



451 Folly Rd. | James Island



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FOR FURTHER INFORMATION

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451 Folly Rd.
Charleston, SC 29412

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Property Information

Property and Location Highlights

HIGHLIGHTS

Excellent location and visibility on Folly Rd. on James Island adjacent to Harbor View Rd. and Publix. Extremely convenient to downtown.

Suites offered as:

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

- > **OFF-STREET PARKING**
 - > **OPPORTUNITY TO HAVE SHADED ELECTRIC CAR CHARGING STATION**
- > **SIGNAGE AVAILABLE ON HEAVILY TRAVELED FOLLY RD. (VPD = 39,600)**
- > **ONE SUITE WITH PRIVATE ENTRANCE**
- > **PATIO AND FENCED BACK YARD**
- > **SOLAR PANELS PROVIDE APPROXIMATELY 20% OF THE POWER USED BY THE BUILDING**
- > **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**
- > **JUST BRING FURNITURE! RENT INCLUDES: WIFI, ELECTRIC, WATER, SECURITY & COMMON AREA CLEANING**





Locator Map



**451 FOLLY RD.
CHARLESTON, SC**

3.5 miles from
property to downtown



Floor Plan



-  Suite Available in January 2020
-  Suite Leased
-  Common Area



Leasing Information

451 Folly Rd.
Charleston, SC 29412

SUITE 101	SUITE 102	SUITE 103	SUITE 104	SUITE 105	SUITE 106	SUITE 107
\$850 (suite leased)	\$750	\$700 (suite leased)	\$850 (suite leased)	\$800 (suite leased)	\$800 (suite leased)	\$750 (suite leased)

All Inclusive of NNN



Photos



Contact 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.

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