



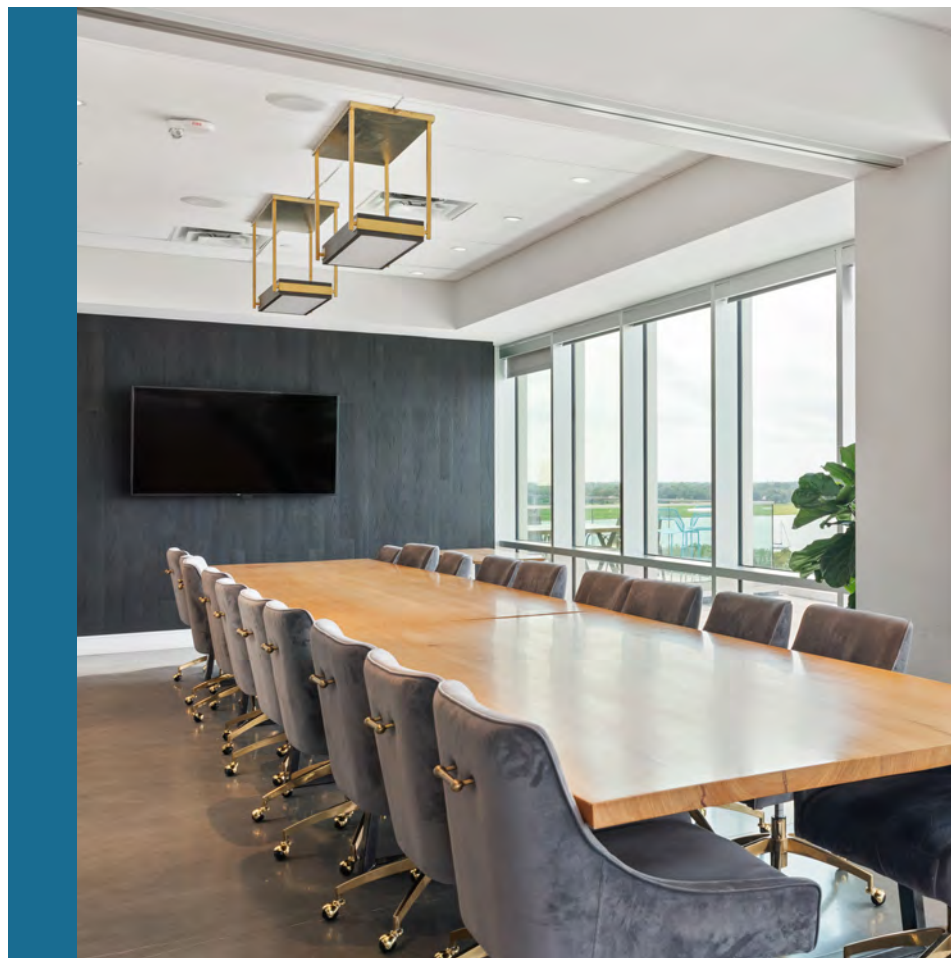
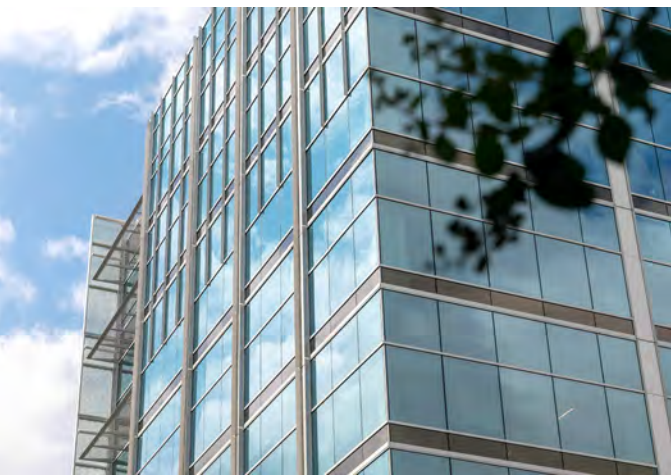
22WESTEDGE 

