



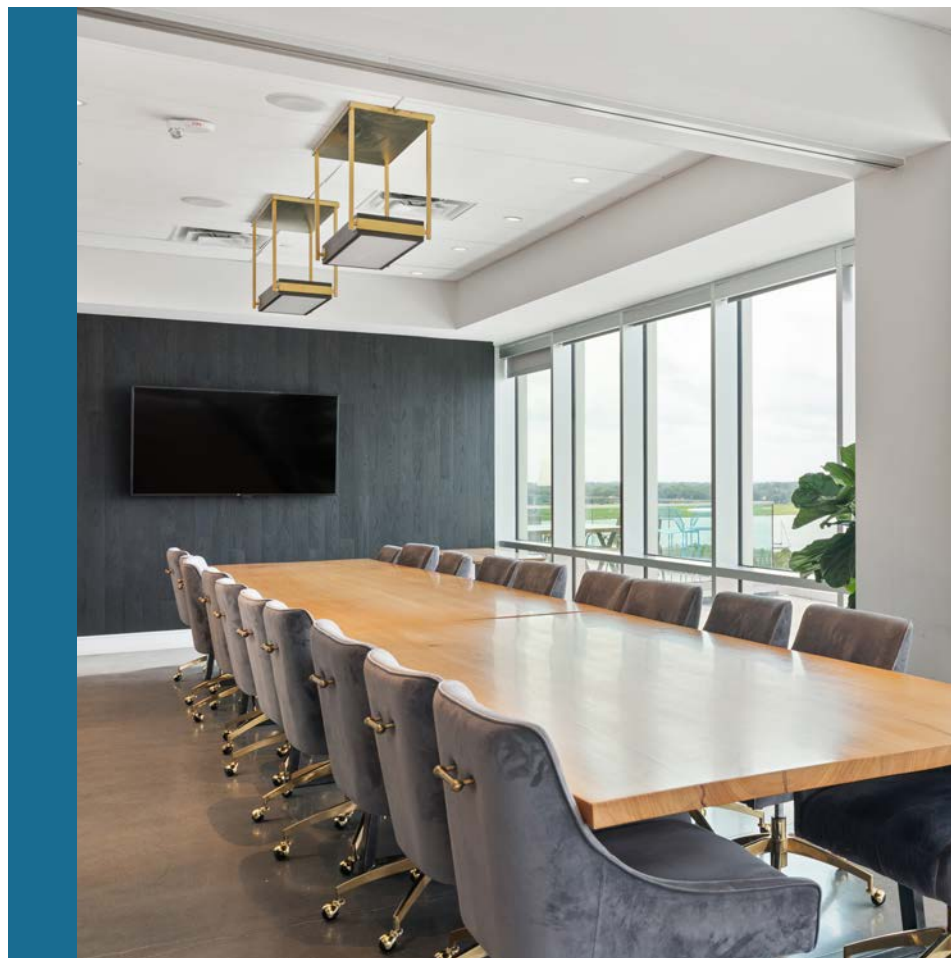
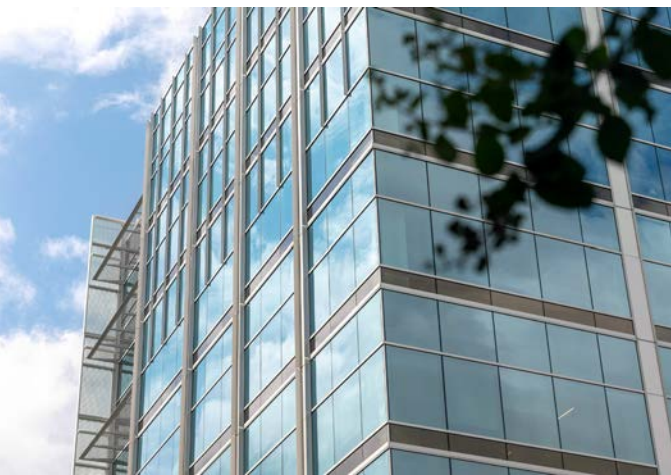
22WESTEDGE 

