

1 Carriage Lane | Charleston



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FOR FURTHER INFORMATION

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1 Carriage Lane
Charleston, SC 29407

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Property Information

Property and Location Highlights

HIGHLIGHTS

Two story, newly renovated office building in the Carriage Lane Office development. 4,000 SF total. Common area and restrooms on each floor. Excellent location in West Ashley, convenient to downtown, Highway 17 (to Mt. Pleasant), James Island and I-526/I-26 (to N. Charleston).

Suites are offered as:

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

- > CONVENIENT TO DOWNTOWN (2.9 MILES), I-26 (3.9 MILES) AND I-526 (2.4 MILES)
- > QUIET LOCATION SET BACK FROM BUSY STREET
- > NEWLY RENOVATED
 - > NEW ROOF
 - > EXTERIOR & INTERIOR PAINT
 - > FLOOR COVERINGS
 - > DOORS & HARDWARE
- > NUMEROUS WALK-ABLE RESTAURANTS NEARBY
- > SUITES HAVE GREAT NATURAL LIGHT
- > RENT INCLUDES:
 - > ELECTRICITY
 - > OFF-STREET PARKING
 - > WATER / SEWER
 - > KITCHENETTE
 - > BASIC WIFI
 - > LANDSCAPING & PARKING LOT
 - > JANITORIAL
 - > SECURITY
 - > ACCESS TO CONFERENCE ROOM

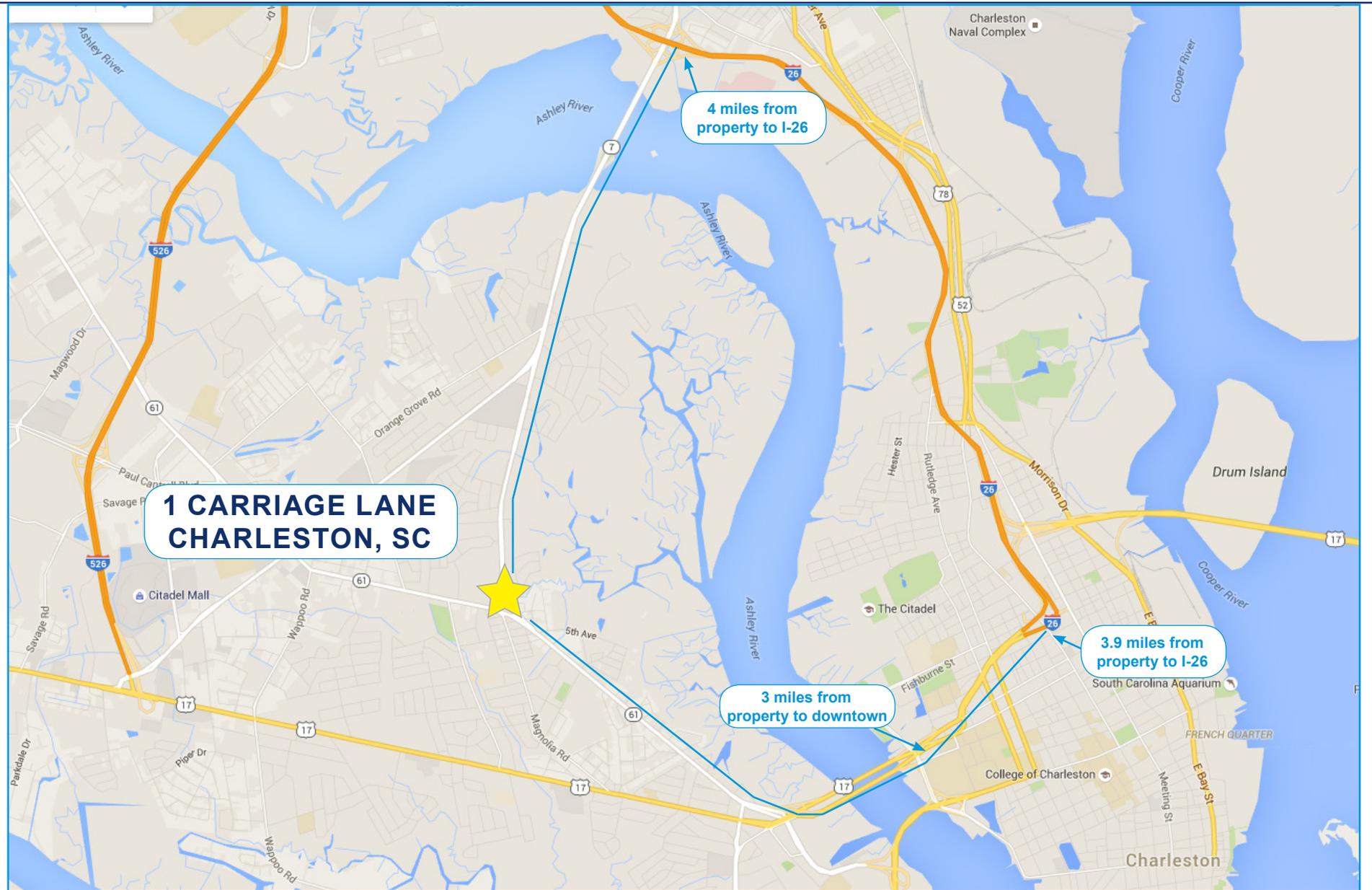
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,959	59,212	134,094
Average HHI	\$51,208	\$61,255	\$59,440



