

521 & 525 Folly Rd. | James Island





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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:

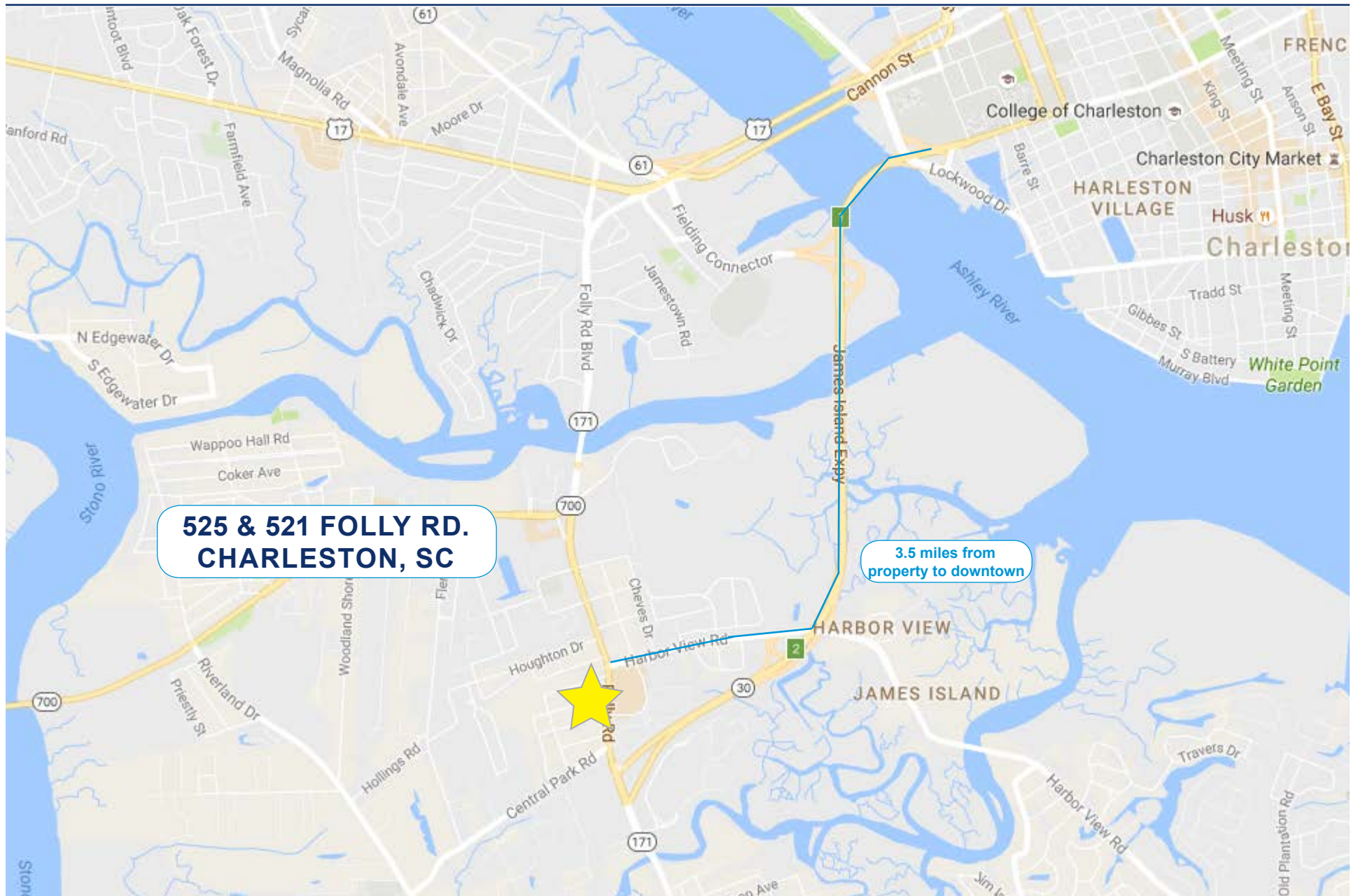
- individual offices
- in combination as multi-room office configurations

