

AVISON
YOUNG

Caroline

at 99

WESTEDGE 





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WESTEDGE 

LIVE | WORK | PLAY

Charleston is renowned for its architecture, award-winning restaurants, arts scene, and culture. America's favorite destination, *voted #1 City in the U.S. by Travel+Leisure*, is fast becoming a global attraction for business and talent.

In such a close proximity to the Charleston Medical District, Joe Riley Stadium, The Citadel, The College of Charleston and Ashley River, Caroline at 99 WestEdge is the epitome of live, work, play in Charleston.



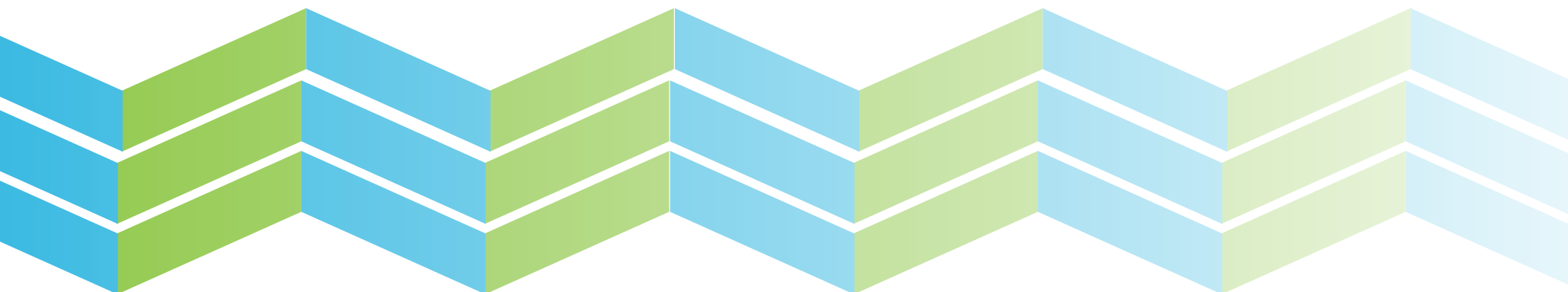
The Offering



Building Caroline
99 WestEdge
Charleston, South Carolina 29403

The six story building will consist of approximately 20,000 square feet of restaurant/retail space and 240 residential units with 1,100 parking spaces.

Available Suites	Suite	Size	Lease Rate	Lease Type
	1100	2,915 sf	\$32.00/rsf/yr	NNN
	1300	2,537 sf	\$30.00/rsf/yr	NNN
	1300 - A	1,494 sf	\$30.00/rsf/yr	NNN
	1300 - B	1,050 sf	\$30.00/rsf/yr	NNN



