



PHASE 3



**DELIVERING Q4 2026**

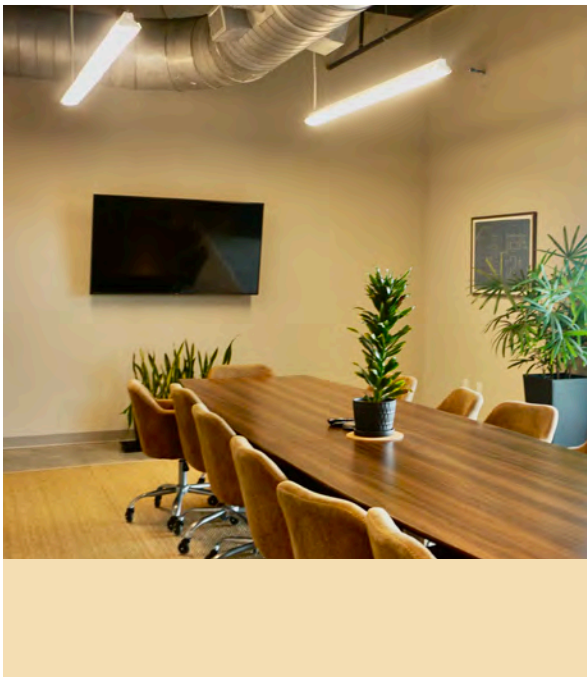
**PHASE 3 DEVELOPMENT**

45,000 SF New Construction  
adjacent to The Refinery

1640 Meeting Street Rd, Charleston, SC 29405







# Adjacent to The *Refinery*

The Refinery in Charleston is a notable mixed-use development that is designed to combine creative workspaces, modern amenities, and vibrant social spaces. Situated between North Charleston and Downtown Charleston, this location has easy access to I 26, Hwy 17, and the surrounding neighborhoods.

The Refinery aims to provide a dynamic environment where professionals, artists, and entrepreneurs can work, collaborate, and socialize. The development includes office spaces, co-working areas, studios, and event venues.

The Refinery in Charleston is more than just a workspace; it's a community-oriented development that blends functionality with style, catering to the modern professional's needs and fostering a sense of creativity and collaboration.



