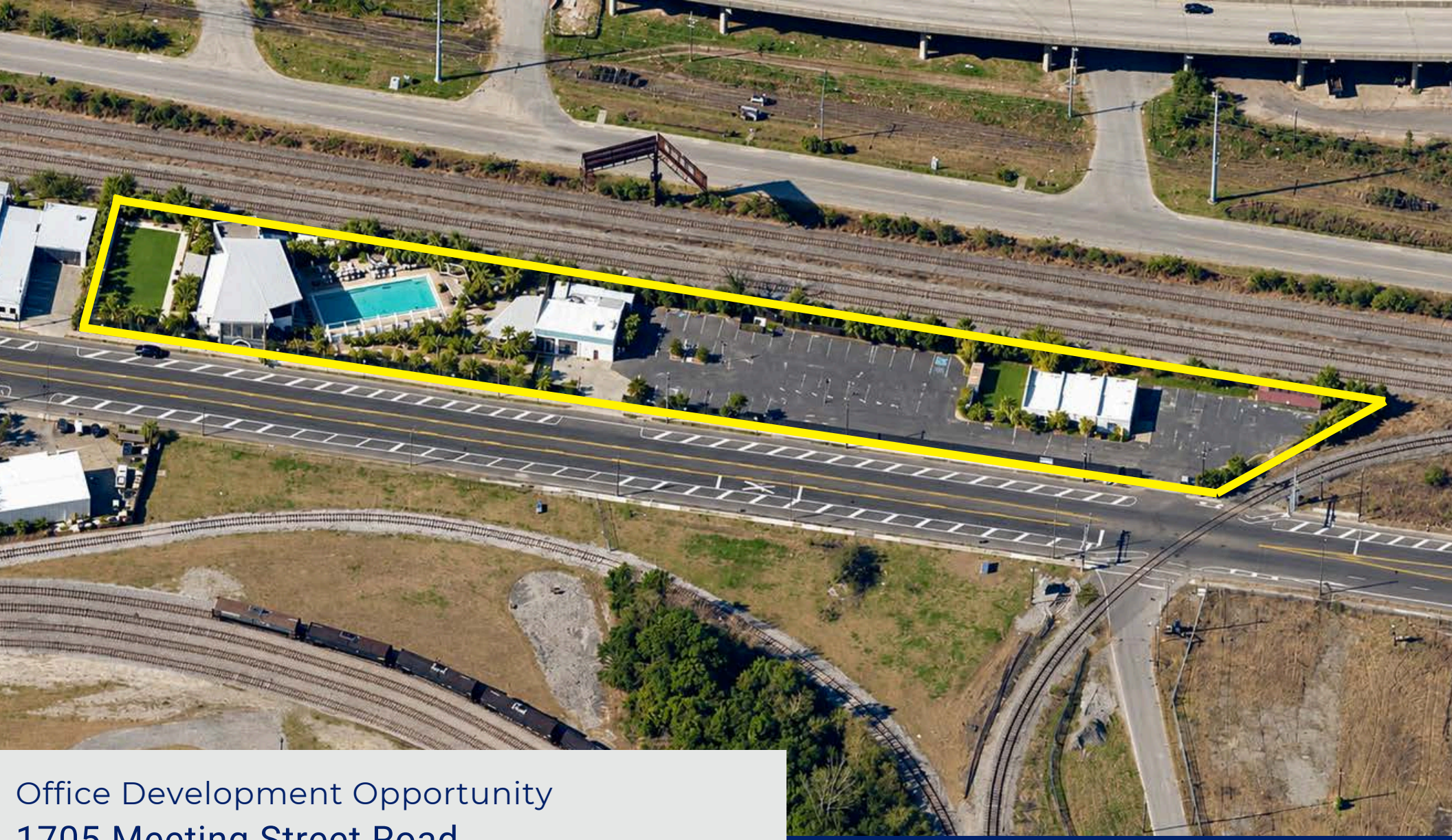


Office Development Opportunity

1705 Meeting Street Road
Charleston, SC 29405

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COLDWELL BANKER COMMERCIAL ATLANTIC

Office Development Opportunity

Opportunity Overview

- *UP Zoning Allowance*
  - *Allows for increased vertical construction & density with proper incentives.*
- *Tax-Saving Implications*
  - *QCT (Qualified Census Tract)*
  - *Opportunity Zone*
- *JV with Current Owner*
- *Existing Infrastructure*
  - *5,000 SF Clubhouse*
  - *Junior Olympic Heated & Cooled Swimming Pool*
  - *2,500 SF GYM*
  - *3 F&B Outlets & 6,000 SF of Event Space*