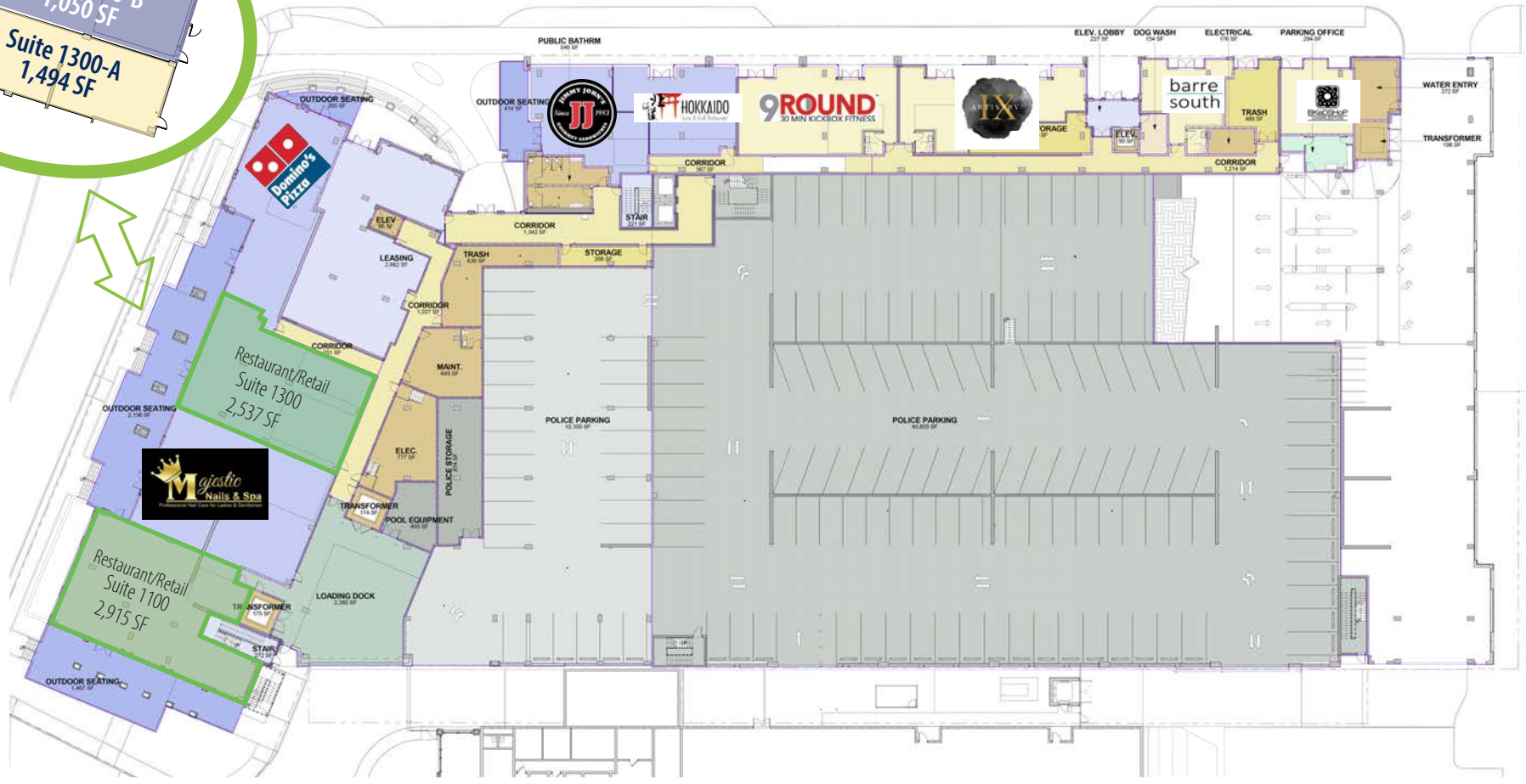
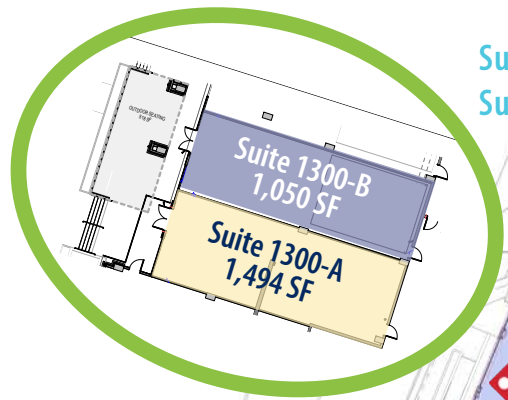
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