

**NOW PRE-LEASING
CLASS A OFFICE & MEDICAL OFFICE SPACE**



**BUILDING E
5823 CAMPBELL STREET
HANAHAN, SC 29410**

Blackwell's Corner

**An Infill Mixed-Use Redevelopment in Hanahan
featuring Office, Retail & Restaurant Space**

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Introducing New Office & Medical Space in Hanahan

PROJECT OVERVIEW

Blackwell's Corner is an infill redevelopment featuring a mix of uses including retail, restaurants, and office space totaling 27,000 SF all in a walkable location in the heart of Hanahan.

An open lawn, covered outdoor seating, onsite parking, sidewalks and landscaping are all amenities that will revitalize this block and make it a desirable place to connect, work and entertain.

Located at the corner of Yeaman's Hall Road and Campbell Street, and adjacent to the City of Hanahan Municipal Building, Blackwell's Corner is easily accessible via multiple routes to I-26 and I-526, providing immediate reach to all of the Charleston region. Additionally, it is proximate to Roper's new hospital campus in North Charleston; approximately an 8-10 minute drive.

**BUILDING E
8,524 SF AVAILABLE
FOR LEASE**

HIGHLIGHTS

- Brand new and build-to-suit Class A office and medical office space available for lease totaling 8,500 SF.
- Central and infill location with direct access to both I-26 and I-526.
- Onsite parking, green spaces, outdoor dining, and walking distance to retail and restaurant amenities.
- Minutes to Roper's new hospital campus in North Charleston.



BUILDING E NOW PRE-LEASING

ADDRESS:	5823 Campbell Street Hanahan, SC 29410
AVAILABLE SF:	2ND FLOOR: ±4,199 SF 3RD FLOOR: ±4,325 SF *Subdividable to 2,000 SF
PARKING:	4/1,000 SF
LEASE RATE:	\$42.00 / SF Full Service
TI ALLOWANCE:	Negotiable
DELIVERY:	Q2 2027

Superior Location to Interstates, Hospitals, & Amenities

TRIDENT MEDICAL CENTER
8 MILES / 12 MIN

BUILDING E
8,524 SF AVAILABLE
FOR LEASE



CENTRE POINTE
4 MILES / 10 MINUTES

- sam's club
- Staple
- Walmart
- McAlister's Deli
- Starbucks
- Chipotle
- Poke Bros
- Jimmy John's
- Tanera
- Wokefish Grill
- Loft
- Mellow Mushroom
- Double Tree
- Jimmy's
- Jim N Nick's Bar-B-Q

