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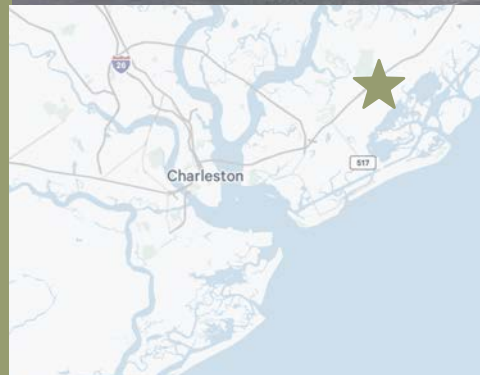
New Office/Medical Suites
Ready for Tenant Upfit

1200

INNOVATION
Way



1200 INNOVATION WAY
MOUNT PLEASANT
SC, 29466



Listing Agents

CBRE

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Property Offering

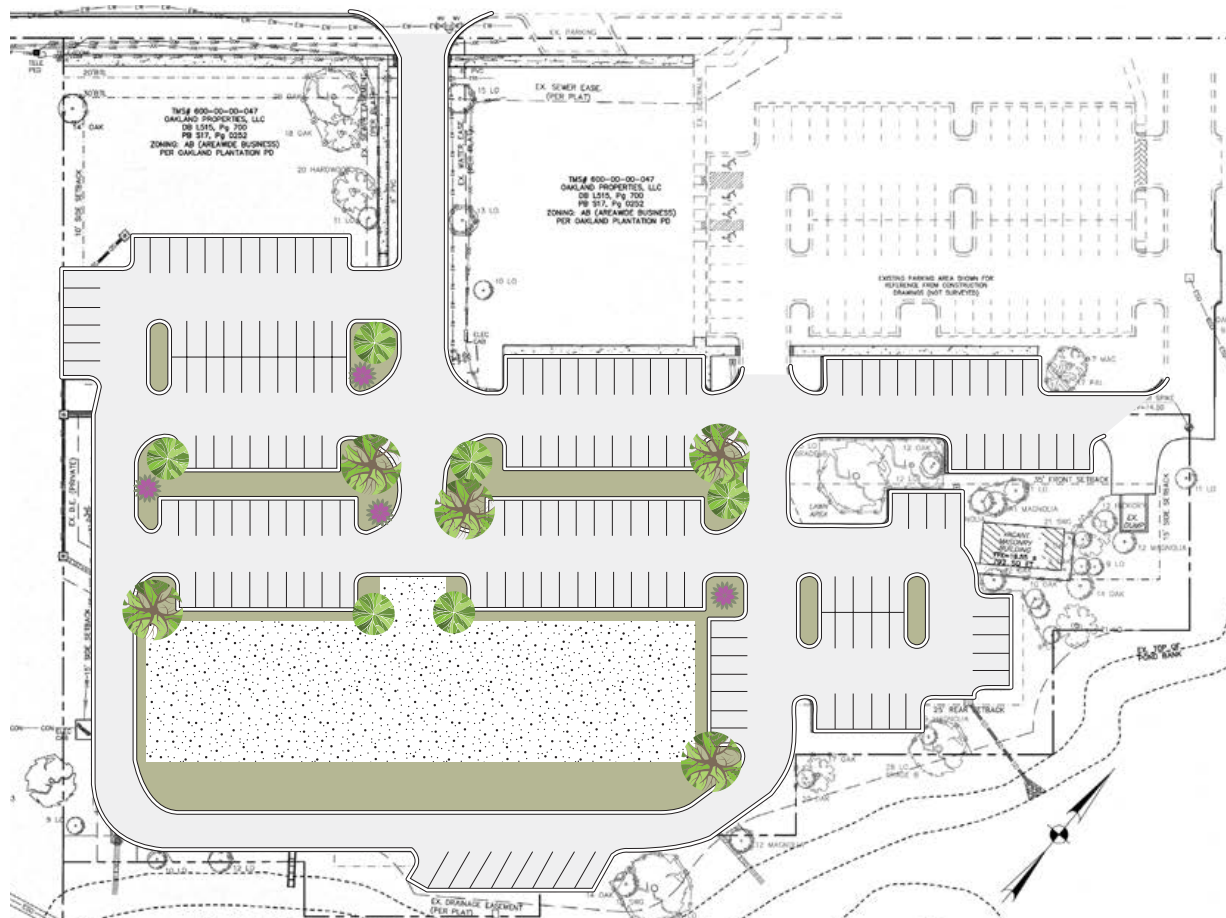
OFFERING SUMMARY

CBRE is pleased to offer office or medical space in Oakland Office Park, a 45,258 sf high-end commercial medical/ general office building in one of the fastest growing areas in Mount Pleasant, South Carolina. The building has been completely renovated and is now ready for tenant upfit.