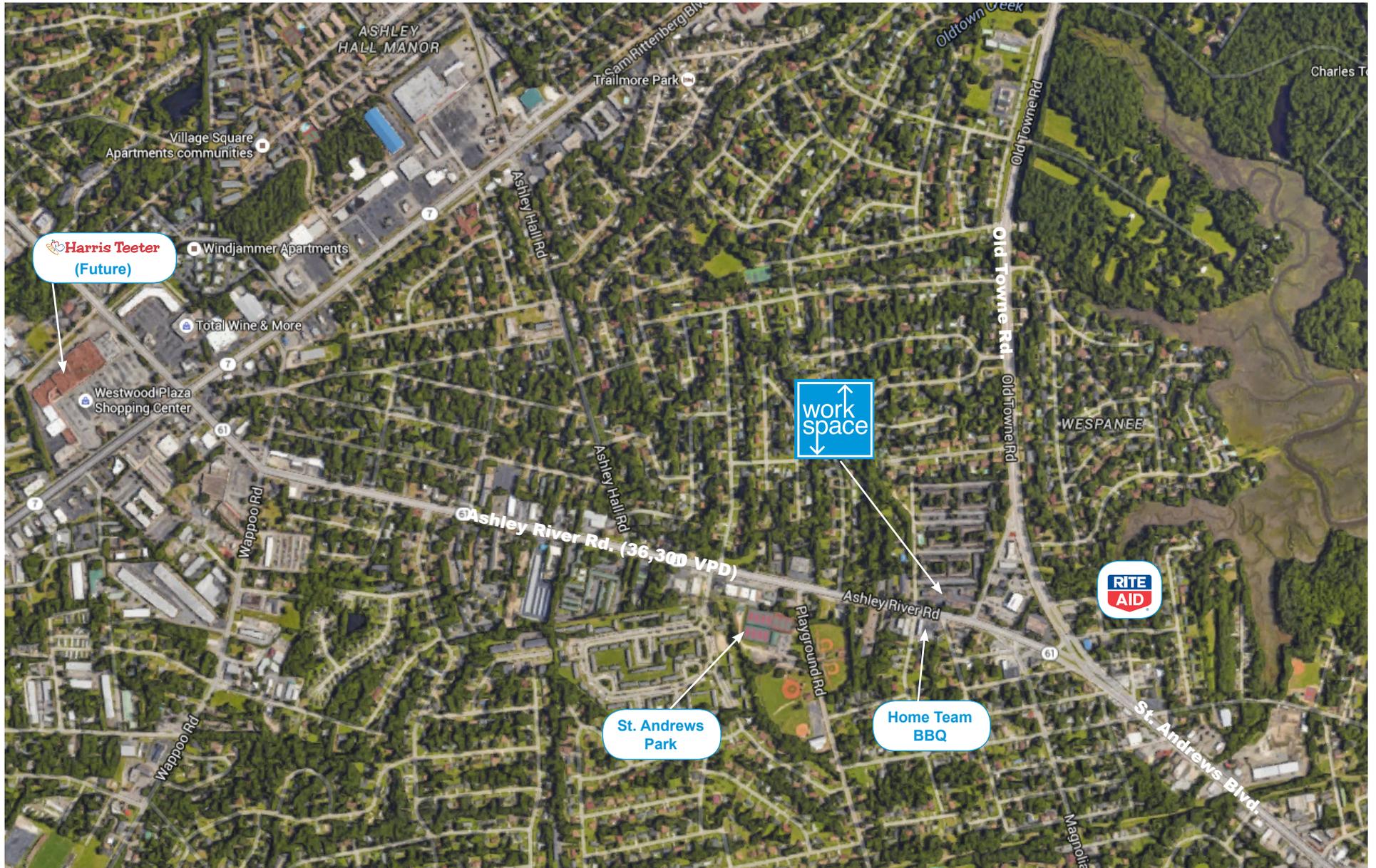


Locator Map





High Aerial





Low Aerial



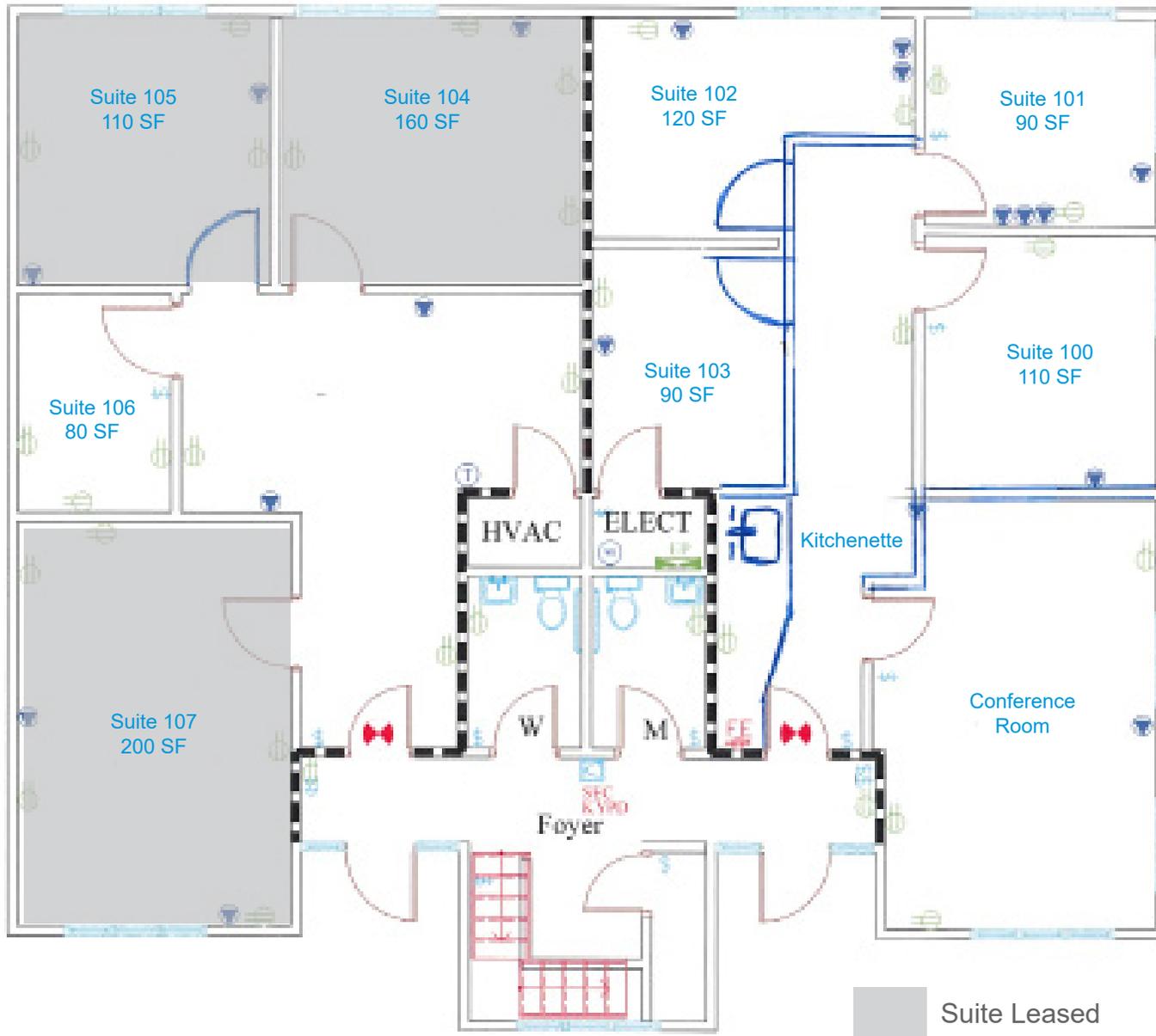


Interiors



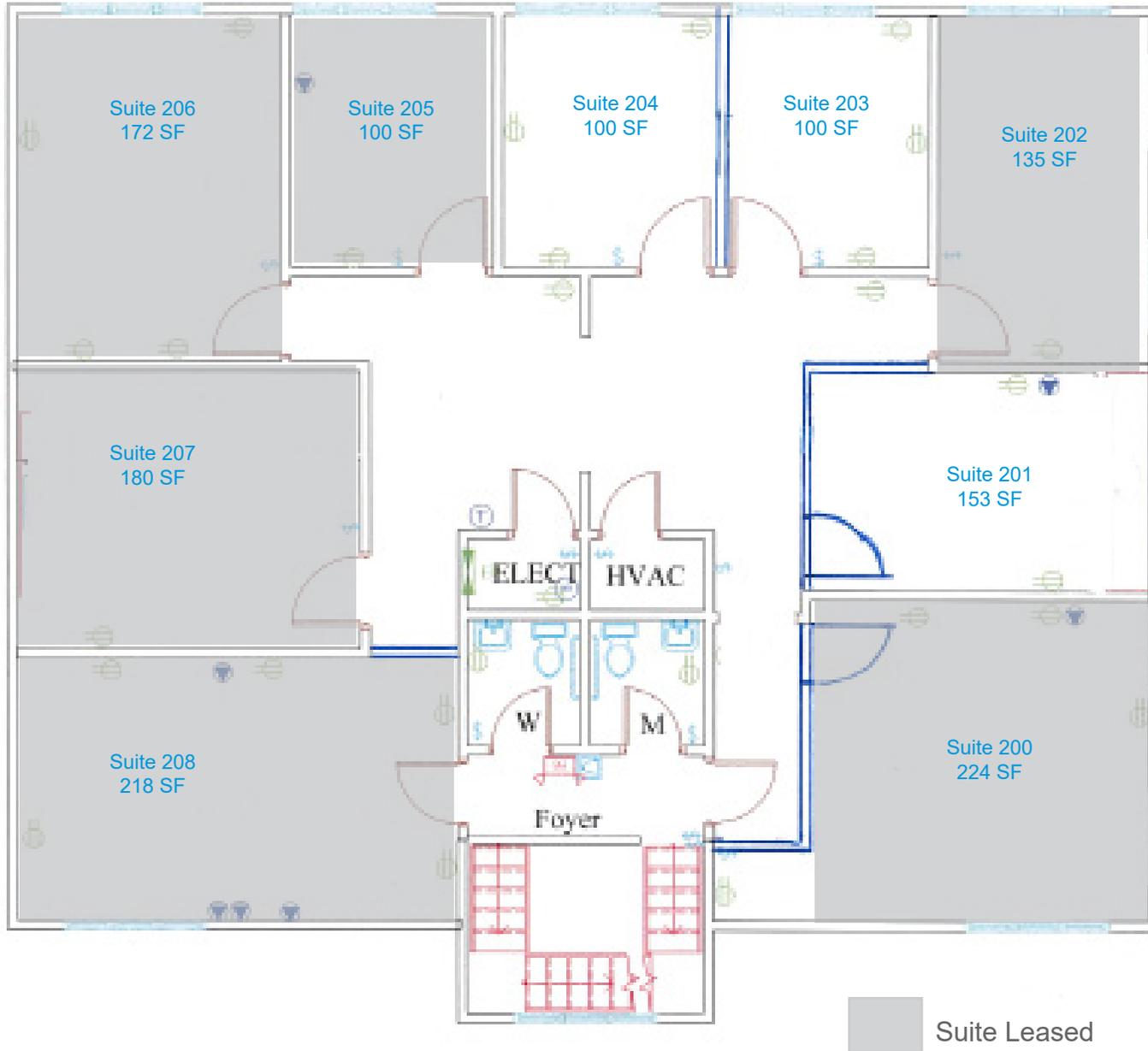


First Floor Plan





Second Floor Plan



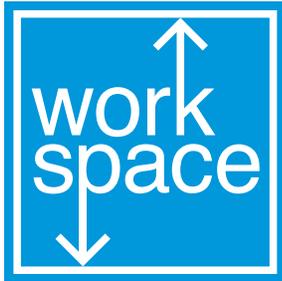


Leasing Information

1 Carriage Lane
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SUITE 100	SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106	SUITE 107	
\$675	\$675	\$725	\$600	\$750 (Suite Leased)	\$725 (Suite Leased)	\$550	\$850 (Suite Leased)	
SUITE 200	SUITE 201	SUITE 202	SUITE 203	SUITE 204	SUITE 205	SUITE 206	SUITE 207	SUITE 208
\$900 (Suite Leased)	\$700	\$750 (Suite Leased)	\$700	\$700	\$700 (Suite Leased)	\$800 (Suite Leased)	\$750 (Suite Leased)	\$900 (Suite 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