156,000 SF STATE-OF-THE-ART CLASS-A OFFICE BUILDING

AMAZING VIEWS AND WALKABLE AMENITIES

1,347 UP TO 5,559 SF AVAILABLE







MT.  
PLEASANT

KING  
STREET

COLLEGE OF  
CHARLESTON

THE BATTERY/HISTORIC  
CHARLESTON

US HIGHWAY 17

10 WESTEDGE  
(PUBLIX)

MUSC

22WESTEDGE 

WESTEDGE  
STREET

LOCKWOOD  
DRIVE





WESTEDGE

A NEW WAY TO LIVE,  
WORK & SHOP IN  
CHARLESTON

**Office:** 156,000 SF of Class-A  
Office/Lab Space

**Hospitality:** 2 Hotels with +/- 500 Rooms

**Retail:** 100,000 SF of Prime Retail

**Living:** 600 Multifamily Units



PHASED MASTER PLAN

- |    |                                       |    |   |    |                         |
|----|---------------------------------------|----|---|----|-------------------------|
| 1  | Holiday Inn Express                   | 12 | Future Condominium, Parking, and Retail | 21 | Joe Riley Park          |
| 2  | 10 WestEdge Apartments                | 13 | Future Apartments and Parking           | 22 | Brittlebank Park        |
| 3  | 22 WestEdge and Studio 22             | 14 | Hotel                                   | 23 | Bristol Condominium     |
| 4  | Marriott Hotel                        | 15 | Future Hagood Connection                | 24 | McDonald's              |
| 5  | 99 WestEdge – The Caroline Apartments | 16 | Future Apartments and Parking           | 25 | Stoney Field            |
| 6  | College of Charleston                 | 17 | Future Office                           | 26 | Future Hagood Basin     |
| 7  | City of Charleston                    | 18 | Future Apartments and Parking           | 27 | MUSC Parking            |
| 8  | Harborview Hotel                      | 19 | Future Office                           | 28 | MUSC                    |
| 9  | 77 WestEdge Apartments                | 20 | Future Office                           | 29 | VA Hospital             |
| 10 | Hotel                                 |    |   | 30 | Bee Street Condominiums |
| 11 | Future Office                         |    |   | 31 | Ashley River            |

