

Daniel Island Office Space For Lease

+/- 2,442 SF Ground Floor

210 Seven Farms Drive, Suite 102, Charleston, SC

**Meyer
Kapp
& Associates**
COMMERCIAL REAL ESTATE

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WILD CAT
5,700 RESIDENCES

CANE BAY
7,200 RESIDENCES

NEXTON
6,500 RESIDENCES

CARNES CROSSROADS
5,000 RESIDENCES

SUMMERVILLE

GOOSE CREEK

Mercedes-Benz
Vans

INGLESIDE
3,500 RESIDENCES

SUMMERS CORNER
7,000 RESIDENCES

PALMETTO
COMMERCE PARK
10,000 JOBS



HANAHAN

POINT HOPE
18,000 RESIDENCES

DUNES WEST
8,400 RESIDENCES

CAROLINA PARK
2,500 RESIDENCES

WATSON HILL
1,000 RESIDENCES

NORTH
CHARLESTON

DANIEL ISLAND
7,500 RESIDENCES

HISTORIC
PLANTATION
DISTRICT

LONG SAVANNA
4,500 RESIDENCES

RIVERTOWNE
1,500 RESIDENCES

PARK WEST
3,500 RESIDENCES

WEST
ASHLEY

SUBJECT
PROPERTY

MOUNT
PLEASANT

CHARLESTON

SULLIVANS
ISLAND

BISHOP
GADSDEN

JOHNS
ISLAND

JAMES
ISLAND

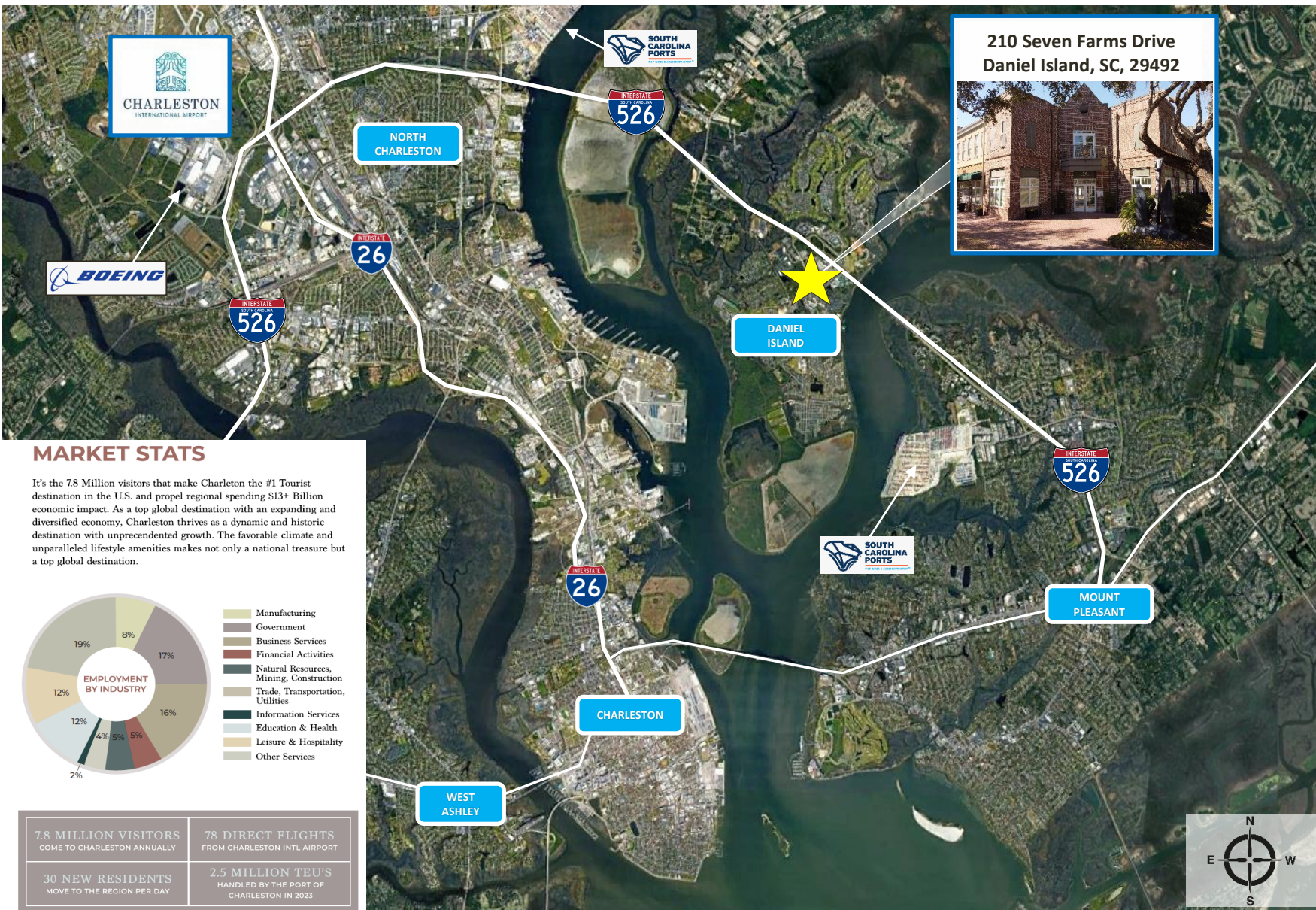
FRANCIS MARION
NATIONAL FOREST

Charleston MSA Map

Master Planned Communities & Major Employers

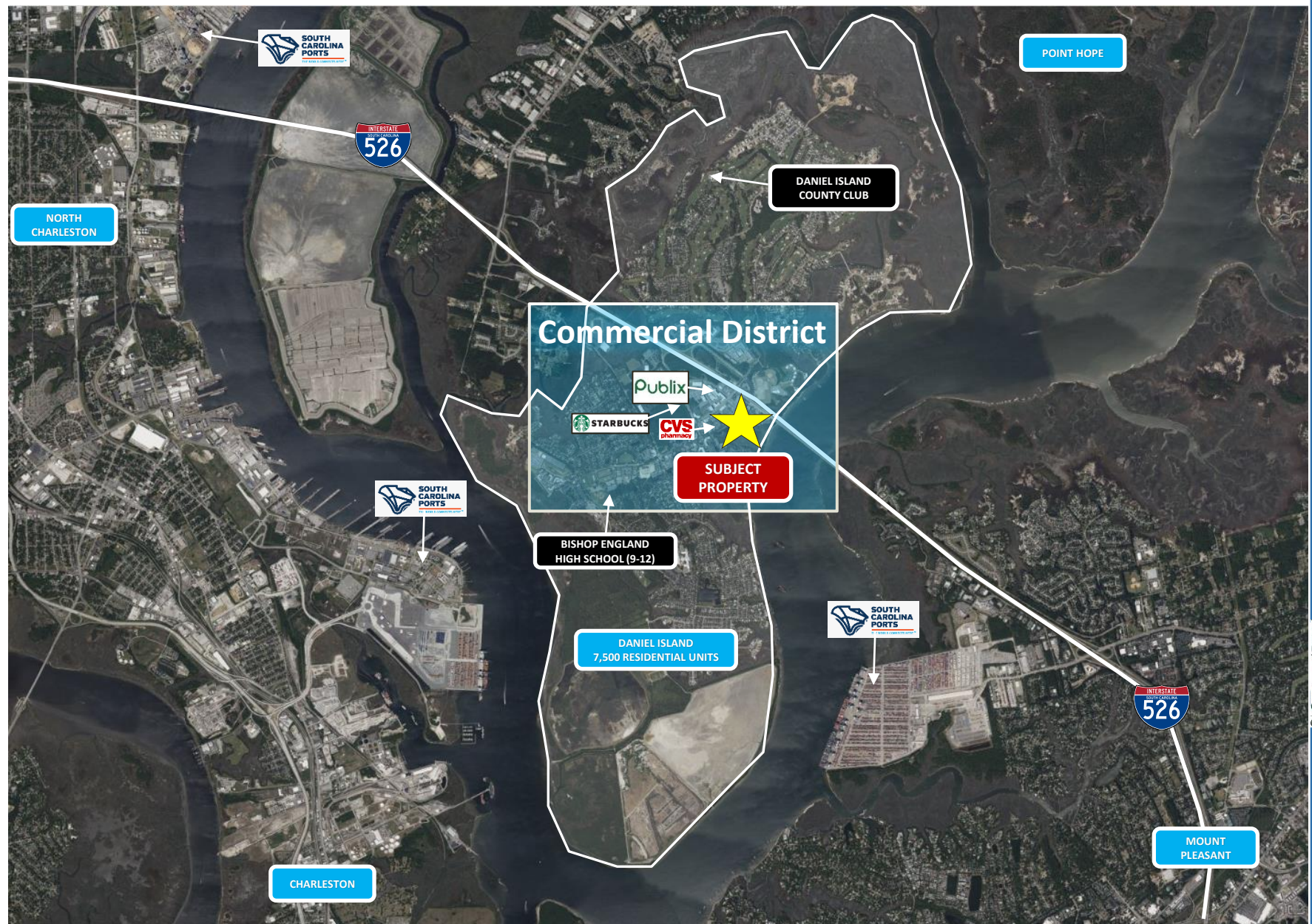
- TOP EMPLOYERS**
- Medical University of South Carolina - 24,900
 - Joint Base Charleston - 22,000
 - The Boeing Company - 6,500
 - Roper St. Francis Healthcare - 6,100
 - Charleston County School District - 5,900
 - Walmart - 3,900
 - Berkeley County School District - 3,500
 - Trident Health System - 3,100
 - Dorchester County School District II - 2,800
 - Charleston County Government - 2,700
 - College of Charleston - 2,000
 - U.S. Postal Service - 2,000
 - Robert Bosch - 1,800
 - Volvo Car USA - 1,600
 - Mercedes-Benz Vans - 1,600