## BUILDING DETAILS

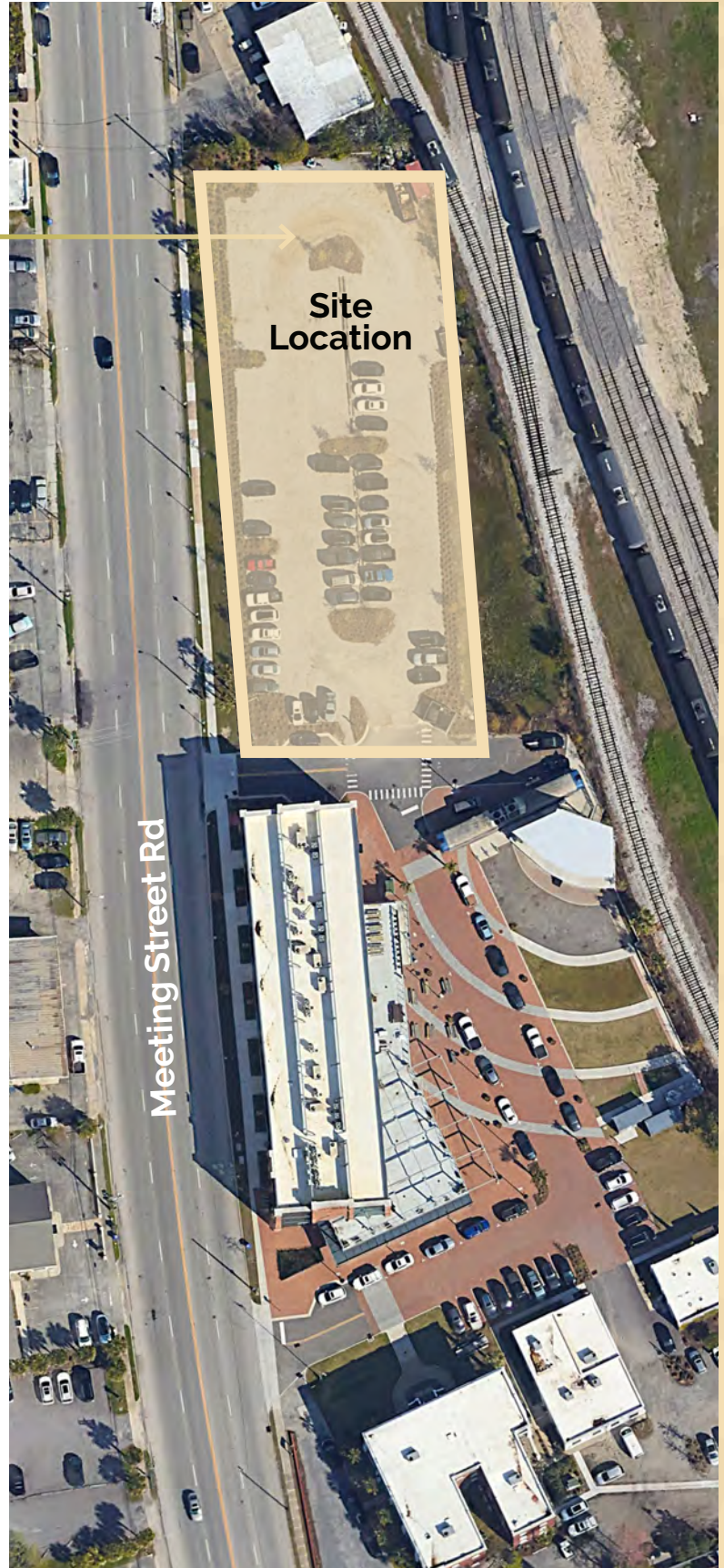
45,000 SF

20,000 SF  
Floor Plates

Complimentary  
Parking

Ample  
Greenspace

Dog Friendly



# Work And Play at The *Refinery*

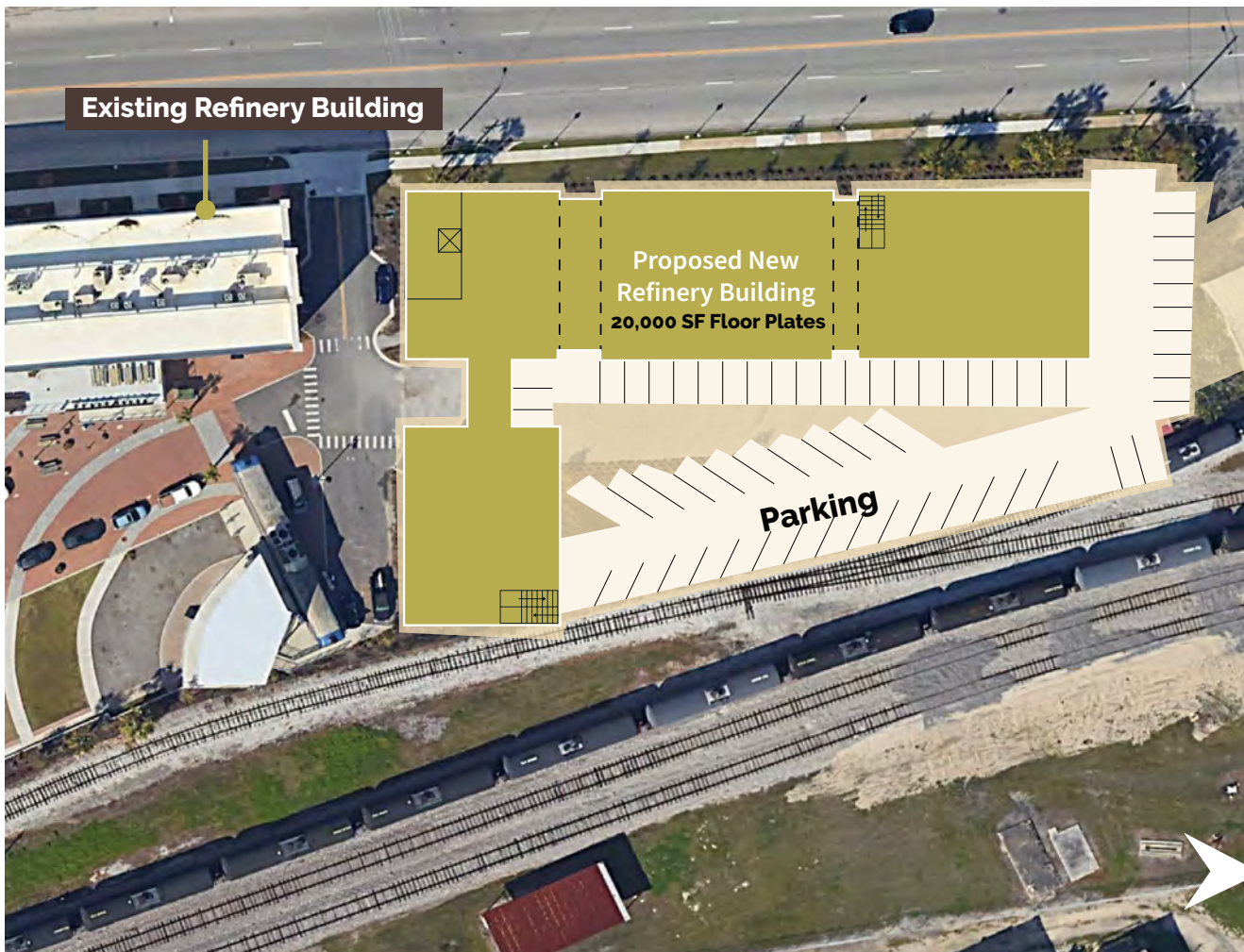
## FIRST FLOOR



The first floor plan addresses the meeting street frontage with a corner lobby with an elevator to the upper levels. The balance of the space under the building and open space on the lot are dedicated to parking.



## SECOND & THIRD FLOOR



The second and third floor plans illustrated here contain approximately 20,000 square feet per floor. The building is "L" shaped, being divided into two masses connected by a bridge over the drive aisle. This allows the eastern wing of the building to provide spatial definition and a defining architectural backdrop to the outdoor performance venue.

# Location & Amenities

## Within 5 Minutes

### ● RESTAURANTS

1. Cleats
2. The Whale
3. Lewis Barbecue Charleston
4. XO Brasserie
5. Edmund's Oast
6. Home Team BBQ
7. babas on meeting
8. Revelry Brewing Co
9. The Harbinger Cafe & Bakery
10. Red Palm Tavern
11. Kickin' Chicken
12. Santi's Restaurante Mexicano
13. Container Bar
14. Rutledge Cab Company
15. Heavy's Barburger
16. Rodney Scott's BBQ
17. El PinchoTaco
18. Edmund's Oast Brewing Co.
19. Rancho Lewis
20. Brewlab Charleston
21. Fatty's Beer Works
22. Cooper River Brewing Company
23. The Royal American
24. Island Cabana Bar & Ship Store