● EXISTING

● DELIVERING 2024

● FUTURE

● NON-WESTEDGE LANDMARKS

## TENANTS



HARBOUR CLUB  
AT WESTEDGE



MUSC  
Medical University  
of South Carolina



South Carolina Research Authority



VIKORSCIENTIFIC

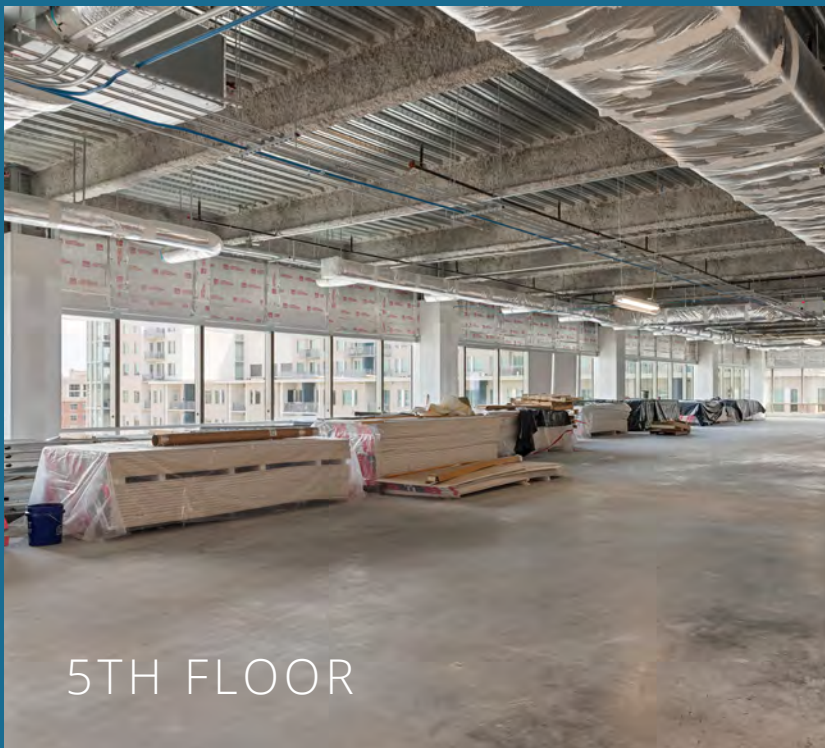
STUDIO 22

