

# Office Space & Executive Suites for Lease

521 & 525 Folly Rd. | Charleston, SC 29412





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## FOR FURTHER INFORMATION

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521 & 525 Folly Rd.  
Charleston, SC 29412

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# Property Information

## Property and Location Highlights

### HIGHLIGHTS

New construction of two office buildings totaling 1,900 SF each. Excellent location and visibility on Folly Rd. on James Island directly across from Publix. Extremely convenient to downtown.

Suites offered as:

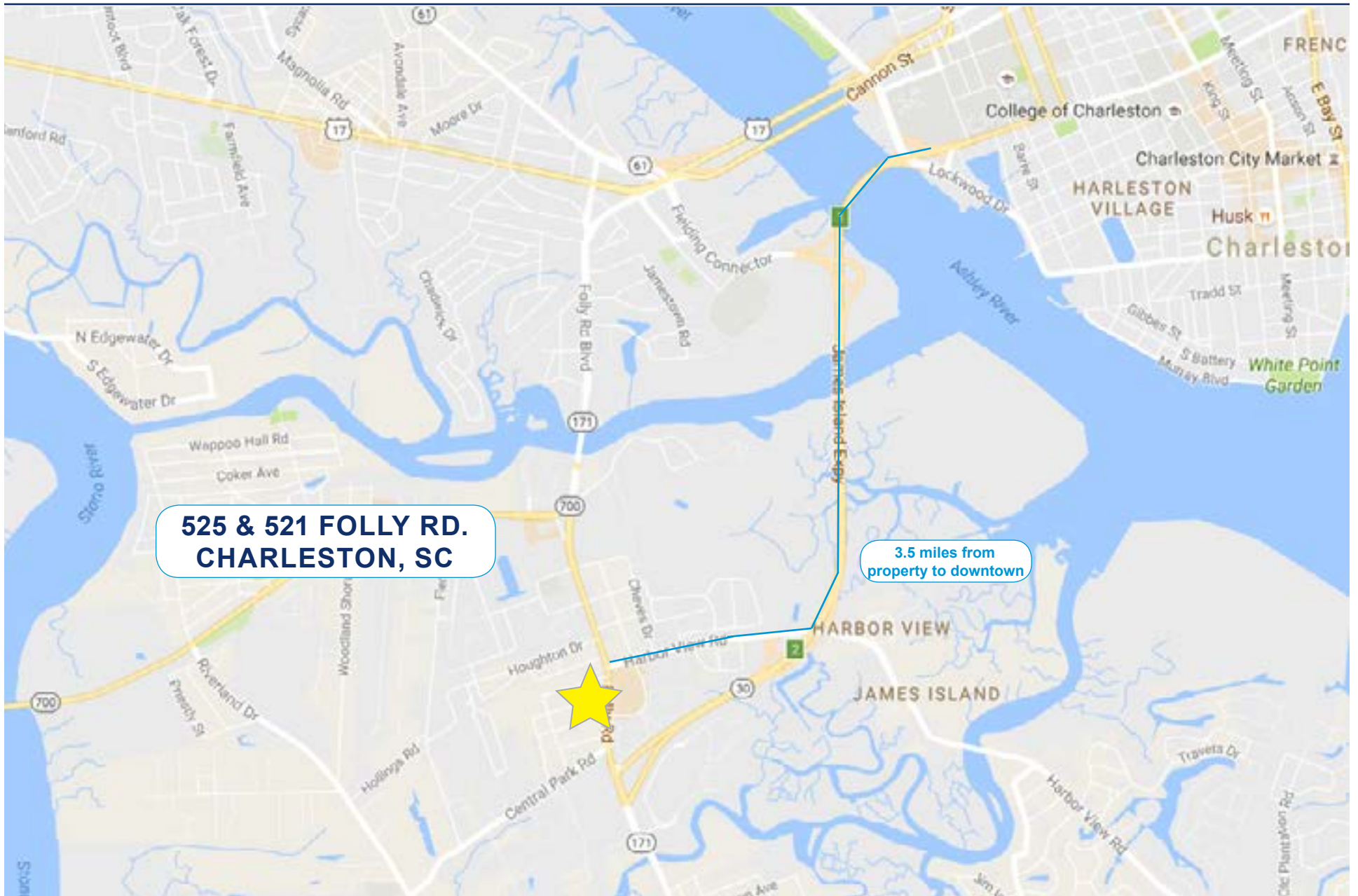
- individual offices
- in combination as multi-room office configurations

