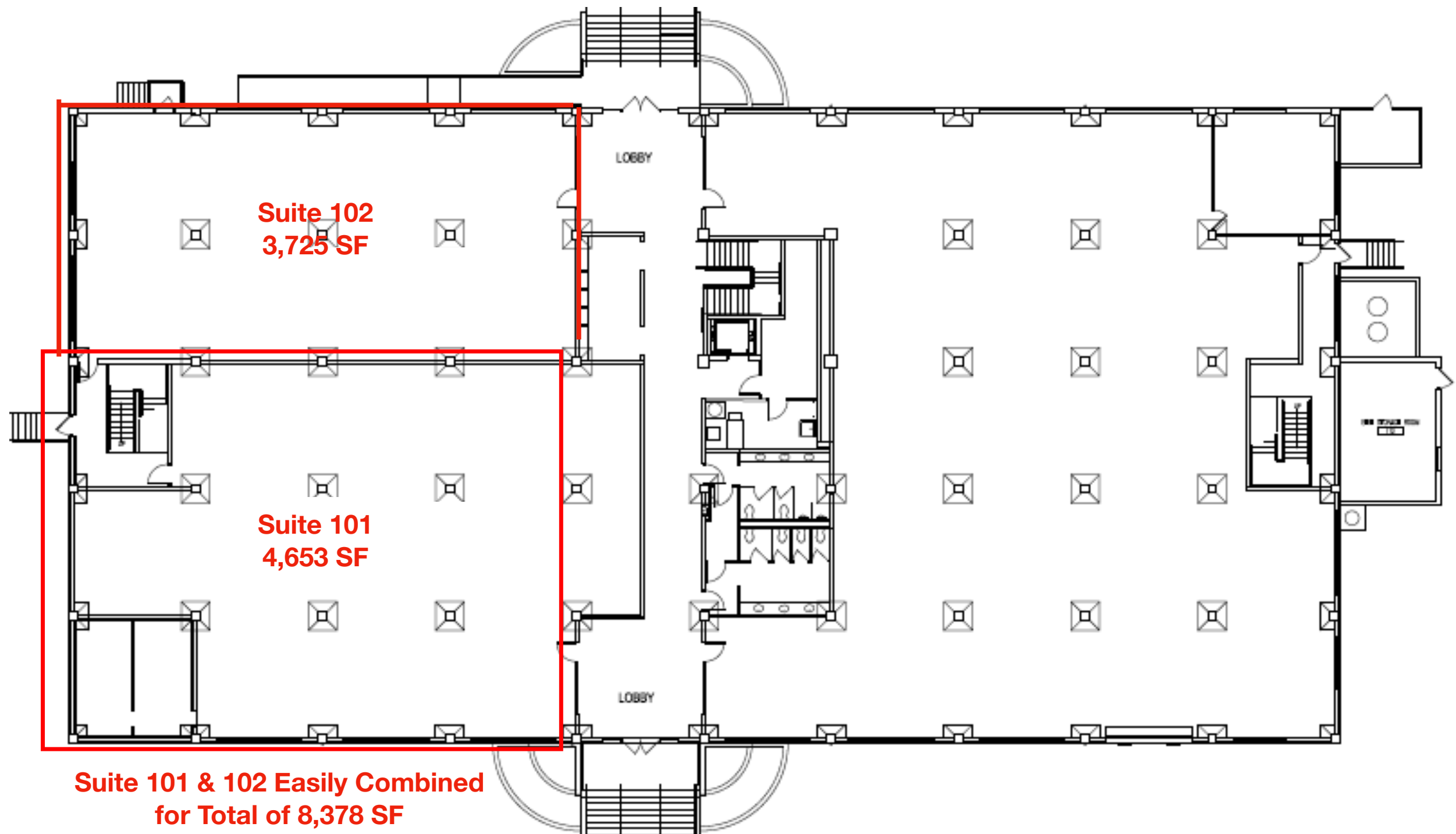


# BUILDING AMENITIES AND HIGHLIGHTS



# LOWCOUNTRY INNOVATION CENTER

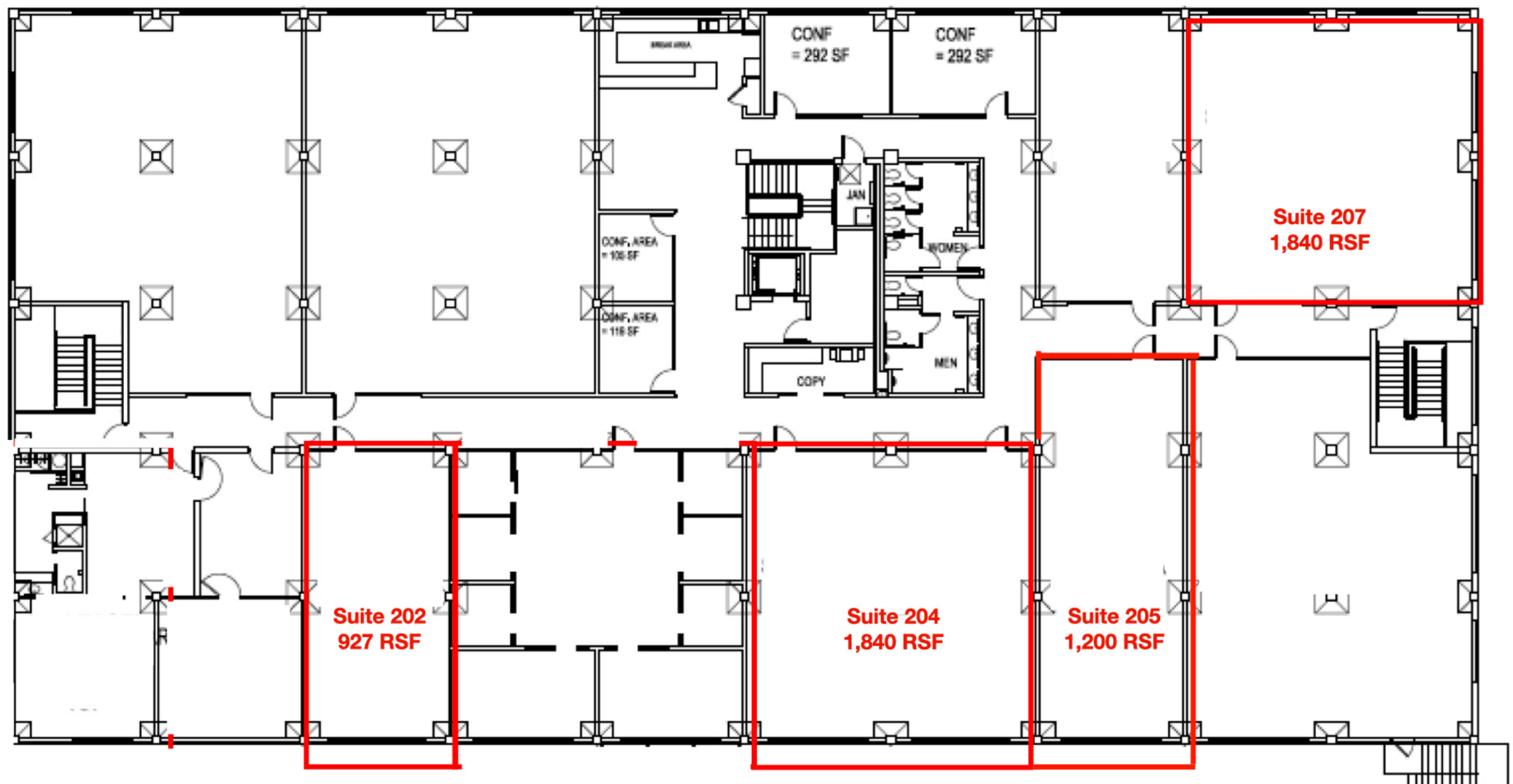
FOR LEASE



## AVAILABLE SPACE - 1ST FLOOR

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FOR LEASE



SECOND FLOOR PLAN



## AVAILABLE SPACE - 2ND FLOOR