### AVAILABLE

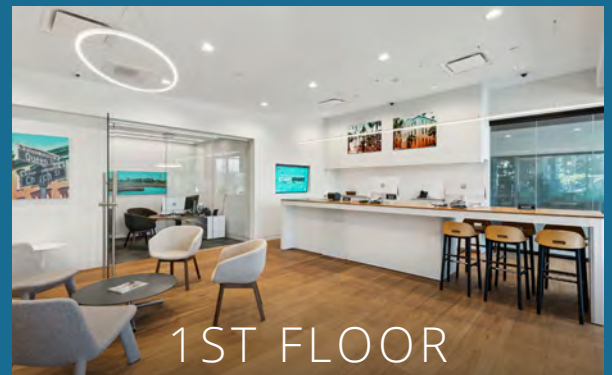
Suite 102  
1,347 RSF

### AVAILABLE

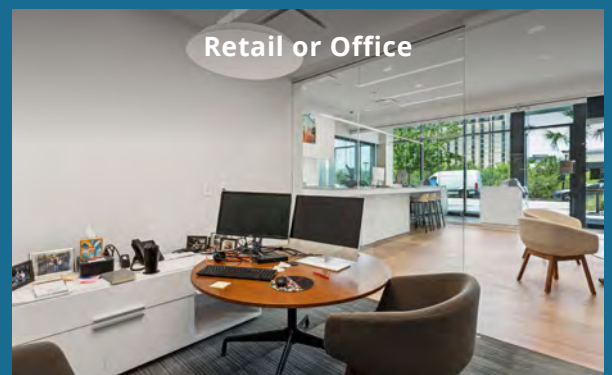
Suite 500  
5,559 RSF



5TH FLOOR



1ST FLOOR

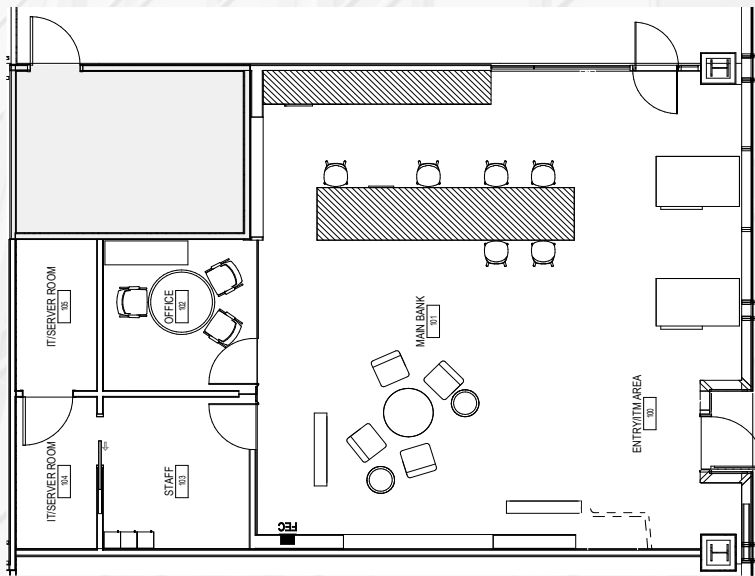
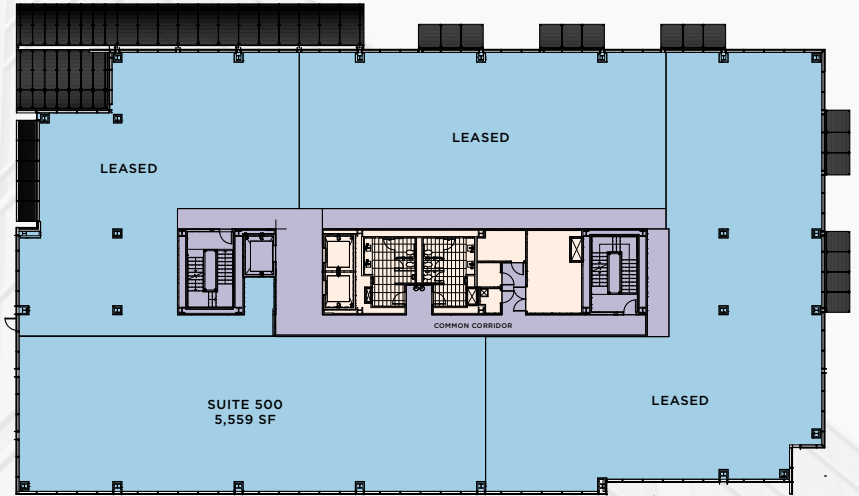