1.67

Acres

UP

(Upper Peninsula)

Zoning

COLDWELL BANKER COMMERCIAL ATLANTIC

UP Zoning

Upper Peninsula

BUILDING HEIGHT	DENSITY	POINTS REQUIRED
Four (4) stories	**26.4 dwelling units per highland acre**	**Zero (0) points**
Five (5) stories	Not regulated	Five (5) points
Six (6) stories	Not regulated	Six (6) points
Seven (7) stories	Not regulated	Seven (7) points
Eight (8) stories	Not regulated	Eight (8) points
Nine (9) stories	Not regulated	Nine (9) points
Ten (10) stories	Not regulated	Ten (10) points
Eleven (11) stories	Not regulated	Eleven (11) points
Twelve (12) stories	Not regulated	Twelve (12) or more points

#	SMART GROWTH OPTION	DESCRIPTION	POINT VALUE	MAXIMUM ALLOWABLE POINTS
1	**Stormwater Management**	Decrease Stormwater Runoff and Impervious Surfaces	2	2
2	**Vegetated Green Roof**	Vegetated Green Roof (greater of, 700 ft² or 30%)	1	1
		Vegetated Green Roof (greater of, 1,500 ft² or 60%)	1	
3	**Building Certification Program**	LEED Silver	2	8
		LEED Gold or Charleston Sustainable Building Standard	6	
		LEED Platinum	8	
4	**Mobility + Transportation**	Alternative Transportation	varies	varies
		Exceptional Bicycle Parking and Facilities	varies	
		Contribute to Mobility Improvement Fund	varies	
5	**Renewable Energy**	Renewable Energy (5 kW System)	1	2
		Renewable Energy (12 kW System)	2	
6	**Outdoor Public Space**	Quality Outdoor Public Space (2,500–5,000 ft²)	1–2	4
		Quality Outdoor Public Space (5,000–20,000 ft²)	2–3	
		Quality Outdoor Public Space (20,000 ft² or more)	3–4	
7	**Workforce Housing**	Workforce Housing 60% AMI (greater of, 10 units or 5%)	2	9
		Workforce Housing 80%, 120% AMI (greater of, 15 units or 10%)	4	
		Workforce Housing 80%, 120% AMI (greater of, 25 units or 15%)	9	
TOTAL AVAILABLE POINTS				**29**



[Upper Peninsula Zoning District]

Development Vision

Metric	Maximum Working Assumptions
Max Height/Unit Target	12 Stories: 30,000 SF / Floor | 360,000 SF
Rental Rates	Market Rent: $43 PSF
Occupancy	Market Occupancy: 87.6%
Parking	10/1,000 SF: 360 Parking Spaces

RENT COMPARABLES

Complex	Address	Built	RBA	Occupancy	Price / SF	Service
The Cigar Factory	701 E Bay St	2016	244,026	92.4%	$45 PSF	FS
Morrison Yard	850 Morrison Dr	2022	143,954	96.4%	$40 PSF	NNN
The Quin	1940 Algonquin Rd	2021	110,000	76.7%	$40 PSF	FS
The Morris	1080 Morrison Dr	2022	115,000	85%	$47 PSF	FS
Average			49,047	87.6%	$43.00 PSF	

SALE COMPARABLES



Office Development Opportunity

Aerial View



DEMOGRAPHICS

Population Summary	.5 mi	1 mi	2 mi
Total	230	2,903	18,953
2026-2031 Growth Rate	1.52%	2.01%	1.95%
Median Household Income	$88,759	$77,929	$71,008

COLDWELL BANKER COMMERCIAL ATLANTIC

The Magnolia Landing Project

- *192-acre site under development for a mixed-use community*
  - *5.9 M total development square footage*
  - *200k retail square footage*
  - *1 M office square footage*
  - *25 acres of public park & green space*
  - *Currently under Construction: Delivery Expected 2028-30*



THE REFINERY CHARLESTON

COLDWELL BANKER COMMERCIAL ATLANTIC

Office Development Opportunity

Club Photos









1705 Meeting Street Road | Charleston, SC 29405

COLDWELL BANKER COMMERCIAL ATLANTIC

Office Development Opportunity

Rendering



1705 Meeting Street Road | Charleston, SC 29405

mcmillan | pazdan | smith
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COLDWELL BANKER COMMERCIAL ATLANTIC

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