



521 & 525 Folly Rd. | James Island



Table of Contents

FOR FURTHER INFORMATION

Phil Rose

office 843.203.1668

mobile 843.270.3280

web phil@twinriverscap.com

125-G Wappoo Creek Drive
Charleston, SC 29412

phone (843) 722.9925

fax (843) 722.9947

web twinriverscap.com

521 & 525 Folly Rd.
Charleston, SC 29412

Property Information	3
Locator Map	4
High Aerial	5
Low Aerial	6
Site Plan	7
Photos	8
Floor Plan	9
Floor Plan	10
Leasing Information	11
About Us	12



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:

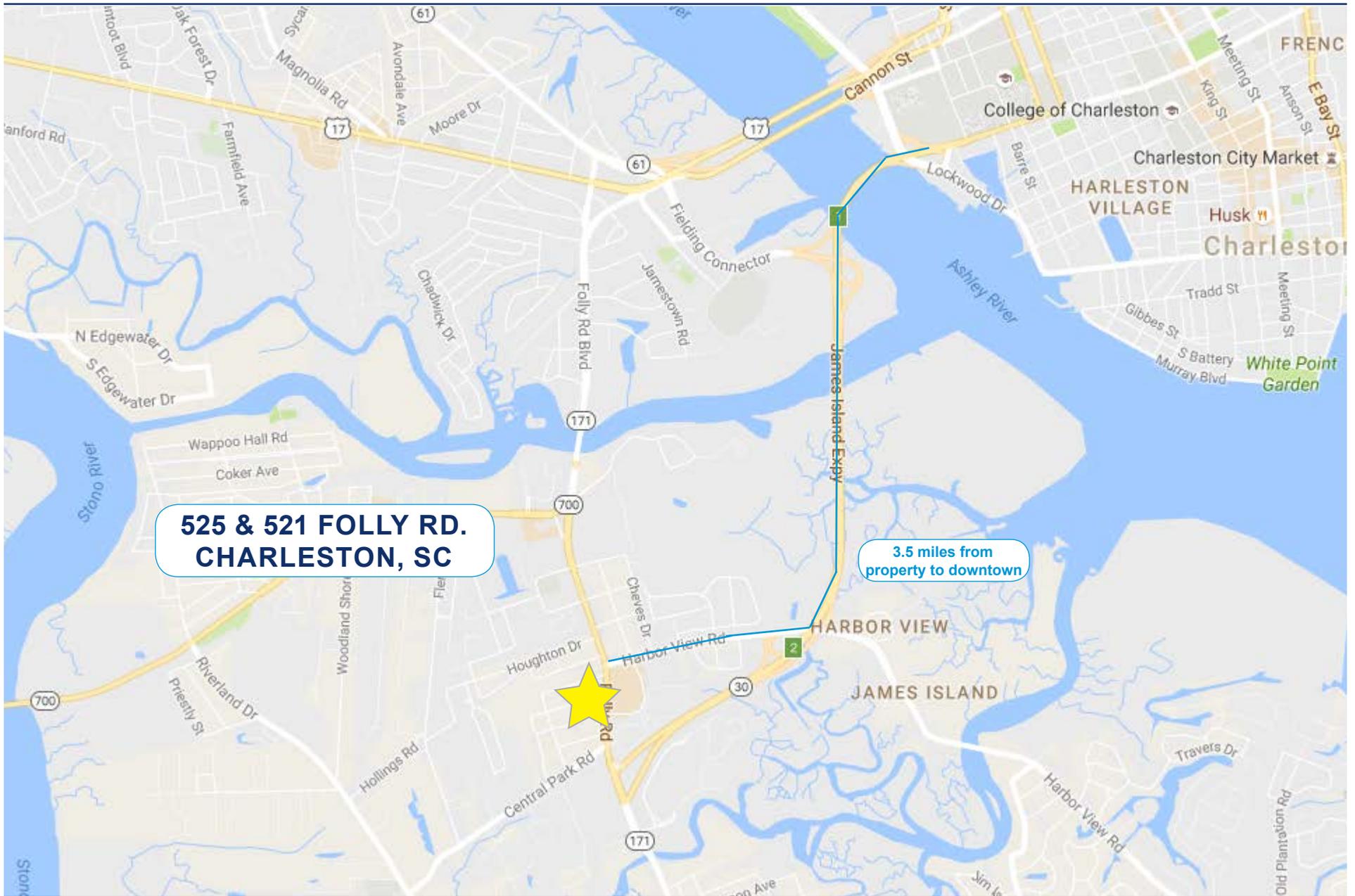
- individual offices
- in combination as multi-room office configurations