Retail or Office

# AVAILABILITIES

## 5TH FLOOR Office and/or Life Science Opportunity

**Suite 500**  
5,559 RSF



## 1ST FLOOR Retail/Office

**Suite 102**  
1,347 RSF

4TH FLOOR  
Move-In Ready Co-Working & Executive Space Available

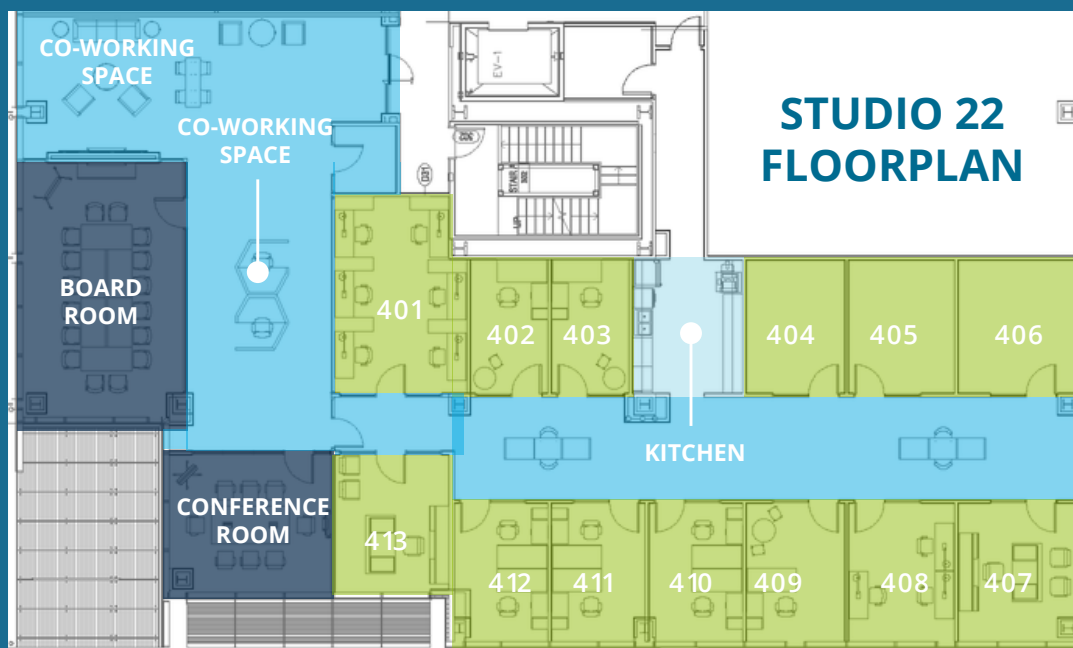
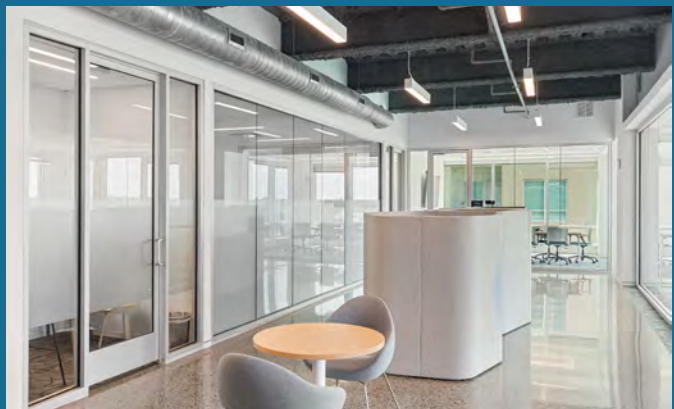
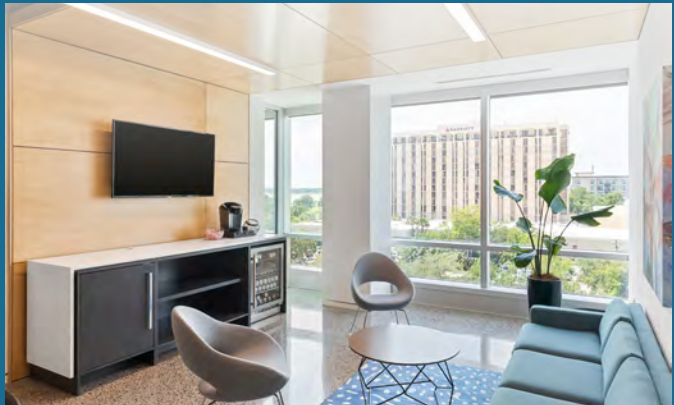


# ON-SITE AMENITIES & RETAIL



## PROFESSIONAL PRIVATE OFFICES, CO-WORKING AND MEETING SPACES

- Private offices
- Private cubicle desks/ shared workspace
- Board and conference/training rooms
- Common lounge with TV
- Open table working area
- 24/7 access
- High Speed Internet
- Catering or Dining Options Available From The Harbour Club and Saveurs Du Monde
- Kitchen with community fridge, free coffee, snacks, and local Charleston beer on tap
- Walkable access to food, fitness, Joe Riley Stadium and Brittlebank Park
- Networking and educational events
- Adjacent to MUSC



For additional information, please contact Jennifer at [jmurphy@atlantic-cos.com](mailto:jmurphy@atlantic-cos.com).





## HARBOUR CLUB AT WESTEDGE

Located on the 7th floor, the Harbour Club is the premier spot for all social and business needs.