156,000 SF STATE-OF-THE-ART CLASS-A OFFICE BUILDING

AMAZING VIEWS AND WALKABLE AMENITIES

4,013 UP TO 41,102 SF AVAILABLE







MT.
PLEASANT

KING
STREET

COLLEGE OF
CHARLESTON

THE BATTERY/HISTORIC
CHARLESTON

US HIGHWAY 17

10 WESTEDGE
(PUBLIX)

MUSC

22WESTEDGE 

WESTEDGE
STREET

LOCKWOOD
DRIVE





WESTEDGE

A NEW WAY TO LIVE,
WORK & SHOP IN
CHARLESTON

Office: 156,000 SF of Class-A
Office/Lab Space

Hospitality: 2 Hotels with +/- 500 Rooms

Retail: 100,000 SF of Prime Retail

Living: 600 Multifamily Units



PHASED MASTER PLAN

- 1 Holiday Inn Express
- 2 10 WestEdge Apartments
- 3 22 WestEdge and Studio 22
- 4 Marriott Hotel
- 5 99 WestEdge – The Caroline Apartments
- 6 College of Charleston
- 7 City of Charleston
- 8 Harborview Hotel
- 9 77 WestEdge Apartments
- 10 Hotel
- 11 Future Office

- 12 Future Condominium, Parking, and Retail
- 13 Future Apartments and Parking
- 14 Hotel
- 15 Future Hagood Connection
- 16 Future Apartments and Parking
- 17 Future Office
- 18 Future Apartments and Parking
- 19 Future Office
- 20 Future Office

- 21 Joe Riley Park
- 22 Brittlebank Park
- 23 Bristol Condominium
- 24 McDonald's
- 25 Stoney Field
- 26 Future Hagood Basin
- 27 MUSC Parking
- 28 MUSC
- 29 VA Hospital
- 30 Bee Street Condominiums
- 31 Ashley River

