

Ten Mile on Rivers Ave

5841 Rivers Avenue, North Charleston, SC 29406

FOR LEASE



The former Charlestowne Academy school site is being transformed into a professional office campus. Sitting on “Ten Mile Hill,” a reference to the mileage marker from Broad Street, this 5-acre property is located in the center of the region with unparalleled access to I-26 and I-526.

With a delivery date of March 2021, the 1950’s school building is undergoing a major renovation to include an updated facade, new roof, interior enhancements, high ceilings with light filled spaces and full MEP replacement. A new 175-space parking lot will also be built while preserving 27 grand oak trees.

The building will become one of Charleston’s most cool and iconic places to do business, with excellent presence in the burgeoning Rivers Avenue corridor. Floorplans offer a variety of highly flexible lease options from 200 RSF to 5,000 RSF, with opportunity to combine spaces into contiguous suites up to 9,000 s.f.

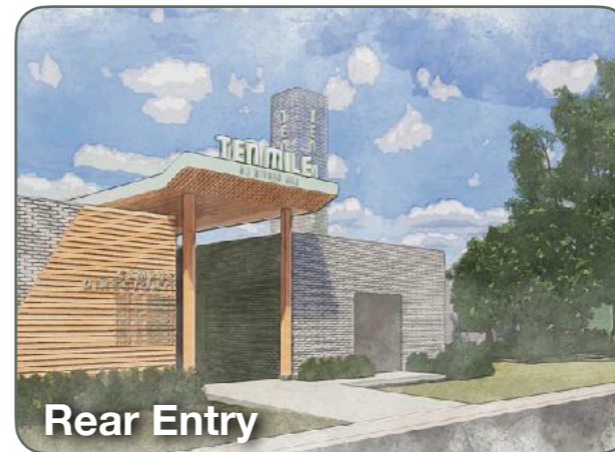
HIGHLIGHTS:

- Central Location
- Ease of Access
- Cool 1950’ Character
- Variety of Suite Sizes
- Best-in-Class HVAC with Ventilation and High Filtration
- Exceptional Value
- Parking
- Beautiful Tree Canopy
- Interior Daylight
- Storm Resilient Building
- High and Dry Site

Value • Versatility • Location



Front Entry



Rear Entry



Existing Tree Canopy

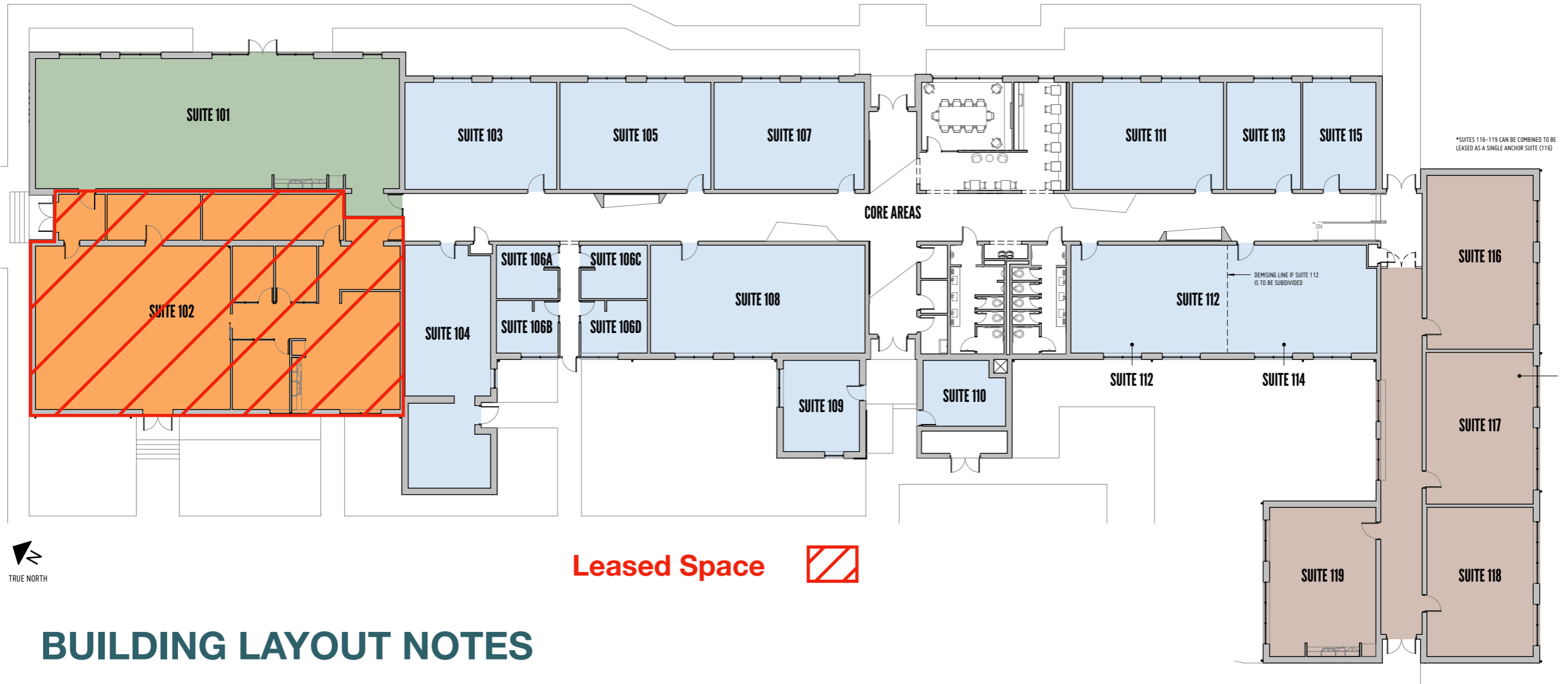
FOR ADDITIONAL INFORMATION:

