For Lease

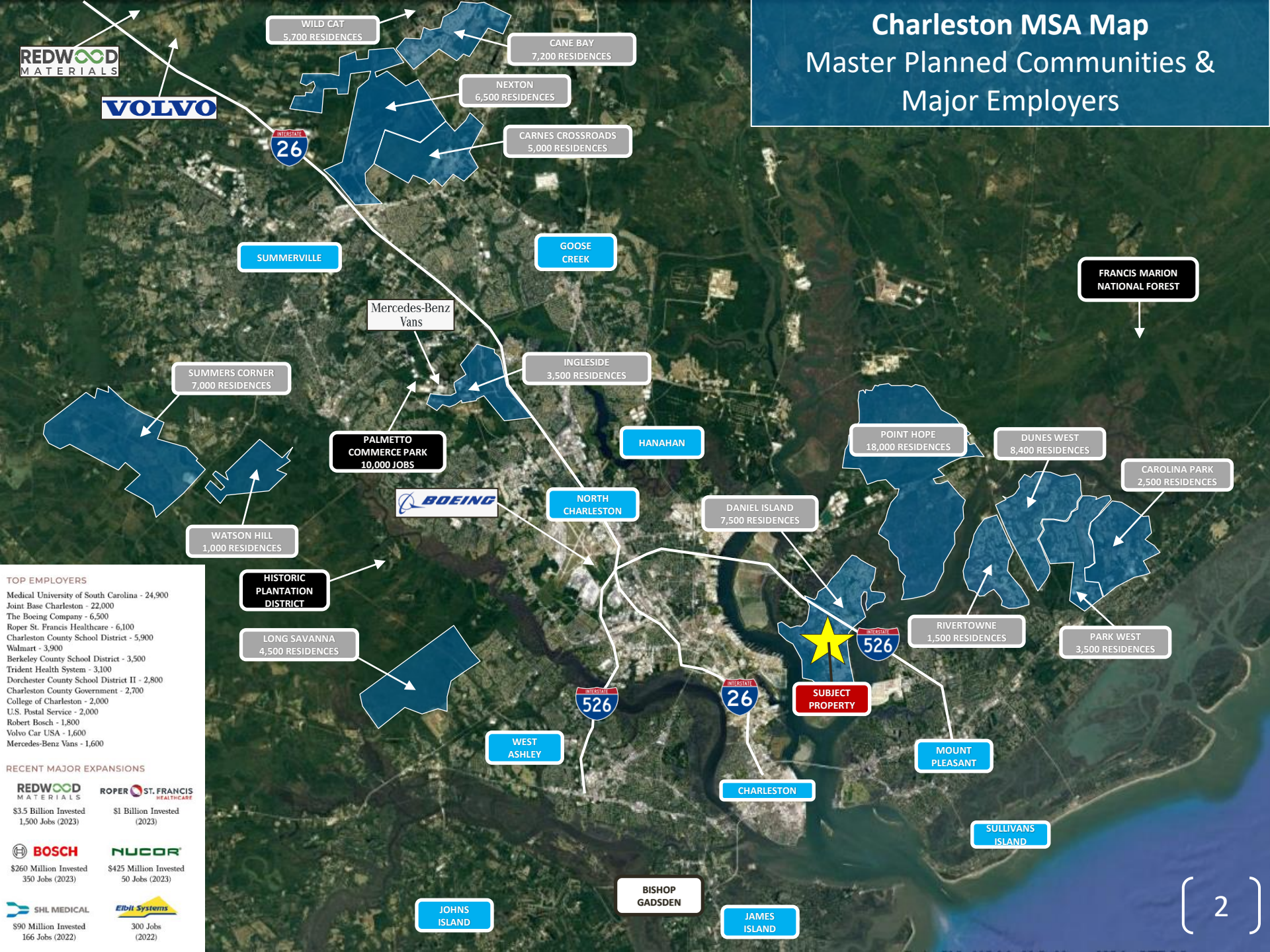
210 Seven Farms Drive, Charleston, SC

Second Floor Office – 9,111 SF (Divisible)