HIGHLIGHTS

- Fully renovated 45,258 sf Class A Medical/General Office Building
- Stand alone building on 3 acres behind Oakland Market
- Parking ratio of 4.5/1,000 SF
- Charleston County TAX ID #600-00-00-057
- Space on the 1st floor is now 100% leased to include MUSC (initial tenant)
- Second floor has two 7,042 rsf suites that are sub-dividable
- Third floor has up to 16,880 rsf with \pm 18 ft ceiling heights and views of the pond and wooded areas
- Monument and storefront signage available
- Generous tenant improvement allowance offered for new tenant upfits
- Brand new gurney-sized elevator
- Highly efficient and flexible VRF HVAC system
- New R-30 insulated roof to help keep energy costs down
- Access control exterior dorrs
- Newly furnished lobby to be delivered by year end 2023
- South Carolina Commercial MLS #30720959
- Building is walking distance to the restaurants, banks, and retail of Oakland Market
- Adjacent land is planned for hotel and retail





Marketing Statistics

DEMOGRAPHICS WITHIN A 5-MILE PROXIMITY:

58,485	\$110,414	40.1	23,502
Total Population	Median Household Income	Median Age	Households

Oakland Office Park

OFFERING SUMMARY

Oakland Office Park is a fully renovated Class A Medical/General Office Building with completion in the second quarter of 2023. It has ample surface parking and is located off of Porchers Bluff Lane and South Morgans Point Road, adjacent to the Market at Oakland shopping center. The total square footage of this three-story Building is 45,258 sf with gross floor plates of 16,880 sf. Listing is aggressively priced at **\$25.00 - \$26.00 psf NNN** for the “first-in” tenants. There has been extensive internal and external renovations. Suites are delivered in shell condition with a generous tenant improvement allowance offered by Landlord.

There are two remaining ground floor suites that can be combined, each with its own storefront and signage. This beautiful stand-alone three-story medical/office building is in walking distance to all of the local area restaurants and retailers of The Market at Oakland shopping center. Suite sizes from 1,300 sf to 16,880 sf.