CHARLESTON INTERNATIONAL AIRPORT

FUTURE ROPER HOSPITAL
2.5 MILES / 7 MIN

ACADEMIC MAGNET HIGH SCHOOL

PARK CIRCLE
4 MILES / 12 MIN

- Big
- Azul
- LoLA
- Jack Rabbit Filly

NORTH CHARLESTON COLISEUM & CONVENTION CENTER

NORTH CHARLESTON RIVERFRONT PARK
6 MILES / 14 MIN



OVERALL PROJECT CONCEPTUAL SITE PLAN & RENDERINGS

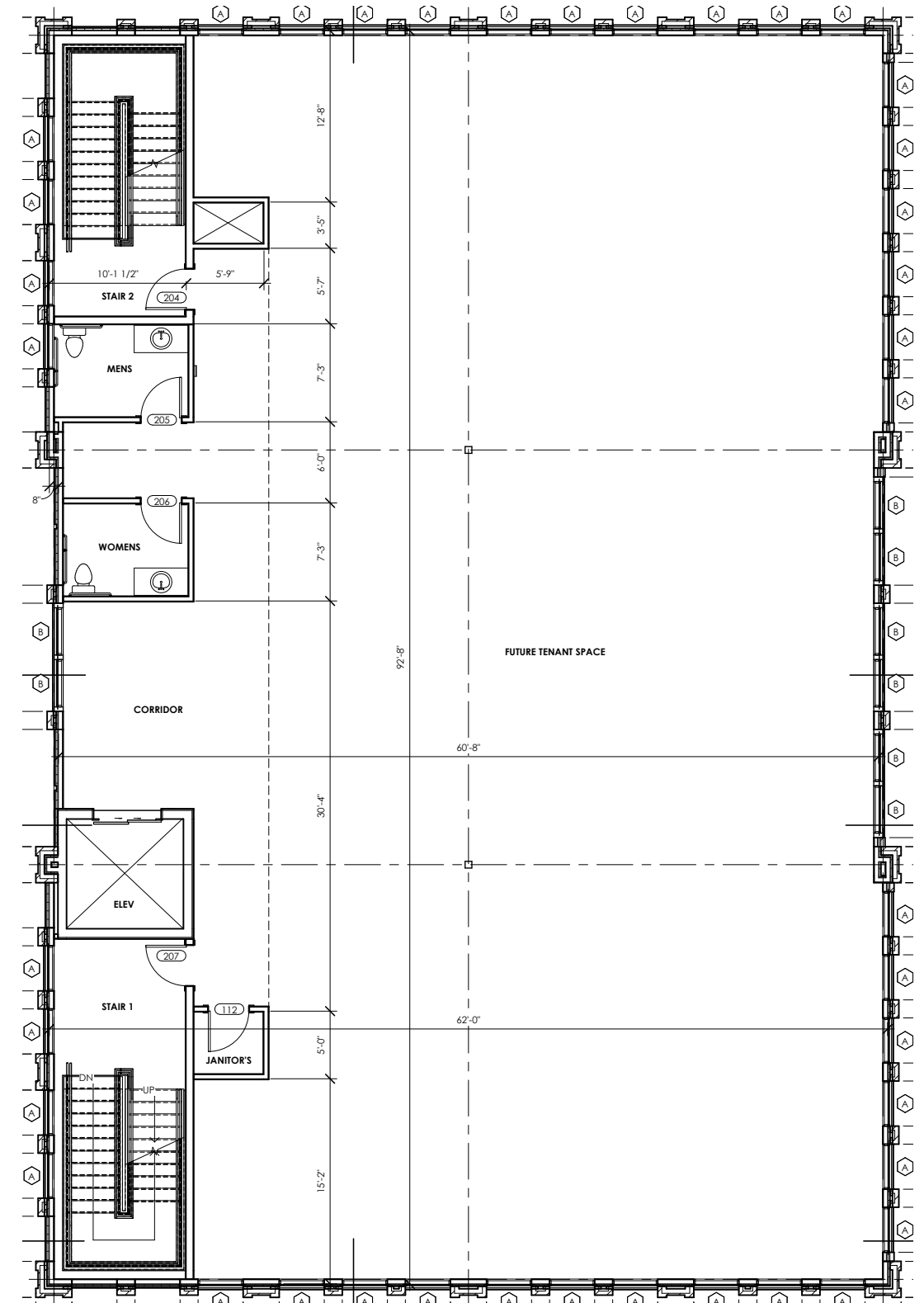
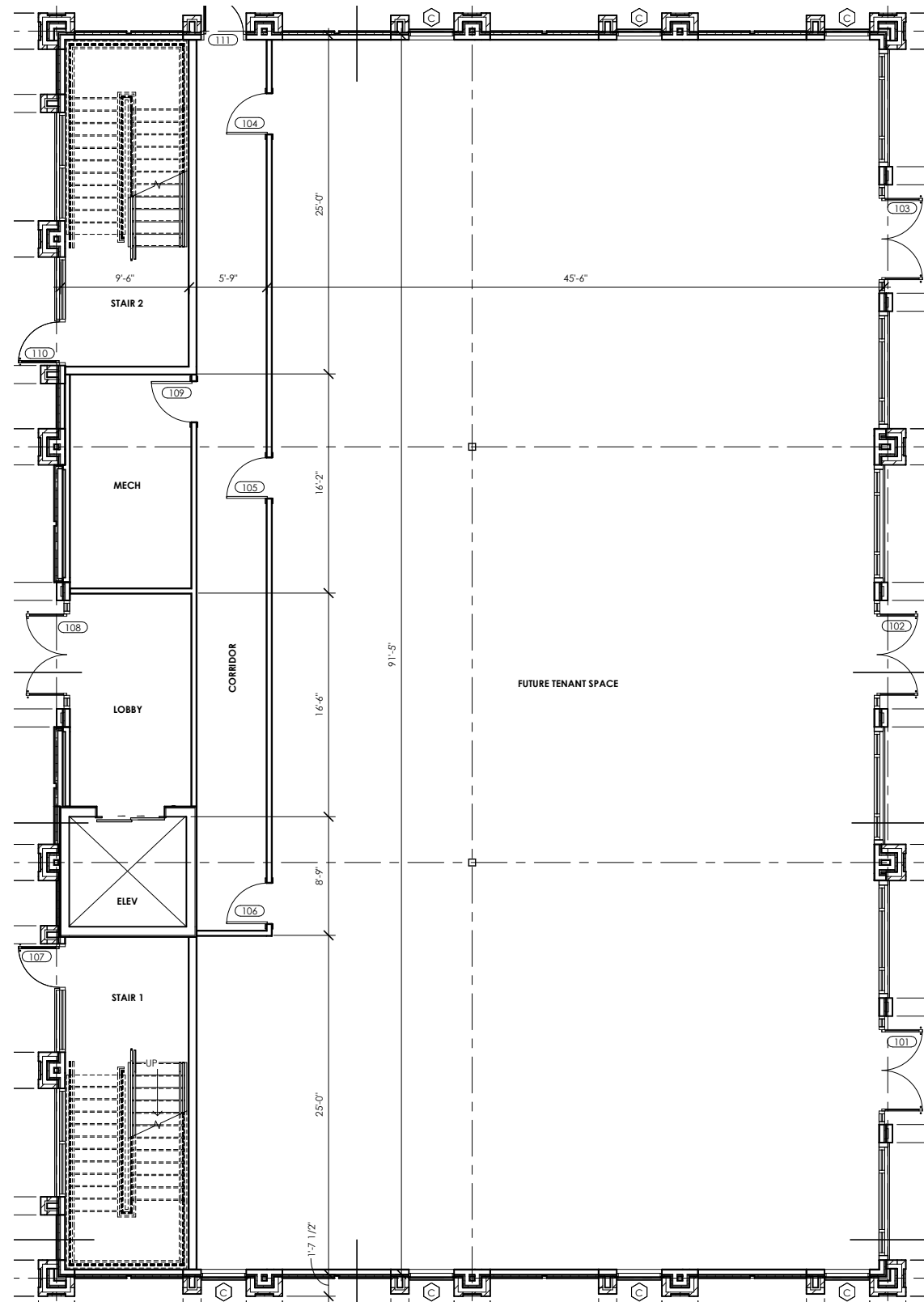


BUILDING E
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*Buildings A - D available for retail and restaurant uses.



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Interior Finishes

Lobby Renderings



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2nd Floor Conceptual Renderings



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EXCLUSIVELY MARKETED BY:

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