Meyer Kapp & Associates
Commercial Real Estate

Contact: Fritz Meyer Office: (843) 971-860 Cell:(843) 696-7260 fmeyer@meyerkappassociates.com

Charleston MSA Map
Master Planned Communities & Major Employers



TOP EMPLOYERS

Medical University of South Carolina - 24,900
Joint Base Charleston - 22,000
The Boeing Company - 6,500
Roper St. Francis Healthcare - 6,100
Charleston County School District - 5,900
Walmart - 3,900
Berkeley County School District - 3,500
Trident Health System - 3,100
Dorchester County School District II - 2,800
Charleston County Government - 2,700
College of Charleston - 2,000
U.S. Postal Service - 2,000
Robert Bosch - 1,800
Volvo Car USA - 1,600
Mercedes-Benz Vans - 1,600

RECENT MAJOR EXPANSIONS

REDWOOD MATERIALS
$3.5 Billion Invested
1,500 Jobs (2023)

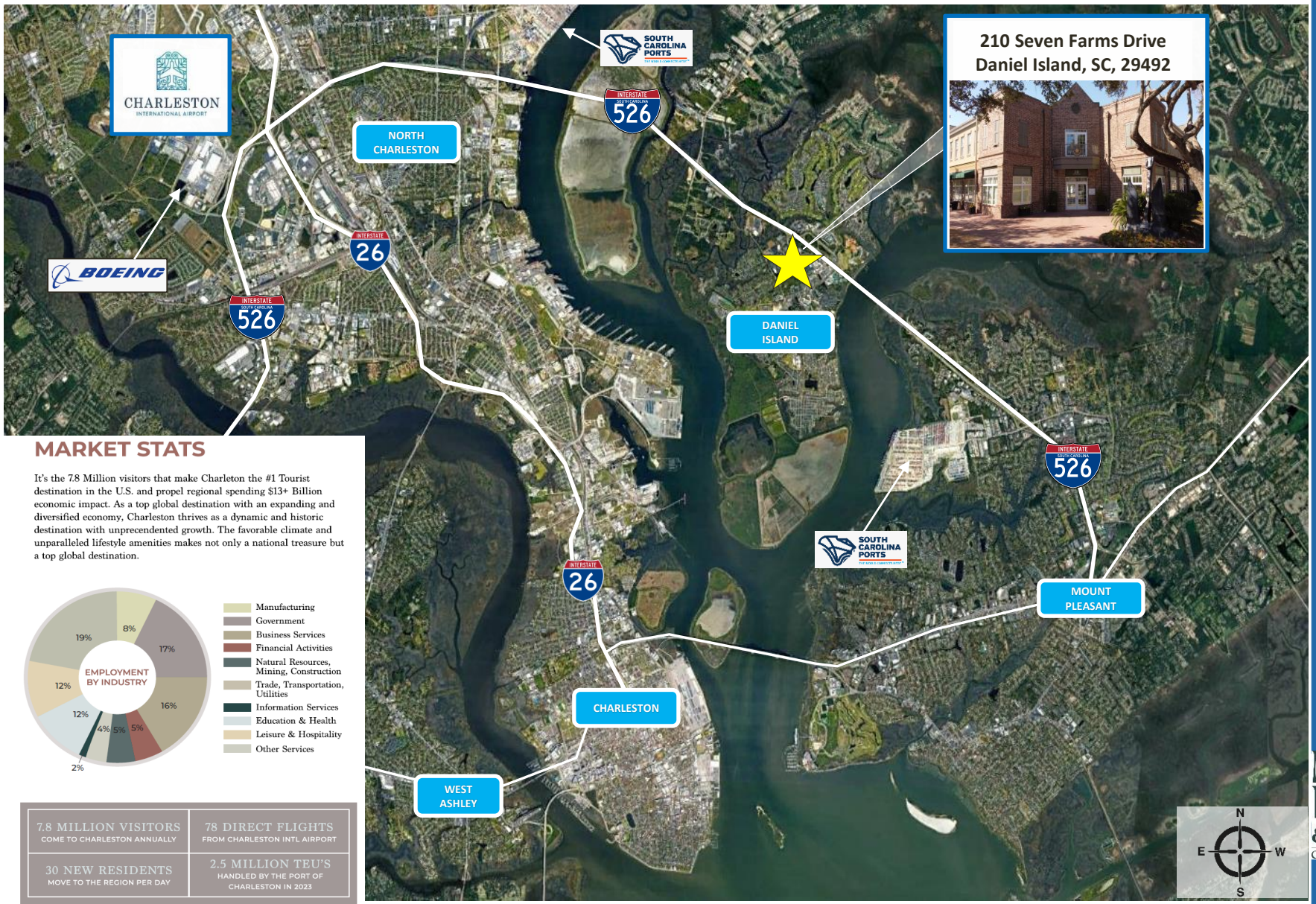
ROPER ST. FRANCIS HEALTHCARE
$1 Billion Invested
(2023)