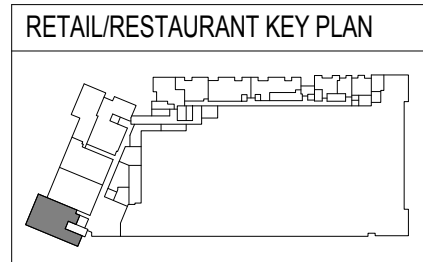
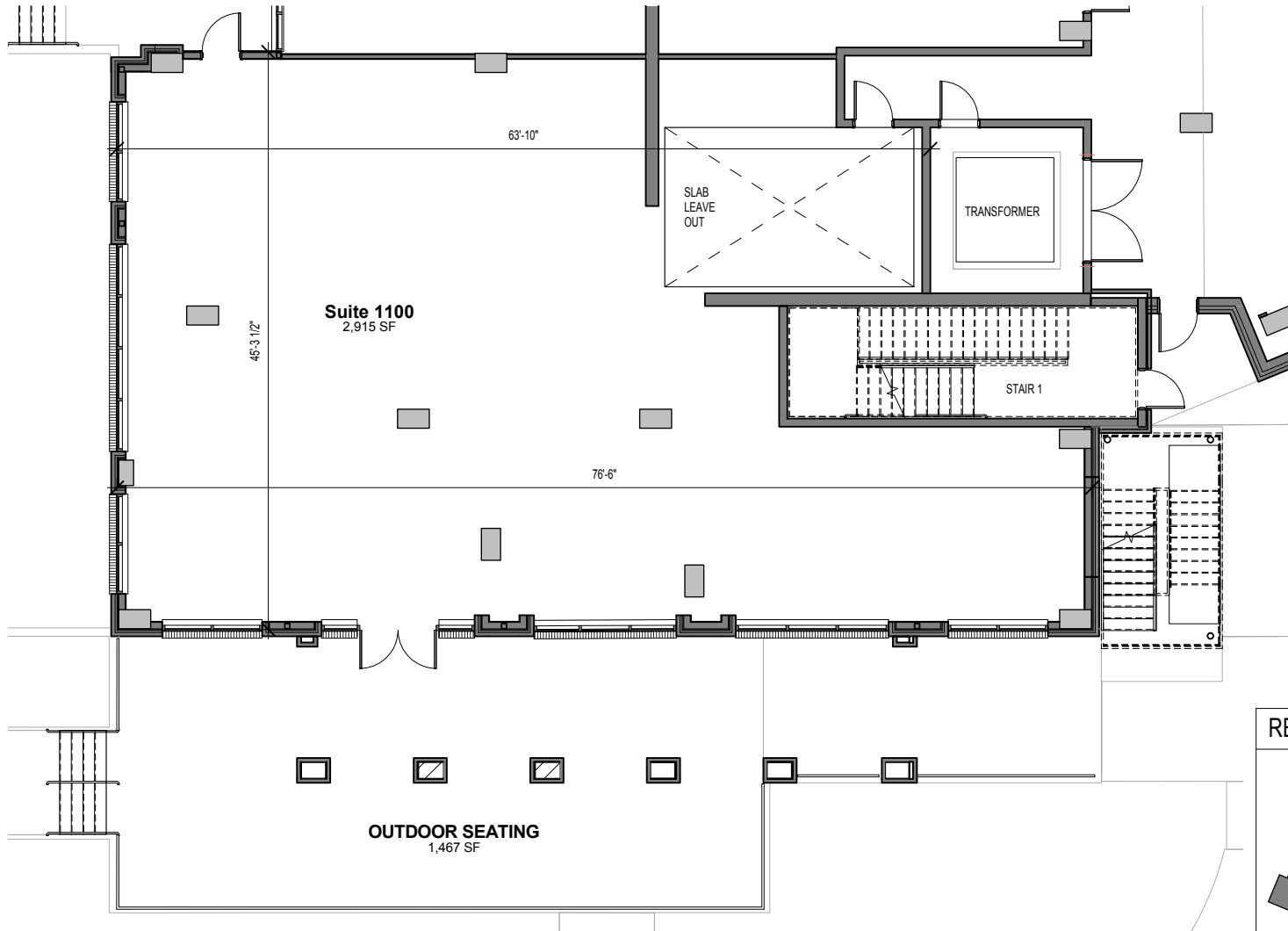
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Ground Floor