25. Taco Boy Charleston
26. Little Jack's Tavern
27. Leon's
28. Renzo
29. Melfi's
30. Weltons Tiny Bakeshop
31. Huriyali Gardens
32. Mercantile & Mash

### ● HOTELS

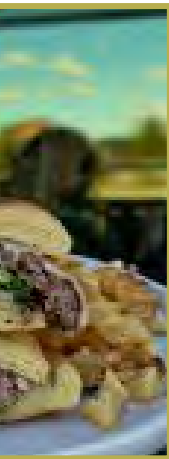
1. Moxy Charleston Downtown
2. The Limited Hotel
3. Hyatt House Charleston/Historic District
4. Homewood Suites by Hilton Charleston Historic District

## HIGHLIGHTS

- Minutes from downtown Charleston and Park Circle
- Easy access to I-26, Hwy 17, and surrounding neighborhoods







CLEATS

THE  
REFINERY

THE  
WHALE

RANCHO LEWIS  
Fine  
MEXICAN  
FOOD & DRINK

181  
over the horizon  
BREWING

Heavy's  
BARBURGER

XO  
XO BRASSERIE

EO



The  
ROYAL  
AMERICAN



RODNEY  
SCOTT'S  
WHOLE HOG  
BBQ

陣 JINYA

ISLAND  
CABANA  
BAR  
& GRILL  
SHIP STORE



LEON'S  
FINE POULTRY & OYSTERS

moxy



HYATT  
house

LIMITED



# THE REFINERY

CHARLESTON



## More than *an Office*

The Refinery is designed for a work and play lifestyle, hosting live concerts and community events throughout the year. With its state-of-the-art facilities and vibrant atmosphere, The Refinery has become a hub for creativity and community engagement.

The Refinery's commitment to fostering a lively and inclusive environment ensures that everyone feels welcome.











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For more information, please contact:

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