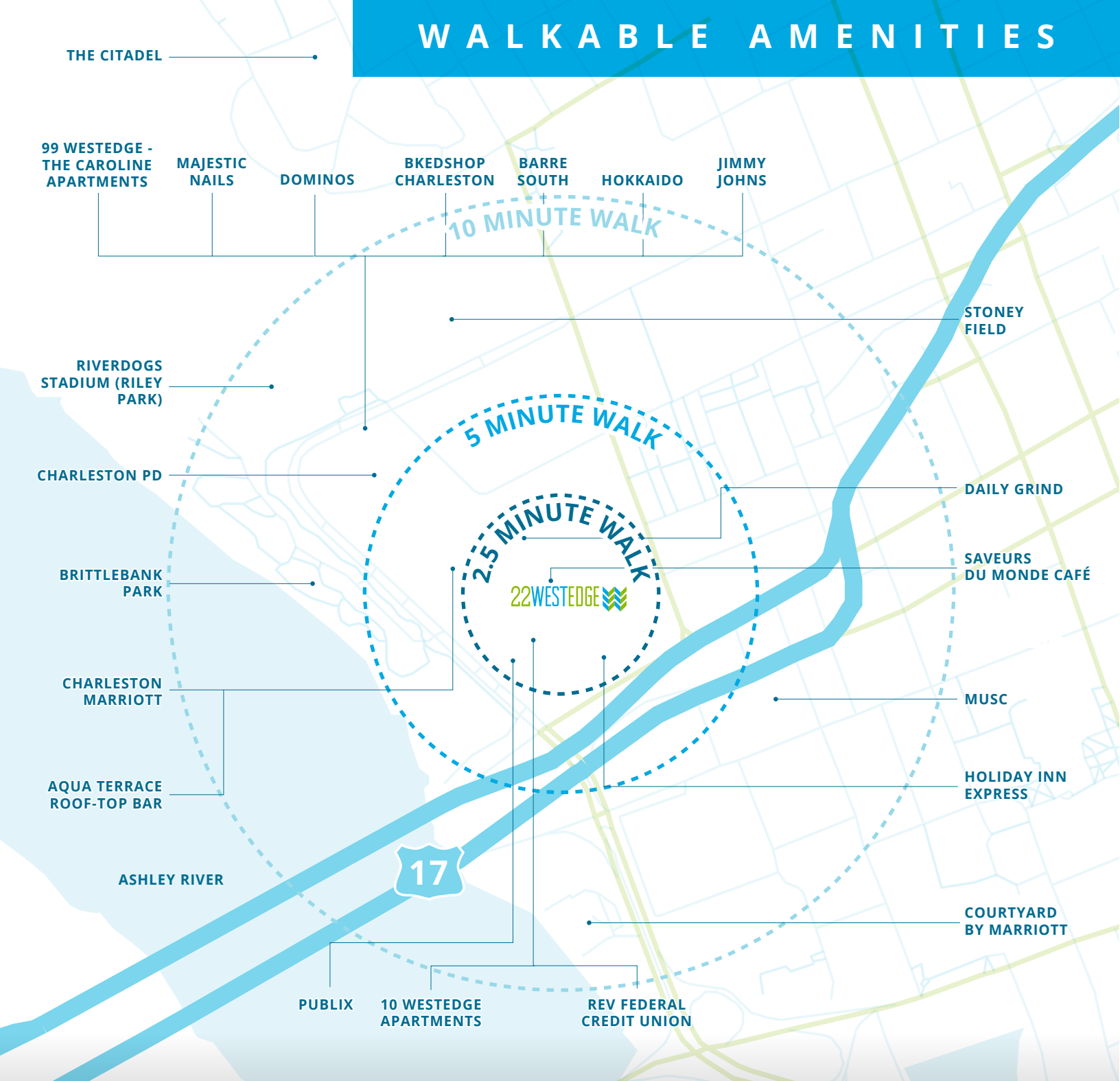


# Publix

Immediately adjacent to 22 WestEdge is a 55,000 SF Publix Grocery store.



# WALKABLE AMENITIES



[WESTEDGECHARLESTON.COM](http://WESTEDGECHARLESTON.COM)

# CHARLESTON'S NEWEST URBAN DESTINATION

- **30+** new people move to the region each day
- **20th** in the U.S. for advanced industries
- **Civilian labor force** grew 3x faster than the U.S. average from 2010-2021



# 22WESTEDGE

**CLASS-A OFFICE/LIFE SCIENCE SPACE AVAILABLE**

Charleston, South Carolina | For more information, please contact:

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