- > **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



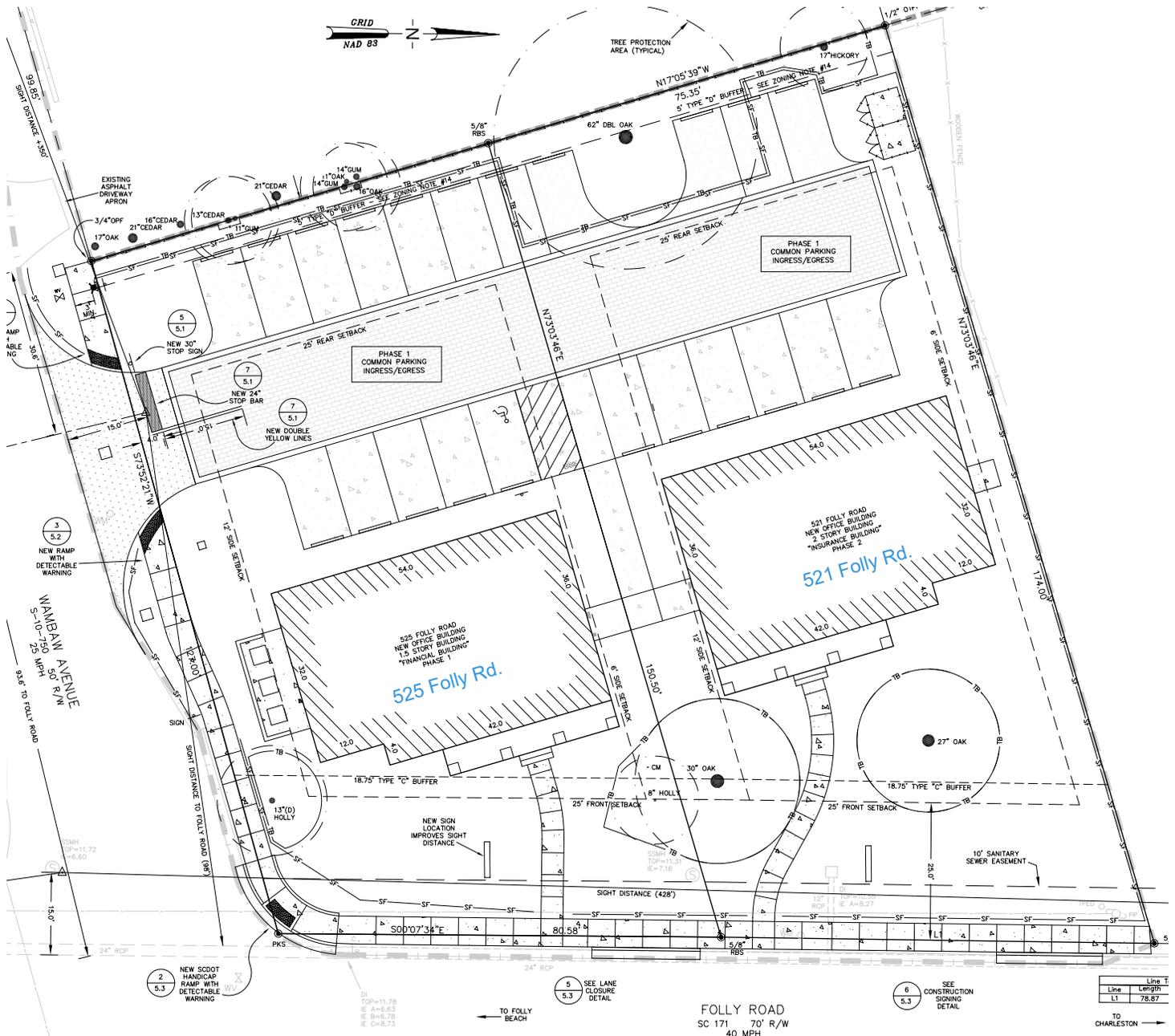


Low Aerial





Site Plan



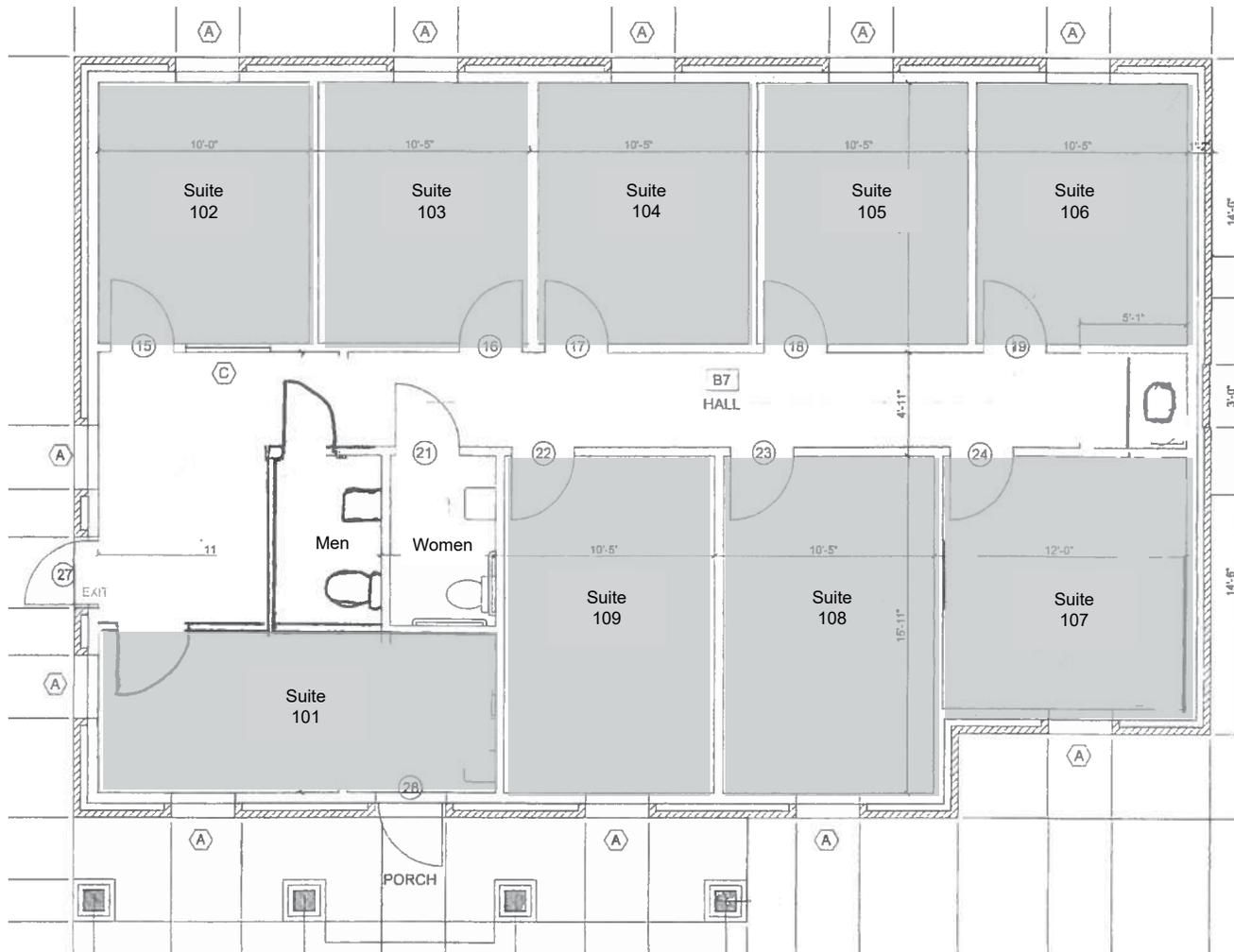
FOLLY ROAD
SC 171 70' R/W
40 MPH

Line #	Line Length
5.3	78.87





Floor Plan, 521 Folly Rd.



 Suite Leased



Floor Plan, 525 Folly Rd.



 Suite Leased



Leasing Information

521 & 525 Folly Rd.
Charleston, SC 29412

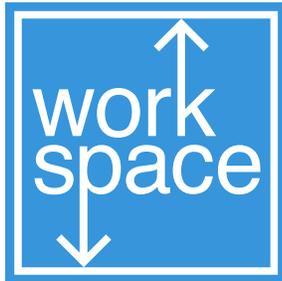
525 Folly Rd.

SUITE 201	SUITE 202	SUITE 203	SUITE 204	SUITE 205	SUITE 206	SUITE 207	SUITE 208
\$900	\$850	\$850 (LEASED)	\$850 (LEASED)	\$850	\$850	\$900 (LEASED)	\$950 (LEASED)

521 Folly Rd.

SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106	SUITE 107	SUITE 108	SUITE 109
\$900 (LEASED)	\$850 (LEASED)	\$850 (LEASED)	\$850 (LEASED)	\$850 (LEASED)	\$850 (LEASED)	\$900 (LEASED)	\$950 (LEASED)	\$950 (LEASED)

About Us



Give your business room to grow.

workspace provides a place to think, work, meet, dream, and get it done.

FIND YOUR SPACE

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.



OFFICE 843.203.1668

MOBILE 843.270.3280

EMAIL phil@twinriverscap.com

WEB twinriverscap.com

a property by

**Twin Rivers
Capital**

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