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BUILDING LAYOUT NOTES

- Suites may be combined based on Tenant's needs.
- In addition to interior entrances, larger suites offer private exterior entrances.
- Shared conference and kitchen/break area facility available for Tenant use.



Rivers Avenue

SITE PLAN HIGHLIGHTS

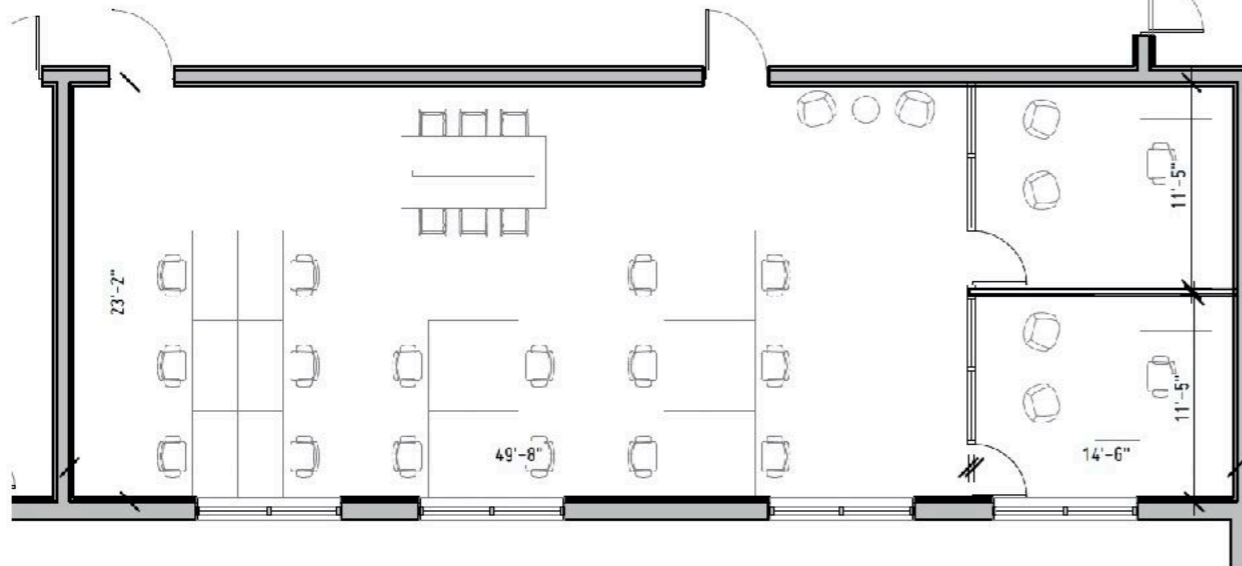
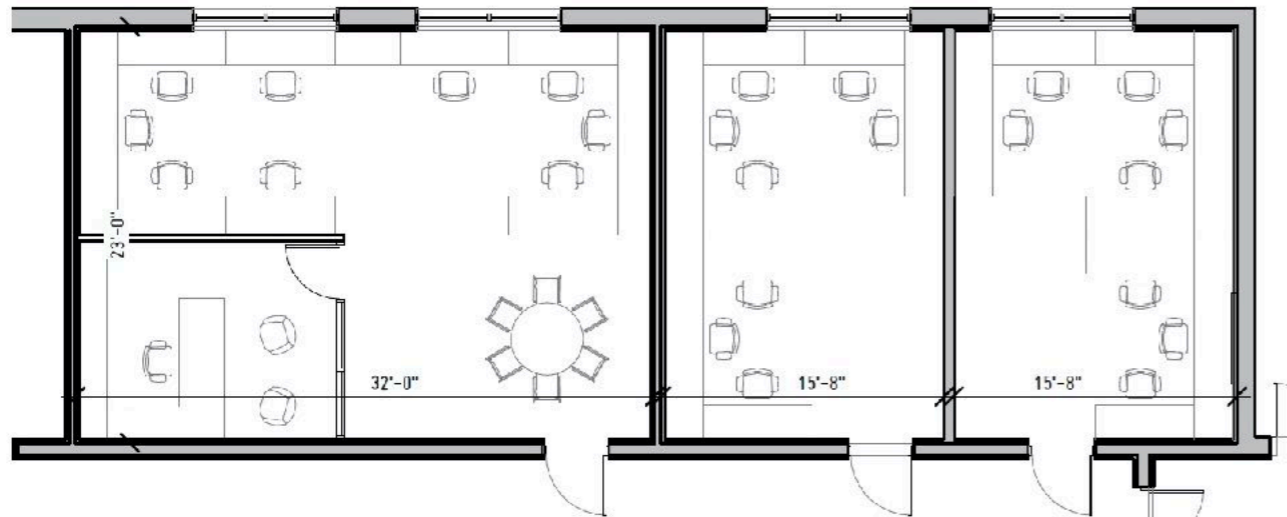
- 27 Preserved grand oak trees.
- 175 Parking spaces.
- Well-drained sandy hill located outside of the flood zone.
- Building at 36.5' Elevation.
- Up to 18,000 s.f. (6,000 sf X 3 Floors) of additional, separate building area planned for construction on Rivers.



