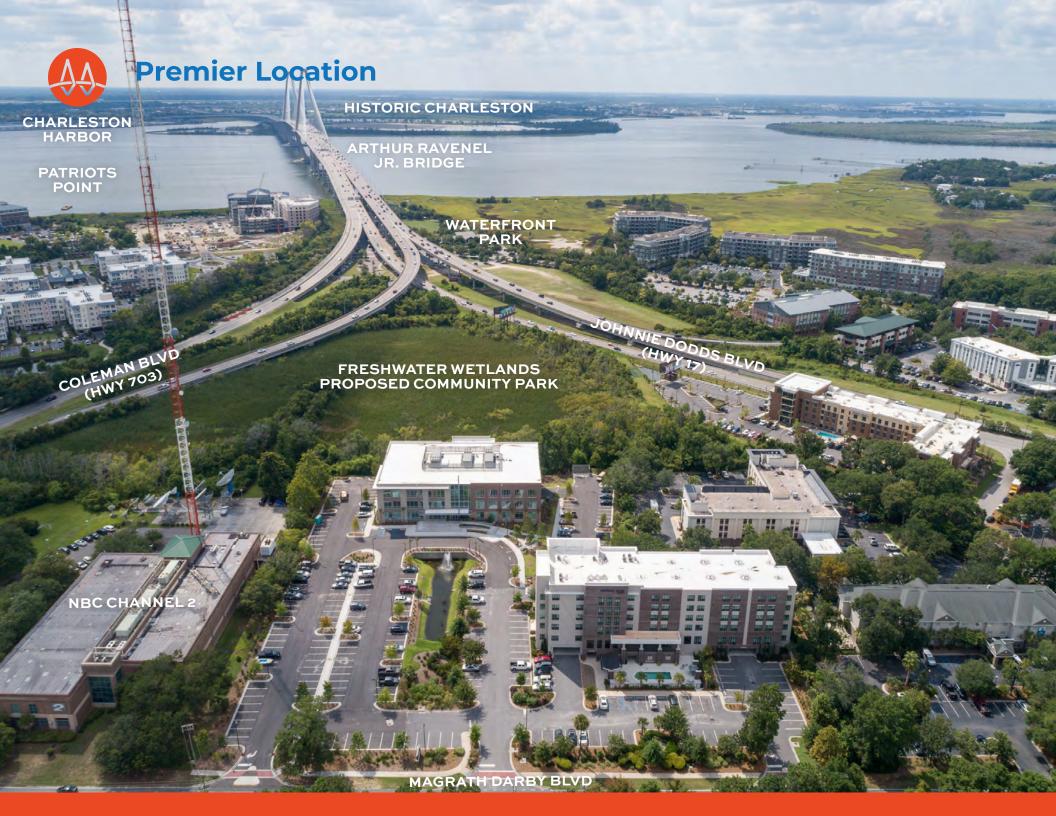




65,000 SF Class-A office building 9' floor-to-ceiling glass Immediate access to Hwy 17 and Coleman Highly visible from the Ravenel Bridge Minutes from I-26 and Downtown Charleston





Gateway Amenities Map





RESTAURANTS

- 1 White Duck Taco
- 2 Starbucks
- **3** Moe's Southwest Grill
- 4 Chicken Salad Chick
- **5** Graze
- 6 Blend Juice Bar
- **7** Bodega
- 8 Vickery's
- 9 Langdons

BANKS

- 1 Suntrust
- 2 SC Fed. Credit Union
- **3** First Tennessee
- 4 BNC Bank
- 5 Wells Fargo