- RECENT MAJOR EXPANSIONS**
- | Company | Investment | Jobs | Year |
|------------------------------|---------------|-------|------|
| REDWOOD MATERIALS | \$3.5 Billion | 1,500 | 2023 |
| ROPER ST. FRANCIS HEALTHCARE | \$1 Billion | | 2023 |
| BOSCH | \$260 Million | 350 | 2023 |
| NUCOR | \$425 Million | 50 | 2023 |
| SHL MEDICAL | \$90 Million | 166 | 2022 |
| Elbit Systems | | 300 | 2022 |



Charleston Area Map & Market Statistics

Daniel Island Overall Map



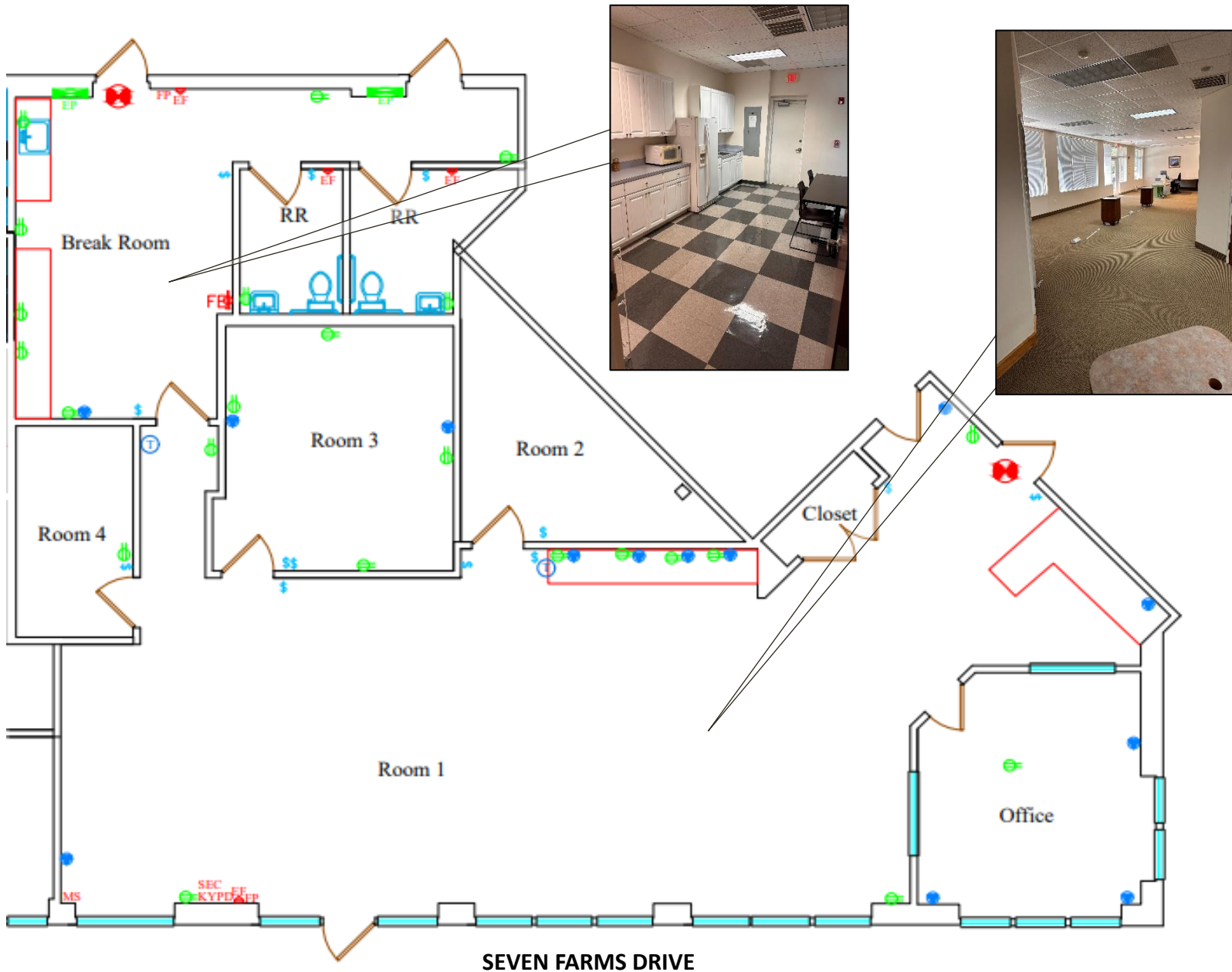
Daniel Island Commercial District Map



Property Aerial



Existing Floor Plan



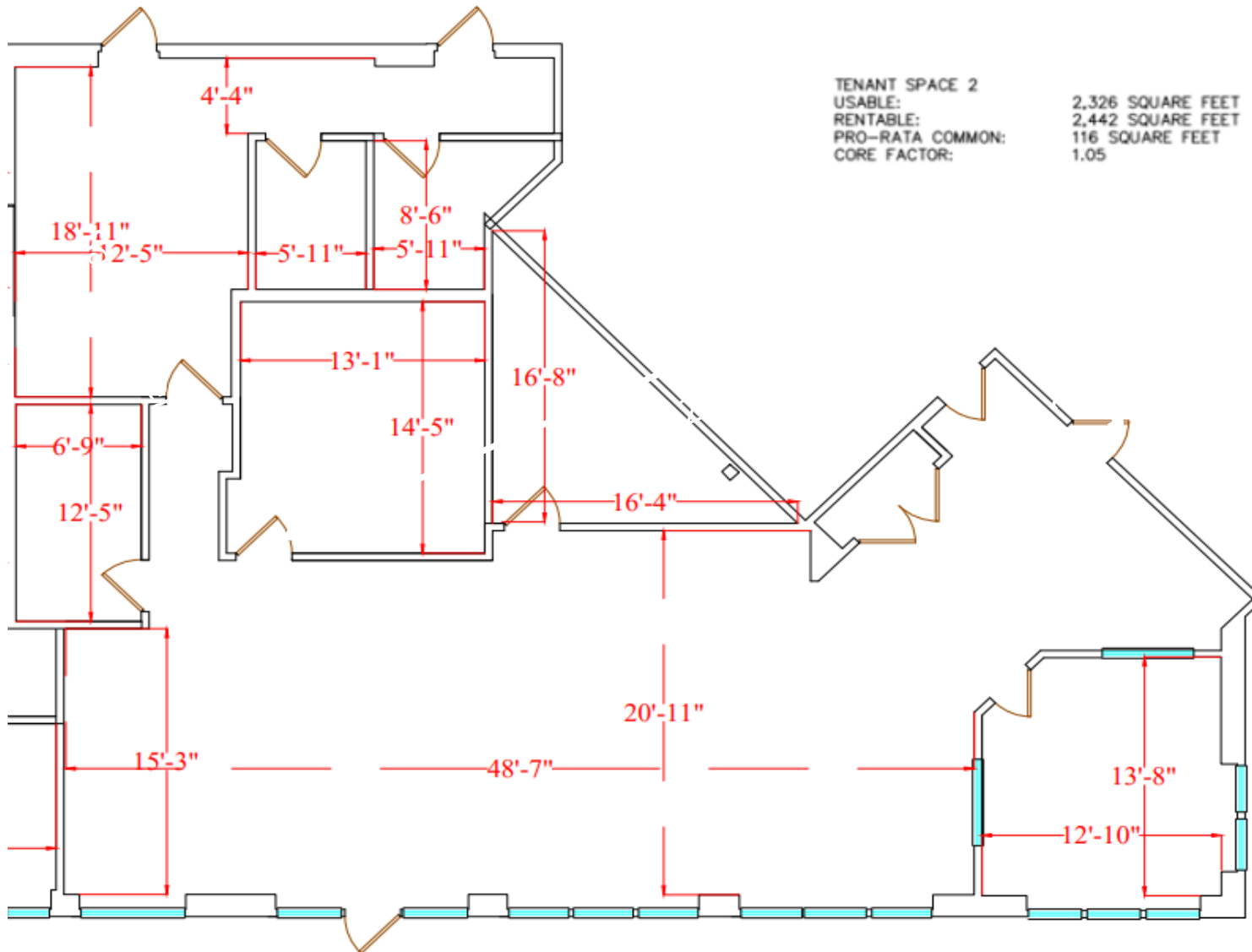
Interior Photos



Interior Photos



Floor Plan Dimensions



SEVEN FARMS DRIVE



Property Overview

Basic Property Information

Location Description

The Subject Property is located at 210 Seven Farms Drive in the center of Daniel Islands' Commercial District.

Property Description

The property is a two-story, brick-exterior +/- 18,000 SF office building. The building is within walking distance to the restaurants, retail shops, a Public anchored shopping center, and public parks.

Access and Amenities

The building has significant visibility, access & frontage on Seven Farms Drive and is serviced by ample parking in the front and rear. The subject suite features a large bullpen areas, a breakroom, a conference room, IT closets, and private bathrooms.

Lease Rate

\$33.00 PSF [Modified Gross]

(Tenant responsible for electricity, gas, user fees, phone/data and janitorial)

Building Facts & Available Space

Building Size

Two (2) Floor Class "A" Construction
+/- 17,446 Square Feet [Total]

Available Space

Units 102
+/- 2,442 SF

SF are estimated and need to be verified

Space Condition & Timing of Availability

The subject space is being marketed in "as is" condition. Tenant Improvement Allowance may be considered depending on Lease Terms and conditions. Landlord currently occupies the space as a primary office. Availability can be immediate depending on Tenant needs.