Approx. 787 USF

Approx. 391 USF

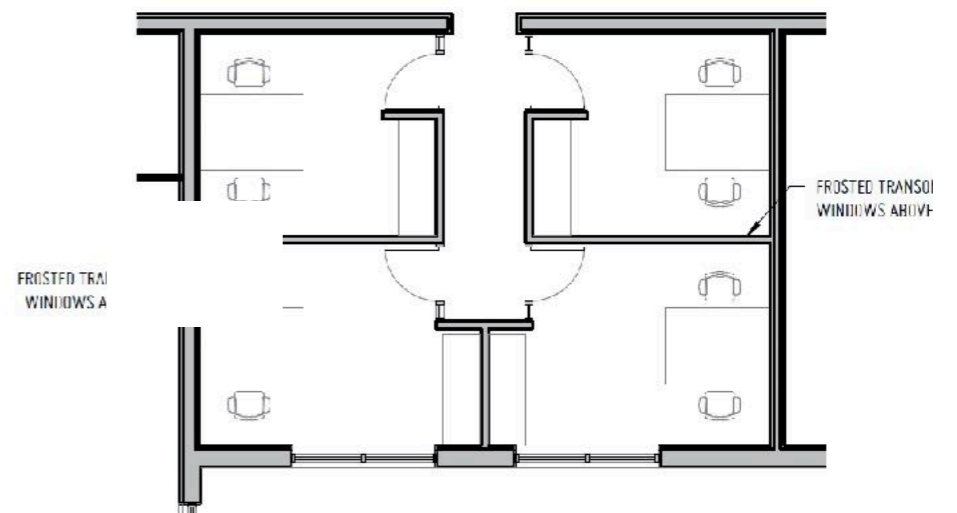
Approx. 412 USF



Approx. 1,601 USF

SAMPLE SPACE DESIGNS

Approx. 163 to 193 USF



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Lease Rates:

Individual Executive Office Suites

- Approx. 180 sf
- \$750 per month Full Service

Small Spaces

- Approx. 400 sf
- \$1,250 per month Full Service

Medium Spaces

- Approx. 750 to 1,100 sf
- \$21 to \$24/rsf NNN (see expense overview)

Larger Spaces

- Approx. 1,600 sf to 4,300 sf
- \$18 to \$24/rsf NNN (see expense overview)

Expense Overview:

- **\$7.53/s.f.** Estimated expenses include:
 - Utilities: electricity, water, sewer
 - Building and landscape repairs and maintenance
 - Waste management
 - Property taxes
 - Building insurance
 - Common area janitorial services
 - Property management
- Expenses will be reconciled annually based on actual expenses

Additional Notes:

- Suites may be combined based on tenant needs
- Measurements and area calculations may vary slightly based on final construction document drawings
- Rentable s.f. includes useable s.f. + core factor of 17.5%



Front Elevation

LEASING RATES AND EXPENSES

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Building Enhancements:

- Exterior changes including cleaning, painting, canopy and architectural accents.
- 27 Grand Oak Trees preserved.
- Building brought up to full ADA compliance including new ADA accessible central bathroom core.
- Shared tenant conference center including kitchen facilities, flat screen/video capabilities.
- New large, high efficiency, impact-rated windows allowing for ample natural light.
- New high quality, high efficiency LED lighting throughout building.
- High quality core spaces with efficient circulation.
- High visibility signage including a monument sign on Rivers Avenue.
- Parking area paved, reconfigured to add planting islands for optimal parking use, 4/1,000RSF.