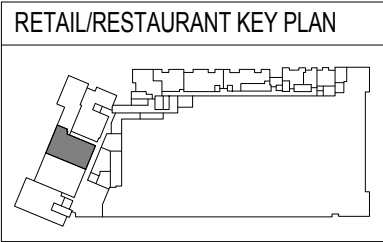
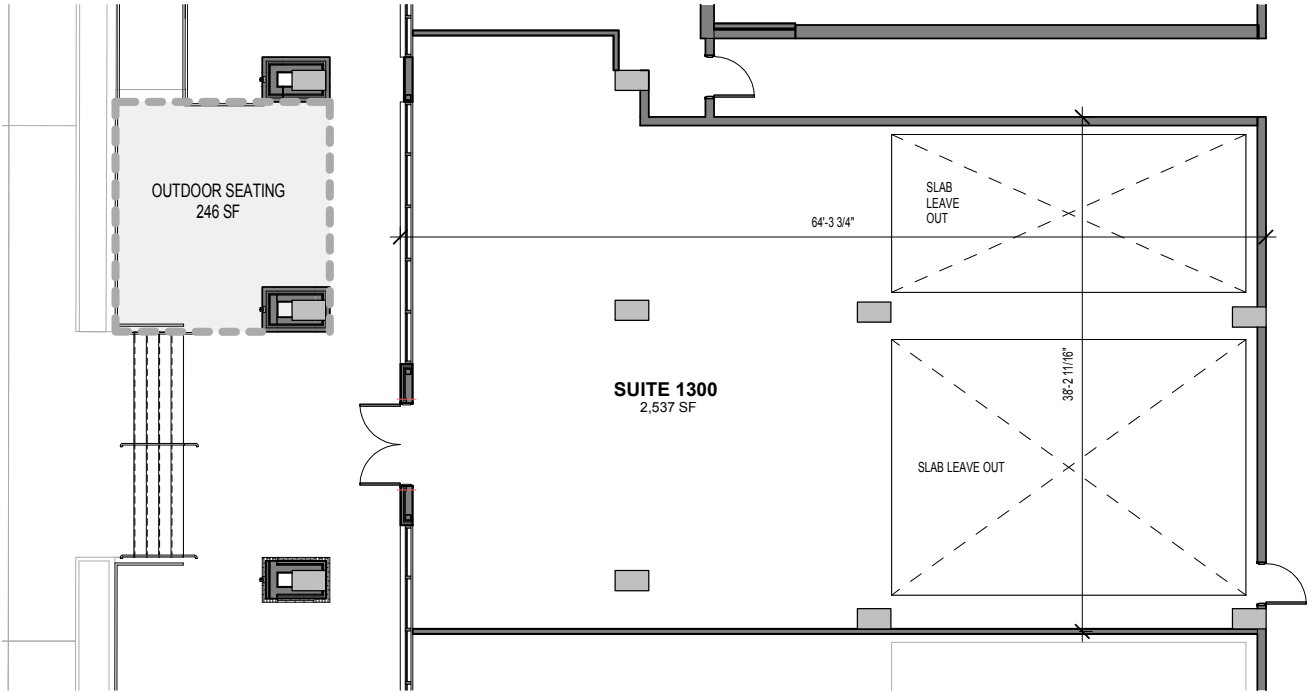
Suite 1300
Subdivision Options