 EXISTING

 DELIVERING 2024

 FUTURE

 NON-WESTEDGE LANDMARKS

AVAILABLE

Suite 600
21,158 RSF
Exp. 11/30/22

AVAILABLE

Suite 500
10,072 RSF

TENANTS



HARBOUR CLUB
AT WESTEDGE



MUSC
Medical University
of South Carolina



VIKORSCIENTIFIC

STUDIO 22

AVAILABLE

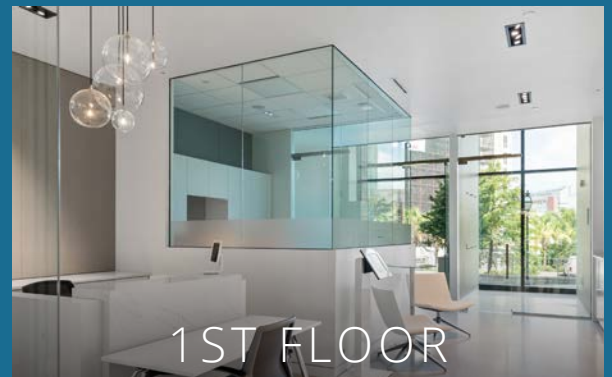
Suite 104/105
5,859 RSF

AVAILABLE

Suite 106
4,013 RSF



5TH & 6TH FLOORS
Spectacular Views



1ST FLOOR



Retail/Office/Medical

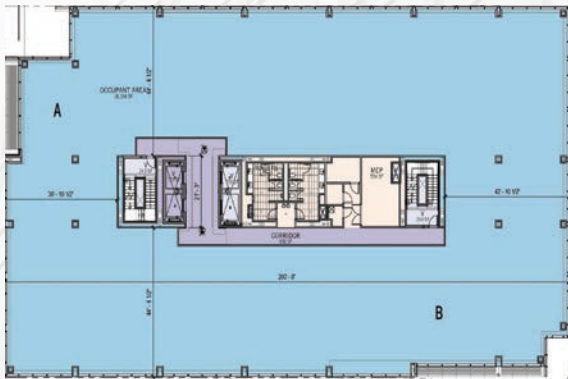
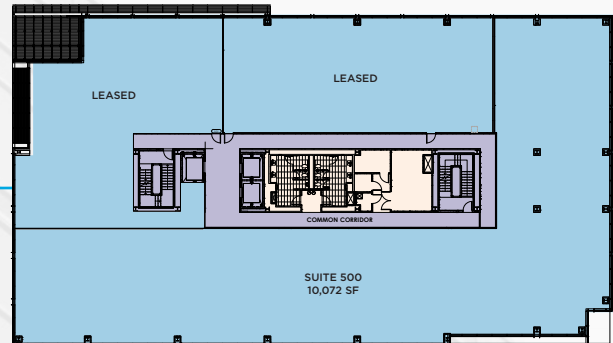
AVAILABILITIES