- > **NEW CONSTRUCTION**
- > **OFF-STREET PARKING AVAILABLE ON-SITE**
- > **SIGNAGE AVAILABLE ON HEAVILY TRAVELED FOLLY RD.**
- > **CONVENIENT TO DOWNTOWN (3.5 MILES), VIA JAMES ISLAND CONNECTOR, ONLY 1 STOPLIGHT**
- > **MANY RESTAURANTS WITHIN A MINUTE'S DRIVE**
- > **CONFERENCE ROOM AVAILABLE FOR EXECUTIVE SUITES**
- > **NOW AVAILABLE**





# Locator Map





# High Aerial





# Low Aerial



**SITE**

**TD Bank**

**Firestone**

**Edward Jones**

**O'Brien's Pub**

**H&R BLOCK**

**Publix**

**Marco's Pizza**

**Bagel Nation**

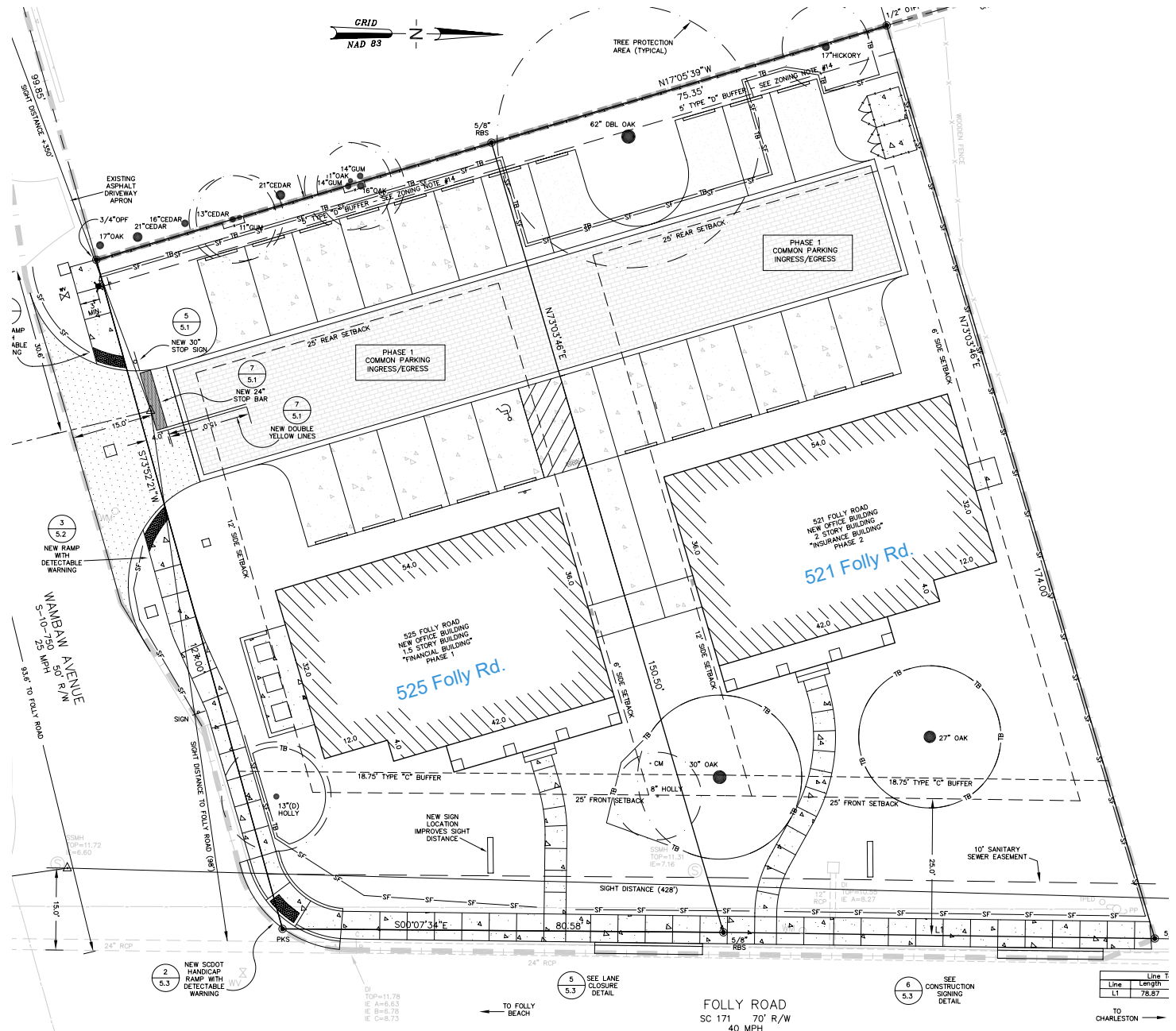
**Melvin's BBQ**



**Bank of America**



# Site Plan



| Line # | Line T |
|--------|--------|
| L1     | 78.87  |

FOLLY ROAD  
SC 171 70' R/W  
40 MPH

TO FOLLY BEACH

TO CHARLESTON



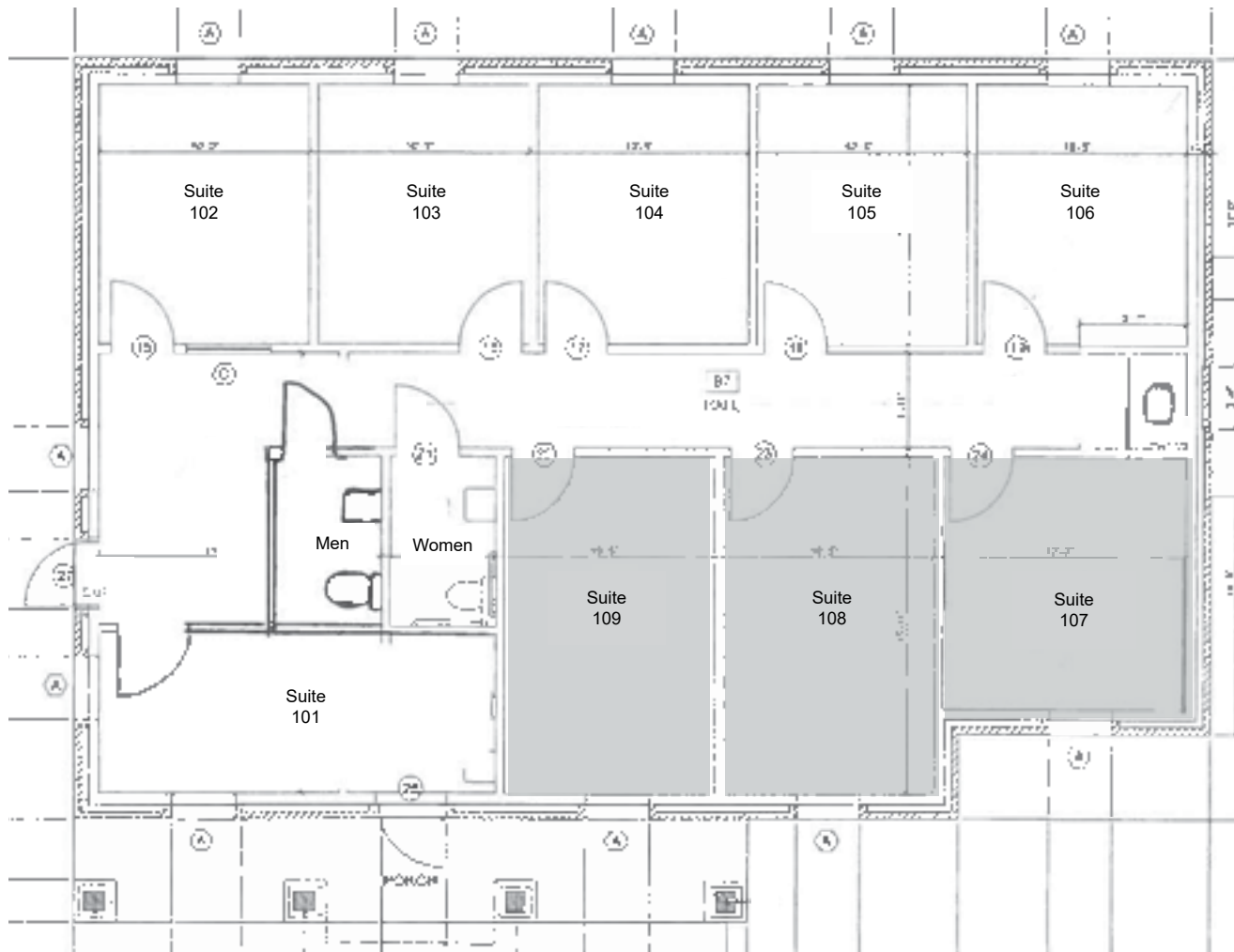
# Photos







# Floor Plan, 521 Folly Rd.



 Suite Leased



# Floor Plan, 525 Folly Rd.



 Suite Leased



# Leasing Information

521 & 525 Folly Rd.  
Charleston, SC 29412

525 Folly Rd.

| SUITE 201         | SUITE 202         | SUITE 203 | SUITE 204         | SUITE 205 | SUITE 206         | SUITE 207         | SUITE 208         |