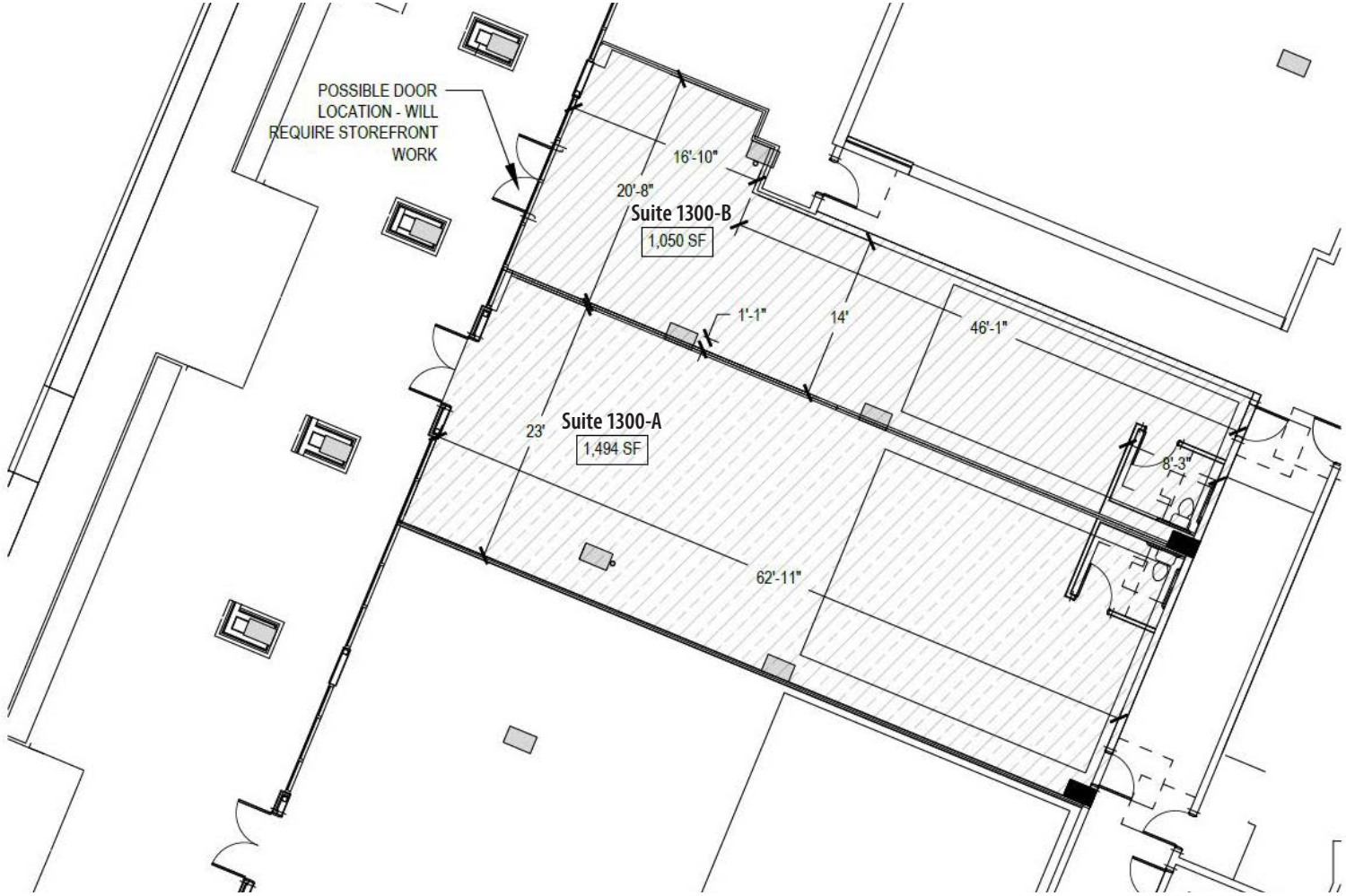
Suite 1100



Suite 1300



Suite 1300 - Subdivided Options



The Area

MEDICAL UNIVERSITY OF SOUTH CAROLINA

In service to the citizens of South Carolina since 1824, the Medical University of South Carolina has expanded from a small private college for the training of physicians to a state university with a medical center and six colleges for the education of a broad range of health professionals, biomedical scientists & other health related personnel. Recently, MUSC's research enterprise surpassed \$250 million in annual funded research.

The 82-acre MUSC campus contains the Colleges of Medicine, Pharmacy, Nursing, Graduate Studies, Dental Medicine, and Health Professionals, as well as the MUSC Medical Center. The Medical Center is comprised of three separate hospitals, includes centers for specialized care, and numerous outpatient facilities.



SURROUNDED BY SOLID ANCHOR INSTITUTIONS, THE SITE HAS A PERFECT SETTING TO BECOME A WORLD CLASS LIVELIHOOD RESEARCH DISTRICT.

With three recognized educational institutions at its doorstep, the WestEdge can provide both the environment and the facilities needed for research associated with those institutions.

Whether it's the latest in biomedical research, new software applications, or other technological breakthroughs, the research setting provided by the Horizon District within a mixed-use neighborhood will be conducive to innovation & create a synergistic & collaborative knowledge hub.

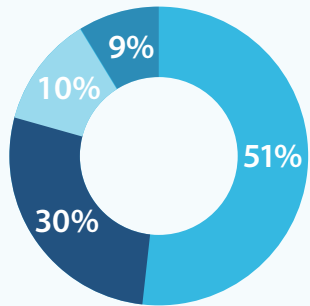
In addition to providing for the research needs of these institutions, the retail and residential opportunities provided by the project will meet the demand for the student, faculty, and staff populations in close proximity to their respective campuses.

PHASE ONE, FOR COMPLETION IN 2017-2019, INCLUDES:

- Freestanding Class "A" office and research building
- Two mixed-use buildings with approximately 590 residential units
- A 45,800-square-foot grocery store
- 40,000 square feet of street-front shops and restaurants
- An active promenade of cafes and strollable sidewalks



THE COMMUNITY



51%	RESIDENTIAL (1.5 GSF)
30%	OFFICE / RESEARCH (880,000 GSF)
10%	RETAIL (290,000 GSF)
9%	HOTEL (280,000 GSF)

PROJECTED GROWTH

4,280	NEW JOBS
100-200	NEW COMPANIES
1,000+	HOTEL ROOMS
2,500+	NEW RESIDENTS

CHARLESTON'S PRIMARY MEDICAL DISTRICT

MUSC and Roper Hospital shape the cities medical hub; a thriving, research and innovation-driven community strategically located within walking distance of WestEdge and includes:

15,000	EMPLOYEES	700,000	IMPATIENTS	2 MILLION	VISITORS PER YEAR
4,000	STUDENTS	1.5+ MILLION	OUTPATIENTS	\$200 MILLION	ANNUAL FUNDED RESEARCH