5TH FLOOR

Office and/or Life Science Opportunity

Suite 500

10,072 RSF



6TH FLOOR

Office and/or Life Science Opportunity

Suite 600

21,158 RSF

1ST FLOOR

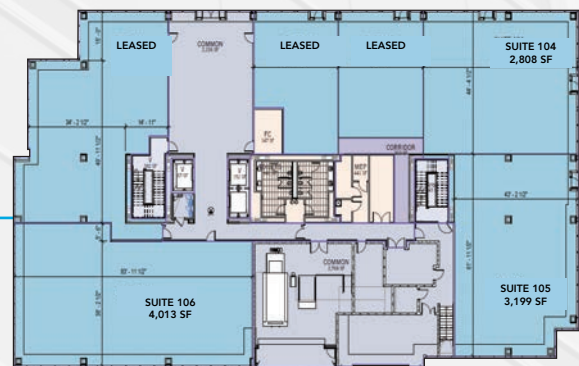
Retail/Office/Medical Opportunity

Suites 104/105

5,859 RSF

Suite 106

4,013 RSF



4TH FLOOR

Move-In Ready Co-Working & Executive Space Available

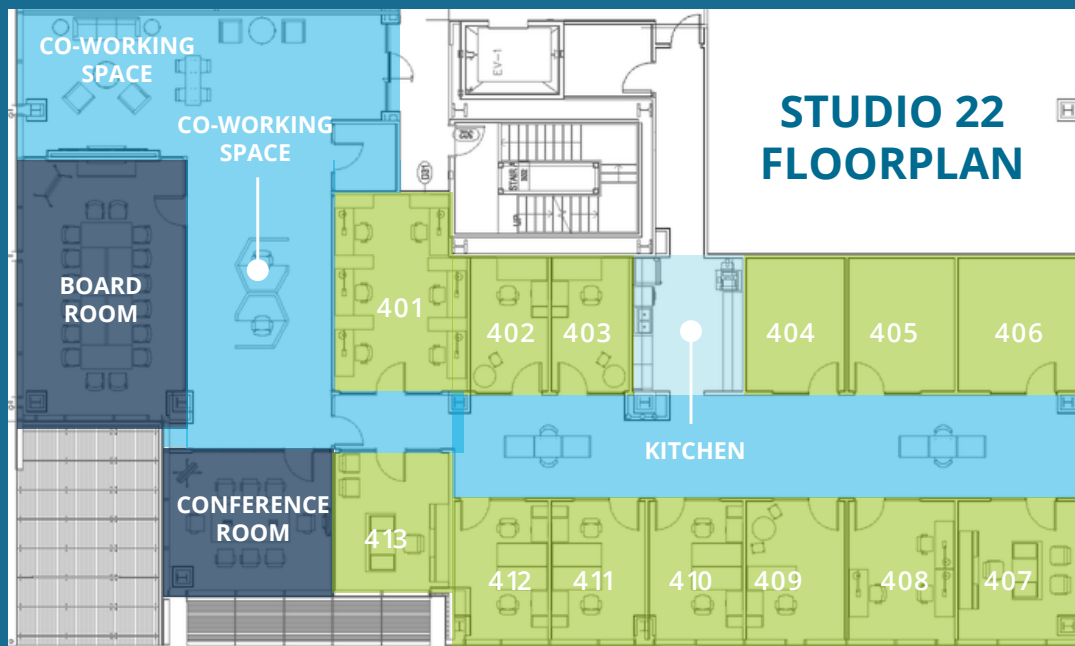
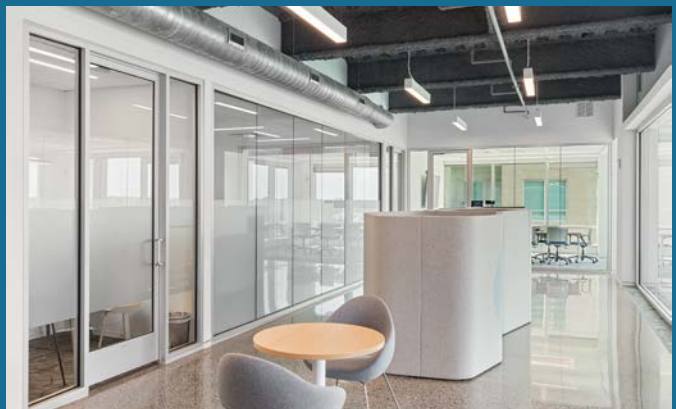
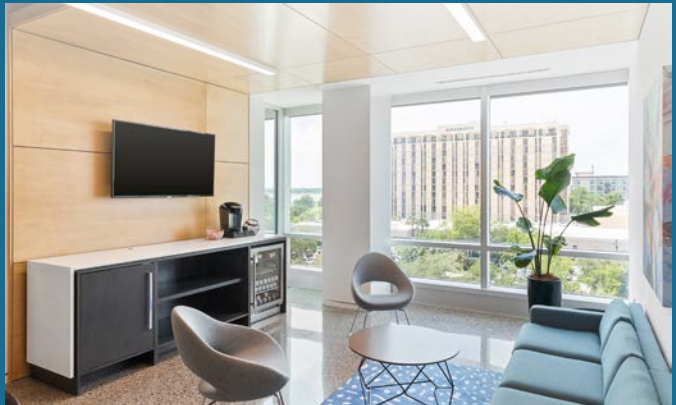


ON-SITE AMENITIES & RETAIL



PROFESSIONAL PRIVATE OFFICES, CO-WORKING AND MEETING SPACES

- Private offices
- Private cubicle desks/ shared workspace
- Board and conference/training rooms
- Common lounge with TV
- Open table working area
- 24/7 access
- High Speed Internet
- Catering or Dining Options Available From The Harbour Club and Saveurs Du Monde
- Kitchen with community fridge, free coffee, snacks, and local Charleston beer on tap
- Walkable access to food, fitness, Joe Riley Stadium and Brittlebank Park
- Networking and educational events
- Adjacent to MUSC



For additional information, please contact Jennifer at jmurphy@atlantic-cos.com.



HARBOUR CLUB AT WESTEDGE

Located on the 7th floor, the Harbour Club is the premier spot for all social and business needs.