Rear Entry

Tenant Upfits:

- Suites will be delivered in turn-key condition, including the following:
 - Lighting, paint, ceiling tiles
 - Polished concrete or carpet
 - HVAC and associated ductwork
- Depending on terms of lease, Landlord may include some additional customization.

Project Team:

- Building Owner and Manager: **5841 Rivers Avenue, LLC**
- Development Consultant: **Cityvolve**
- Architect: **The Middleton Group**
- MEP Engineer: **Hensley & Goerling**
- Civil Engineer: **HLA**
- General Contractor: **4S Builders, Inc.**

OVERVIEW OF IMPROVEMENTS



Ten Mile on Rivers Ave

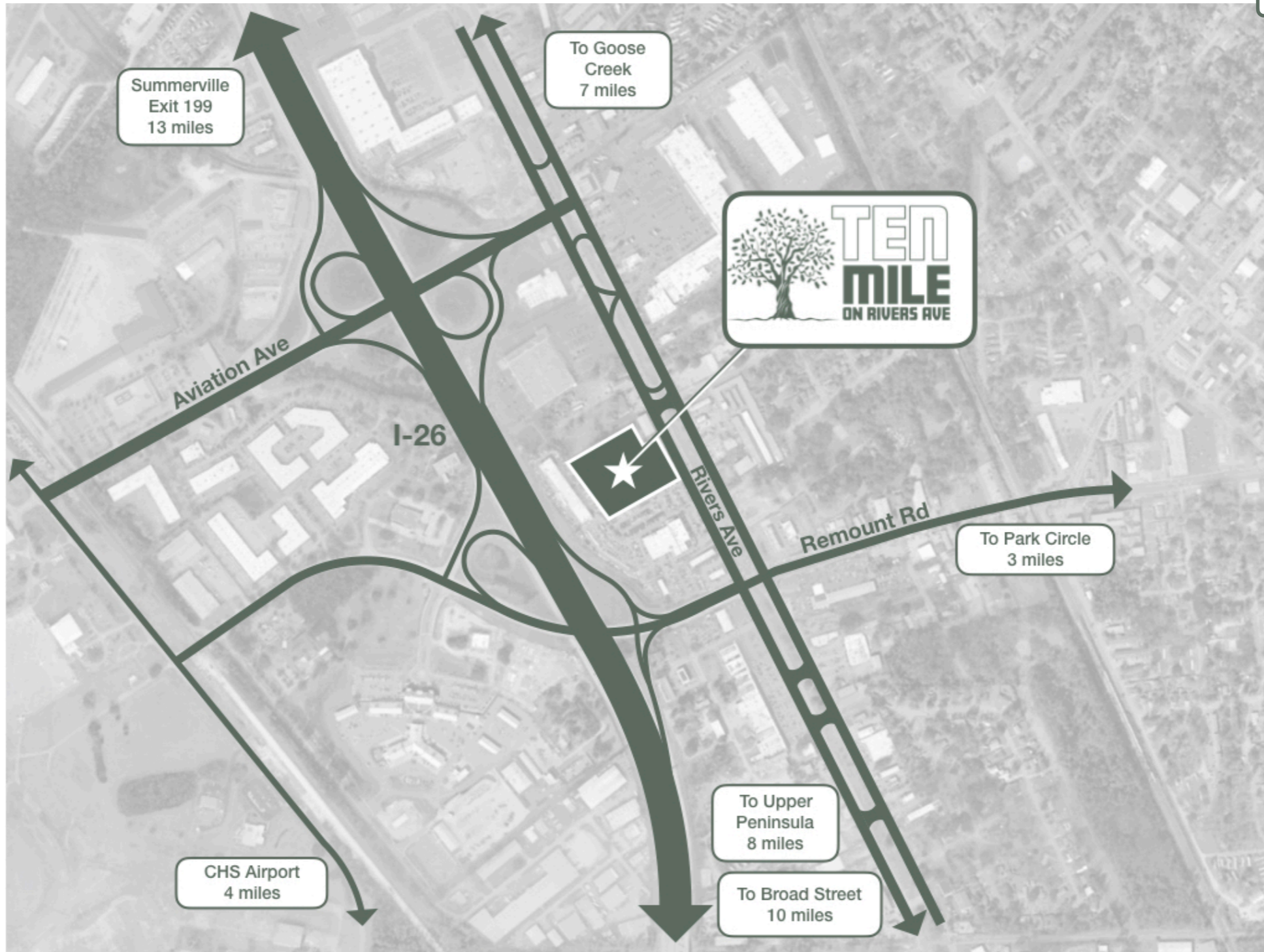
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REGIONAL MAP

Ten Mile on Rivers Ave

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LOCATION MAP