BOSCH
$260 Million Invested
350 Jobs (2023)

NUCOR
$425 Million Invested
50 Jobs (2023)

SHL MEDICAL
$90 Million Invested
166 Jobs (2022)

Elbit Systems
300 Jobs
(2022)



MARKET STATS

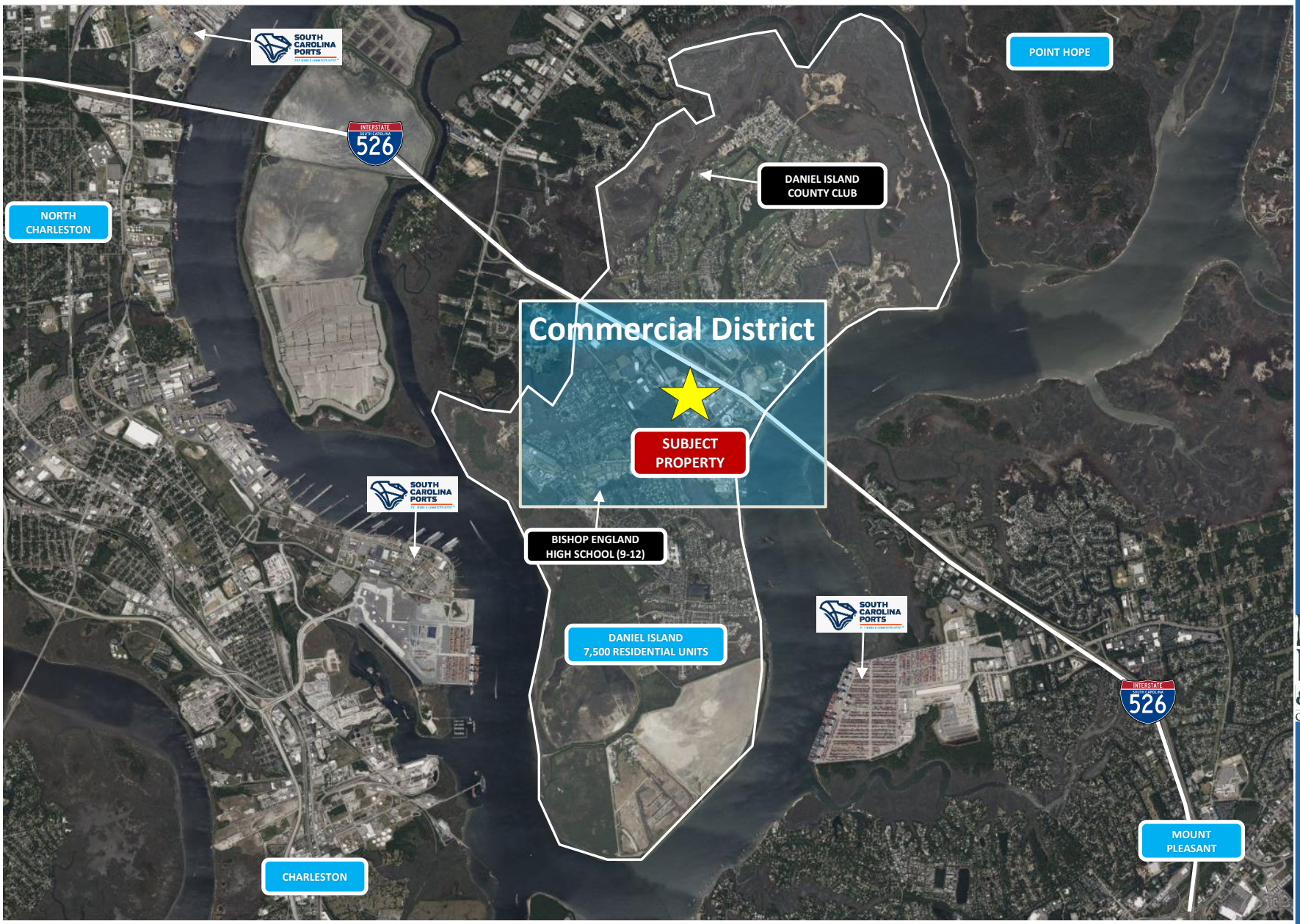
It's the 7.8 Million visitors that make Charleton the #1 Tourist destination in the U.S. and propel regional spending $13+ Billion economic impact. As a top global destination with an expanding and diversified economy, Charleston thrives as a dynamic and historic destination with unprecendented growth. The favorable climate and unparalleled lifestyle amenities makes not only a national treasure but a top global destination.