- > **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**





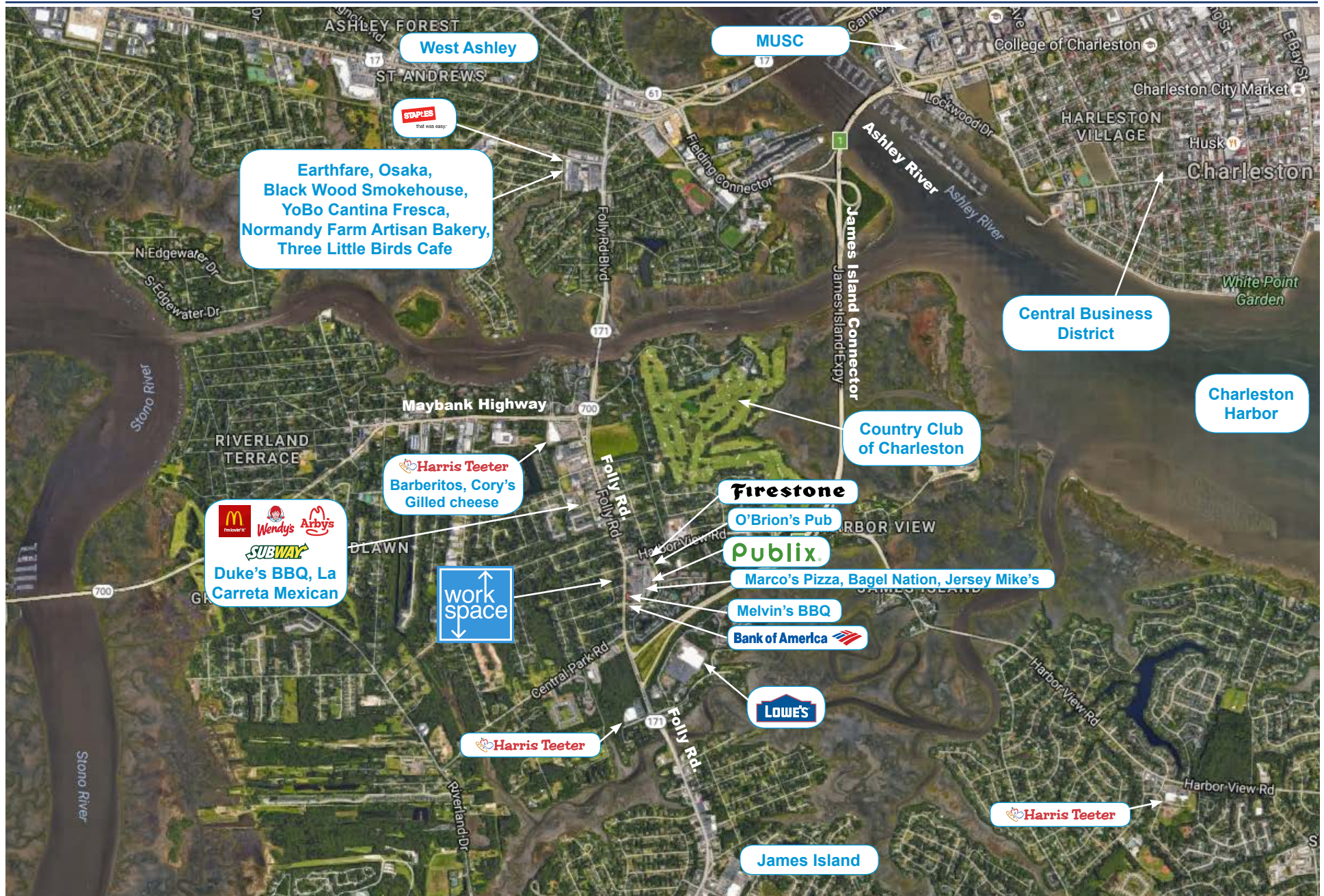
# Locator Map







# High Aerial













# Photos















# 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.

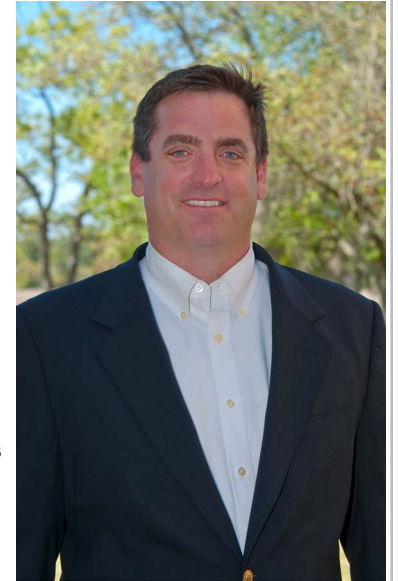
### FIND YOUR SPACE

#### 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.



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*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**