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at **99**
WESTEDGE



Neighborhood Context

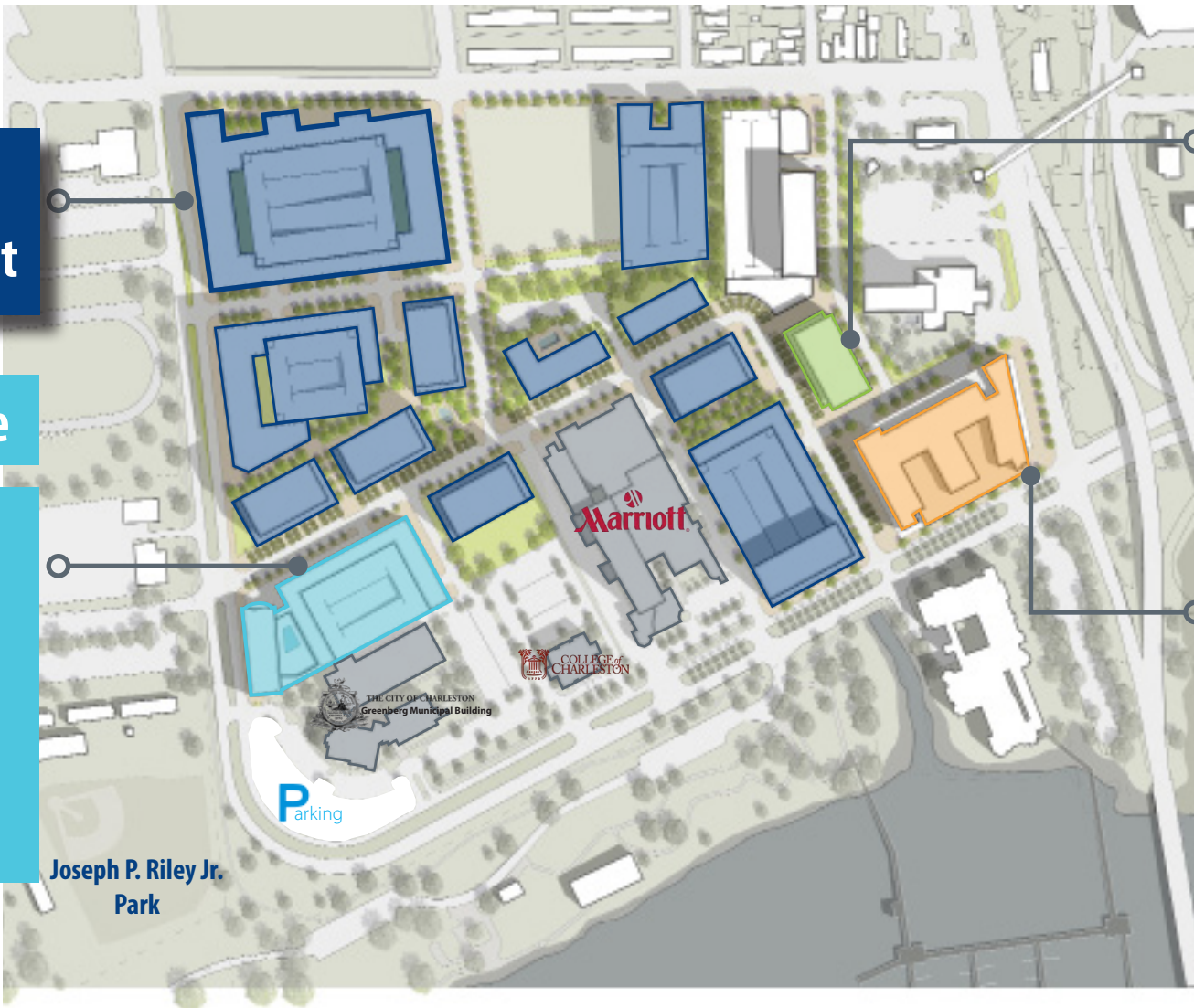
The Master Plan



Future Development

99 WestEdge

- 20,000 sf street-front shops and restaurants
- 240 Residential units
- 1,100 Parking spaces



22 WestEdge

- 139,385 sf Office
 - 15,973 sf Retail
-

10 WestEdge

- 68,000 sf Commercial
 - 350 Apartments
 - 900 Parking spaces
-

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