HOTELS

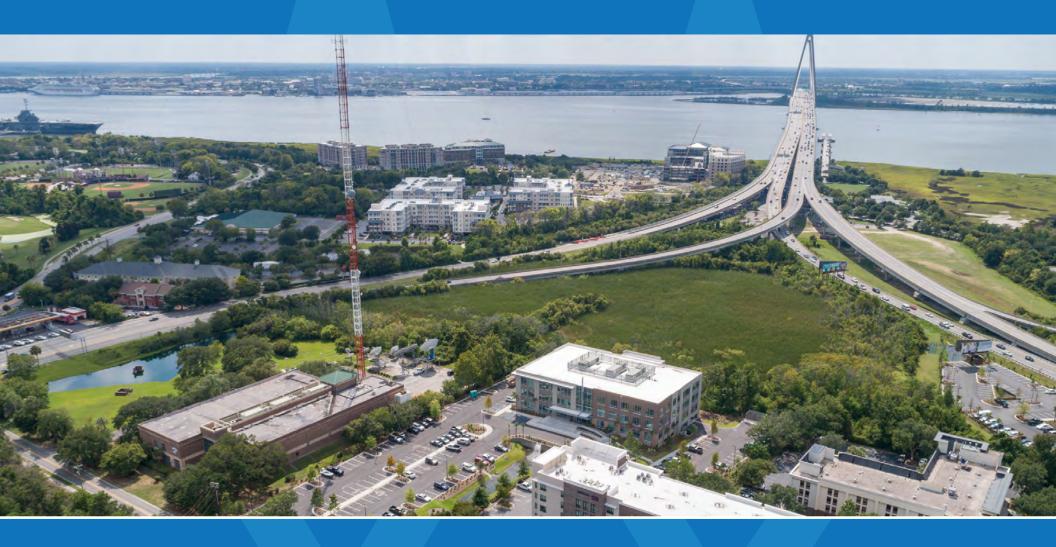
- Springhill Suites
- 2 Hampton Inn
- 3 Holiday Inn
- 4 Hilton Garden Inn
- 5 Holiday Inn Express

OTHER AMENITIES

- 1 Ravenel Bridge Walking Path
- 2 Mt. Pleasant Town Hall
- 3 Harris Teeter
- 4 Whole Foods
- 5 Walgreens
- 6 Staples
- 7 Rite Aid
- 8 Trader Joe's
- 9 Mt. Pleasant Waterfront Park
- 10 Shem Creek Pier Park



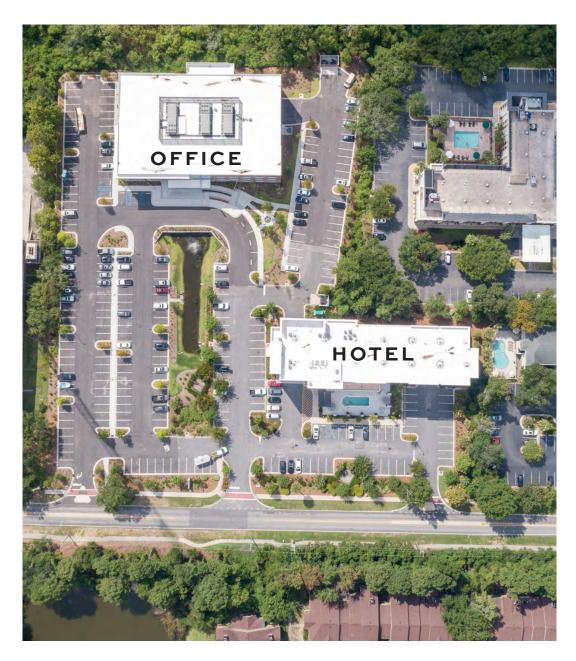
Incredible Views



Ideally situated to maximize views of Ravenel Bridge, Cooper River, freshwater wetlands, and marsh