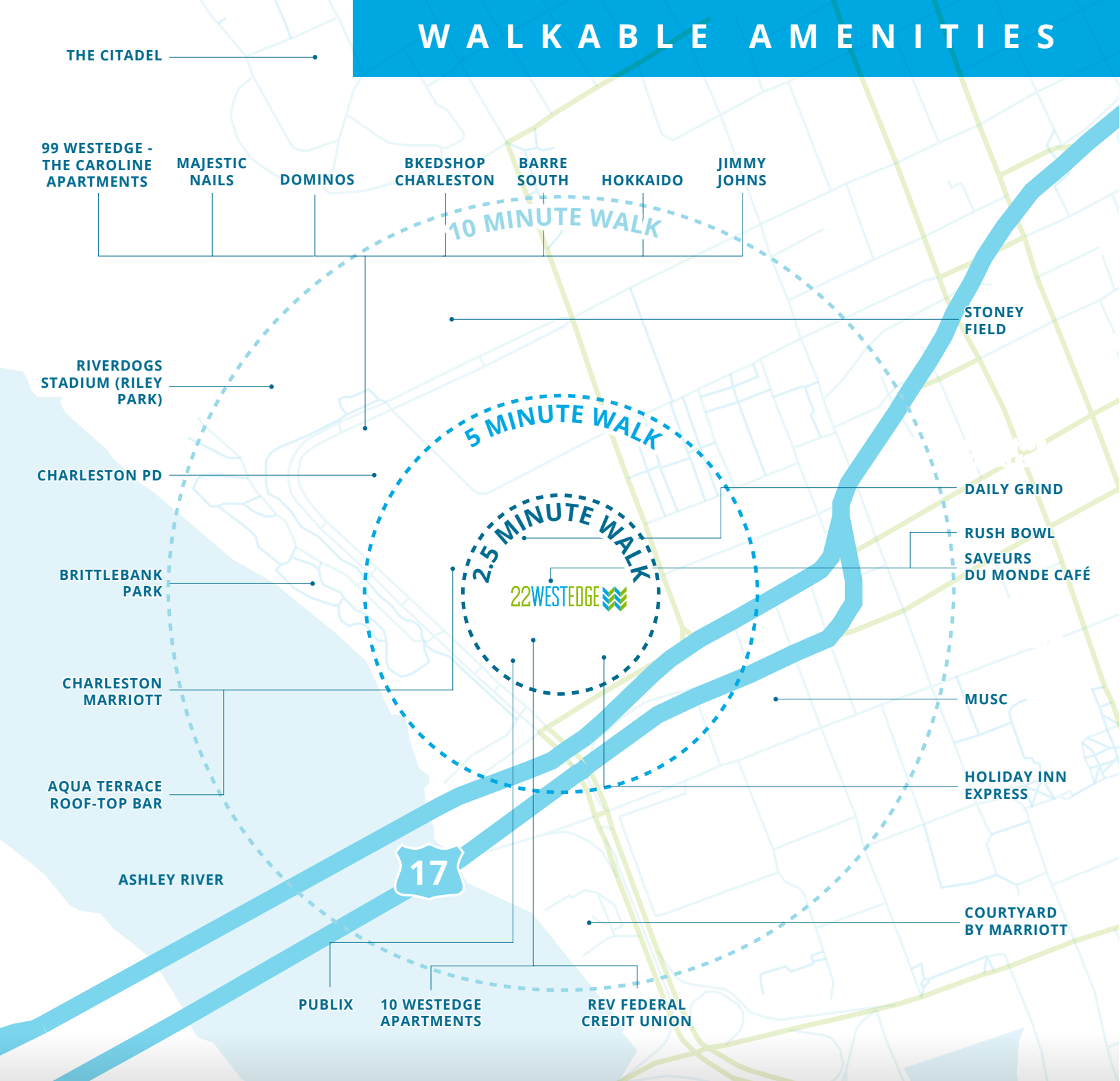


Publix

Immediately adjacent to 22 WestEdge is a 55,000 SF Publix Grocery store.



WALKABLE AMENITIES



WESTEDGECHARLESTON.COM

CHARLESTON'S NEWEST URBAN DESTINATION

- **30+** new people move to the region each day
- **20th** in the U.S. for advanced industries
- **Civilian labor force** grew 3x faster than the U.S. average from 2010-2021



22WESTEDGE

CLASS-A OFFICE/LIFE SCIENCE SPACE AVAILABLE

Charleston, South Carolina | For more information, please contact:

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