Up to 16,880 sf
contiguous office or medical
space per floor



Lease list price is
\$25 psf NNN and \$26 psf NNN
for first “first-in” tenants



NNN costs estimated to
be \$10.00 psf in 2023



Conference room in
the main lobby available
for tenant use



Ground floor rear patio
available for outdoor seating



Second floor outdoor
balcony available for tenant
use and events

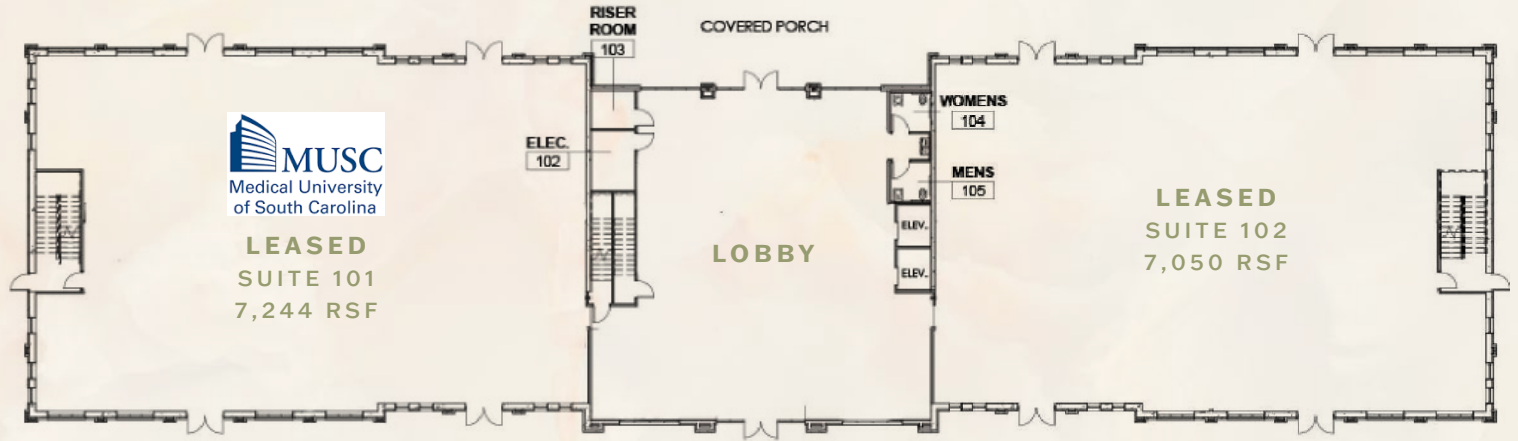


Abundant free onsite parking
for tenants and visitors

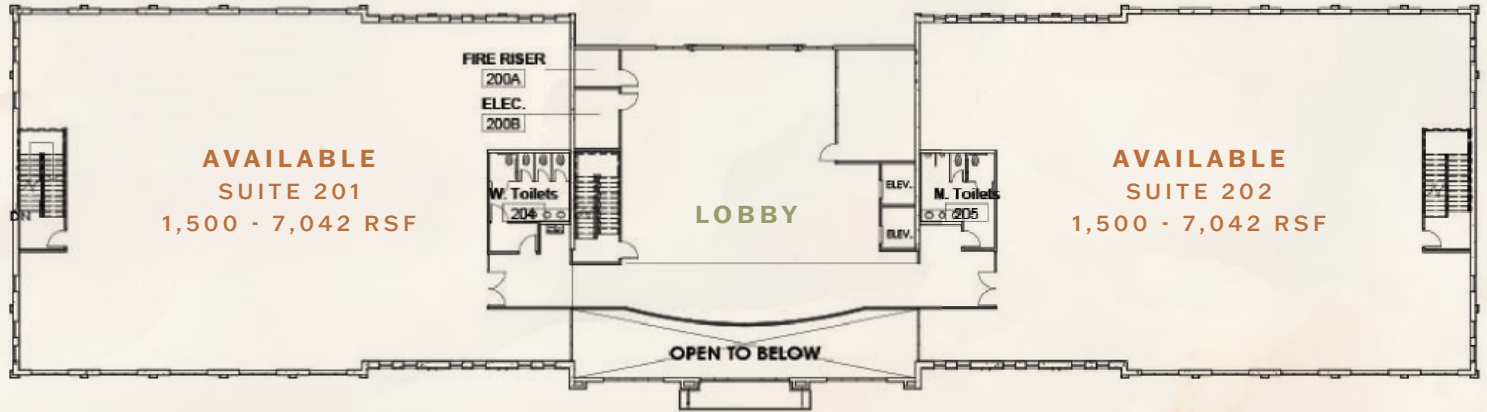


Drive aisle around
the building

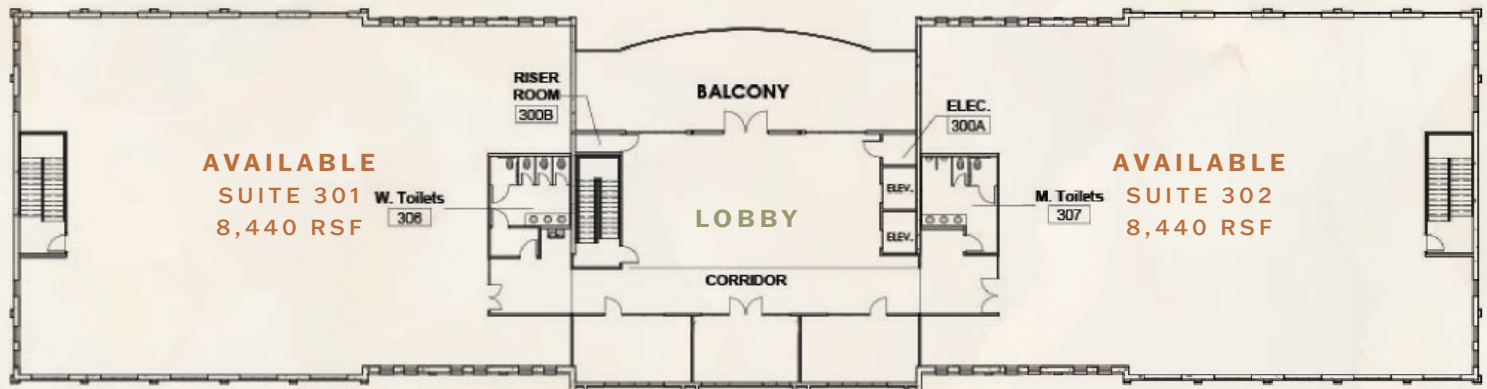
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Location Map