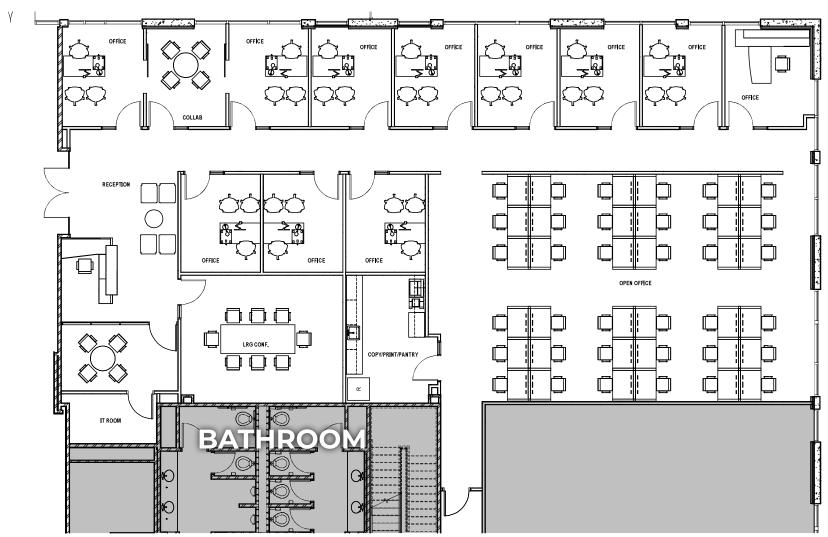
Gateway Site Plan



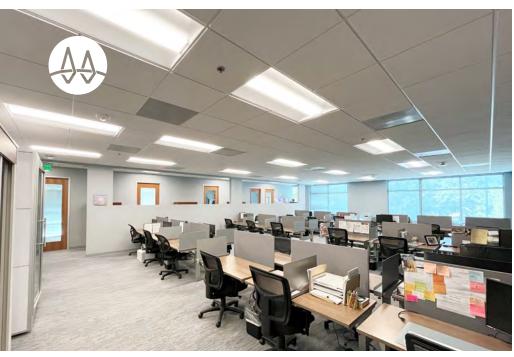
4 parking spaces per 1,000 SF including 42 covered spaces
Attractive landscaping and water features
Sidewalks and bike paths to Waterfront Park, Ravenel Bridge, Whole Foods and Starbucks

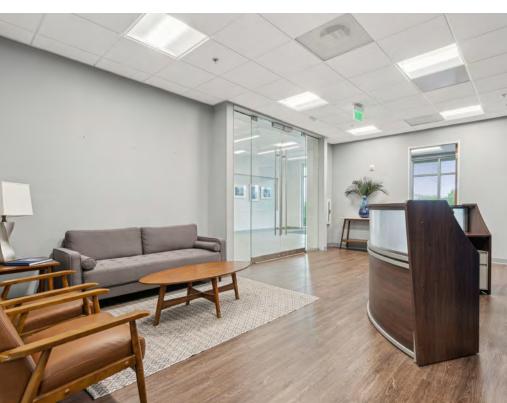
Gateway Floor Plan





- · 5,099/SF
- · 12 Private Office
- · 2 Conference rooms
- · Large open bullpen area
- · Break room
- · IT Room
- · Incredible Bridge Views
- · Acces to first floor balcony



















Gateway Mount Pleasant Office, LLC

Landmark Enterprises and Durlach Associates

McMillan Pazdan Smith

Seamon Whiteside

235 Magrath Darby Boulevard, Mt. Pleasant, SC

Approximately 65,000 RSF

60', 3 floors above parking level

22,000 RSF

14'-0" typical

9'-0" typical

OWNER

DEVELOPER

ARCHITECT

CIVIL DESIGN

LOCATION

BUILDING AREA

HEIGHT AND TOTAL FLOORS

APPROX. FLOOR SIZE

FLOOR-TO-FLOOR HEIGHT

FINISHED CEILING HEIGHT

EXTERIOR WALL

Up to 9'-0" high floor to ceiling glass with low E coating, cast concrete with brick accents, interior subdivision planned in 5' increments

45' typical

Structural steel frame with concrete slabs; 50 PSF (live load) for office floors

Ideally sited to maximize views of the Ravenel Bridge, Cooper River, freshwater wetlands and marsh. Gateway is highly visible from the Ravenel Bridge.

4 parking spaces per 1,000 SF, including 42 under building

CORE TO GLASS DIMENSION

STRUCTURAL

ORIENTATION

PARKING

ACCESS Direct access from Johnnie Dodds Boulevard (Hwy 17)

and Coleman Boulevard (Hwy 703)

Two miles from I-26 and Downtown Charleston

SUSTAINABILITY Designed to earn Energy Star, high-performance façade, low-flow plumbing fixtures, recycling center, and LED lighting in common areas

SECURITY Card access control system, 24/7 access and security

LIFE SAFETY Fully sprinklered, NFPA fire alarm system

TENANT COOLING LOAD CAPACITY 3W/SF

TENANT ELECTRICAL LOAD CAPACITYLighting 2W/SF and convenience power 3W/SF

COOLING SOURCE High-efficiency roof-top units

PERIMETER HEATINGOverhead via electronic fan-powered terminal units

BATH FIXTURES Automatic flush valves and faucets

TEMPERATURE CONTROLSBuilding management system utilizing direct digital control technology

BUILDING SERVICES On-site building engineer, day porter, vending, and mail room



CONTACT

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