|-------------------|-------------------|-----------|-------------------|-----------|-------------------|-------------------|-------------------|
| \$800<br>(LEASED) | \$850<br>(LEASED) | \$850     | \$850<br>(LEASED) | \$850     | \$850<br>(LEASED) | \$900<br>(LEASED) | \$950<br>(LEASED) |

521 Folly Rd.

| SUITE 101 | SUITE 102 | SUITE 103 | SUITE 104 | SUITE 105 | SUITE 106 | SUITE 107         | SUITE 108         | SUITE 109         |
|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|-------------------|-------------------|
| \$900     | \$850     | \$850     | \$850     | \$850     | \$850     | \$900<br>(LEASED) | \$950<br>(LEASED) | \$950<br>(LEASED) |



# About Us

TRC provides national retailers with a comprehensive solution for growing their business by developing new locations.

## TWIN RIVERS CAPITAL, LLC

Twin Rivers Capital, LLC is a privately held real estate investment, development and brokerage company, founded in 2002 and headquartered in Charleston, SC. Focusing on the growth regions of the Southeastern US, TRC provides national retailers with a comprehensive solution for adding new locations. TRC has developed more than 1.2 million SF of real estate with values of nearly 200 million. TRC also handles third party brokerage, including tenant and landlord representation and investment brokerage services in FL, GA, SC, NC, VA, TN and AL.

**Build to Suit • JV Programs • Preferred Developer for National Retailers Brokerage • Fee Development Programs**

## YOUR TWIN RIVERS CAPITAL CONTACT

### Phil Rose

Phil provides leasing and management services, with a focus on Tenant Representation, Landlord Representation and Retail Brokerage.

After receiving his SC Real Estate License in 2006, Phil worked with Retail & Investment Property Advisors, LLC/Carolina Retail. He has acted both as a tenant representative for companies such as Little Caesars, Cache, Trek, Cellular Sales, Verizon, Meineke/Maaco, and ZPizza and as a landlord representative for CVS Disposition as well as local and regional investors and property owners.

Phil is licensed in SC, GA and NC, and is a member of the International Council of Shopping Centers and the National Association of Realtors.



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## Client Roster

**FAMILY DOLLAR  
AUTOZONE  
MCDONALD'S  
VERIZON**

**WALMART  
DOLLAR TREE  
DICK'S  
AT&T**

**HOBBY LOBBY  
STARBUCKS  
DUNKIN' DONUTS  
EDWARD JONES**