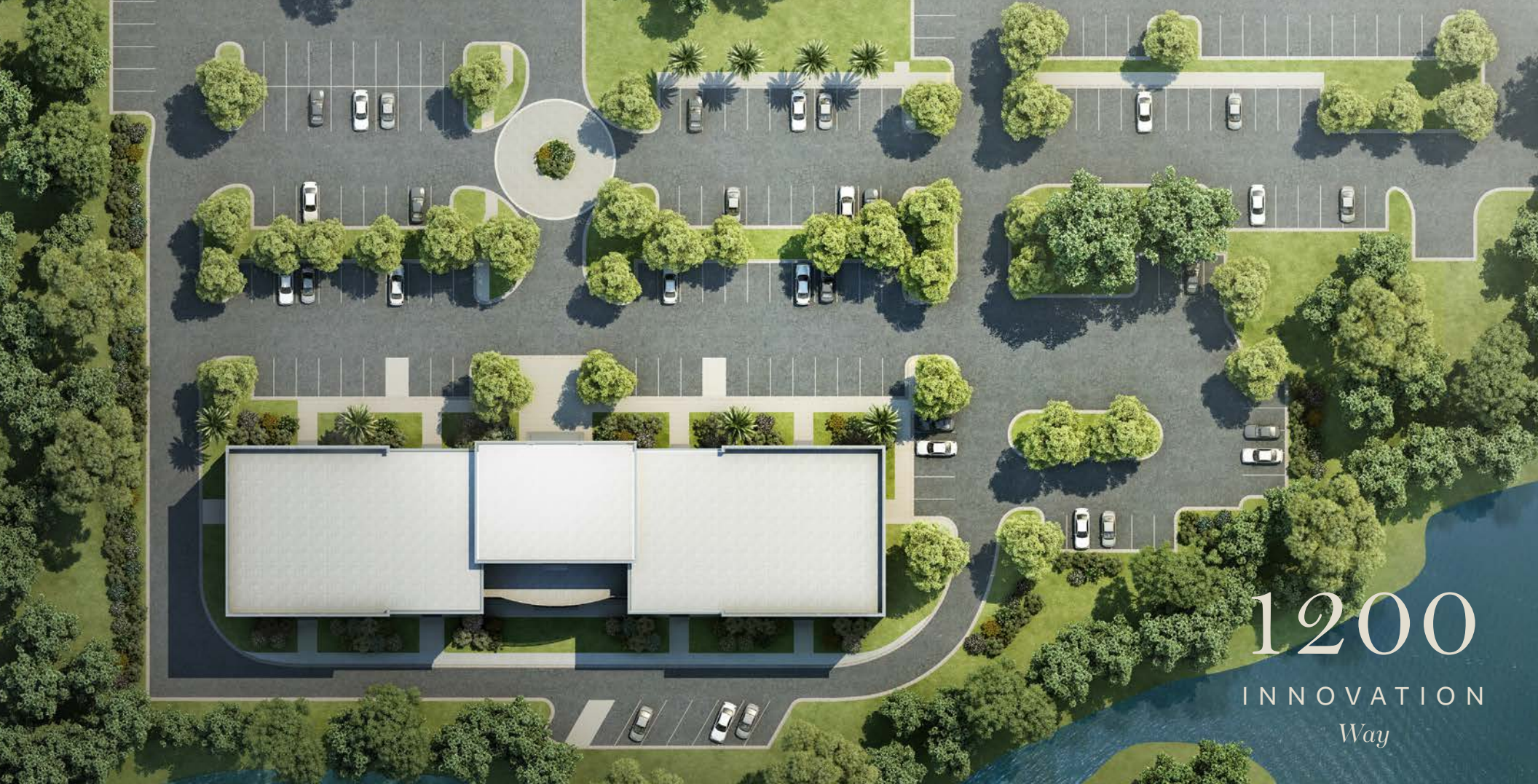




Property Images

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