7.8 MILLION VISITORS COME TO CHARLESTON ANNUALLY	78 DIRECT FLIGHTS FROM CHARLESTON INTL AIRPORT
30 NEW RESIDENTS MOVE TO THE REGION PER DAY	2.5 MILLION TEU'S HANDLED BY THE PORT OF CHARLESTON IN 2023

Charleston Area Map & Market Statistics

Meyer Kapp & Associates
Commercial Real Estate

Daniel Island Overall Map



Meyer Kapp & Associates
Commercial Real Estate

Daniel Island Commercial District Map

Meyer Kapp & Associates
Commercial Real Estate

Property Aerial

Meyer Kapp & Associates
Commercial Real Estate

Interior/Exterior Photos

Meyer Kapp & Associates
Commercial Real Estate

Interior Photos

Meyer Kapp & Associates
Commercial Real Estate

Floor Plan (Second Floor)

SUMMARY

TOTAL BUILDING RENTABLE:	17,446 SQUARE FEET
TOTAL BUILDING USABLE:	16,711 SQUARE FEET
COMMON SPACE:	735 SQUARE FEET

TENANT SPACE 1

USABLE:	1,997 SQUARE FEET
RENTABLE:	1,997 SQUARE FEET
PRO-RATA COMMON:	0 SQUARE FEET
CORE FACTOR:	1.0

TENANT SPACE 2

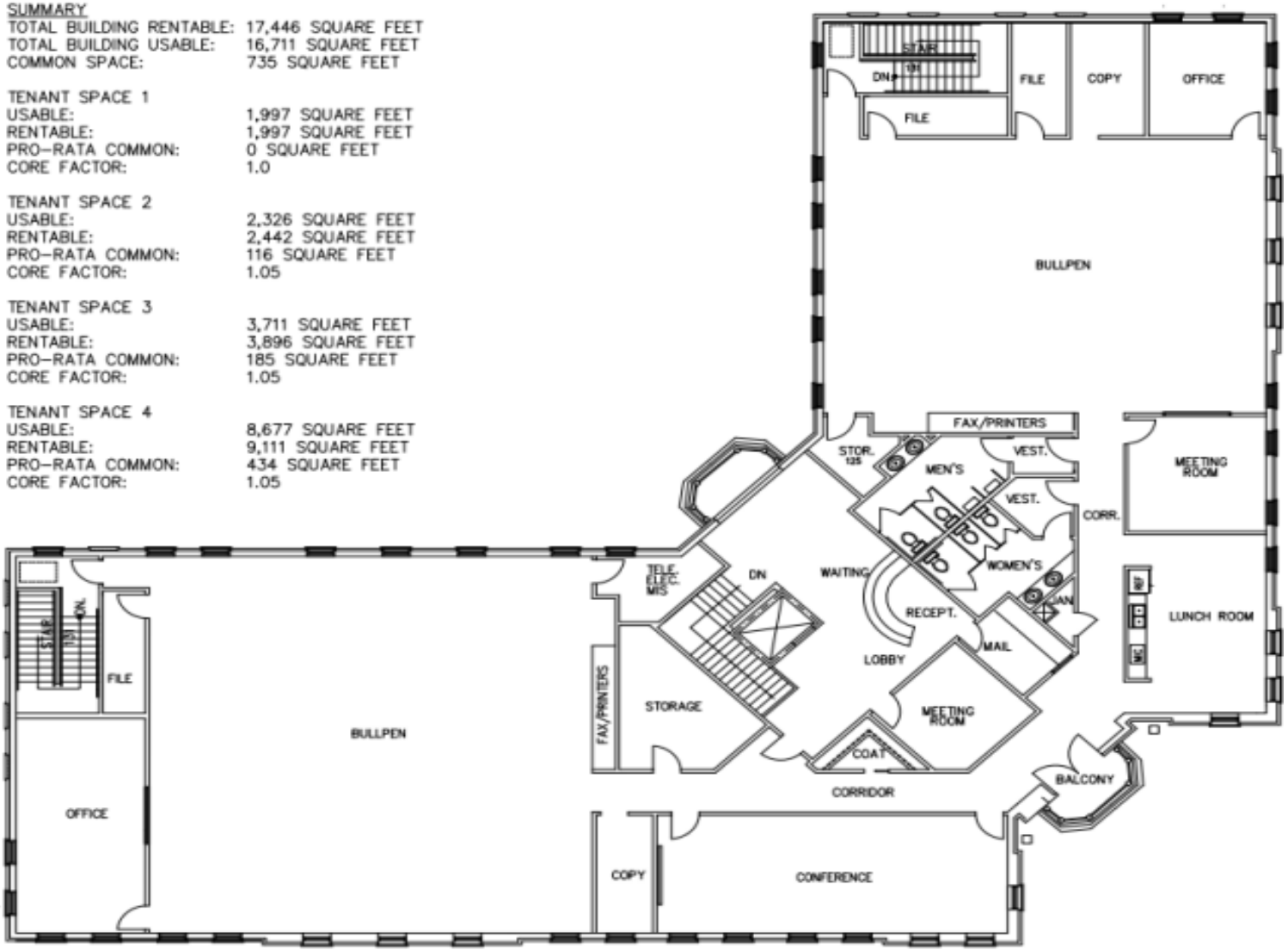
USABLE:	2,326 SQUARE FEET
RENTABLE:	2,442 SQUARE FEET
PRO-RATA COMMON:	116 SQUARE FEET
CORE FACTOR:	1.05

TENANT SPACE 3

USABLE:	3,711 SQUARE FEET
RENTABLE:	3,896 SQUARE FEET
PRO-RATA COMMON:	185 SQUARE FEET
CORE FACTOR:	1.05

TENANT SPACE 4

USABLE:	8,677 SQUARE FEET
RENTABLE:	9,111 SQUARE FEET
PRO-RATA COMMON:	434 SQUARE FEET
CORE FACTOR:	1.05



A8 / A100 SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

Property Overview

Subject Property

Location Description

The Subject Property is located at 210 Seven Farms Drive in the center of Daniel Islands' Commercial District.

Property Description

The property is a two-story, brick-exterior office building. The building is within walking distance to the restaurants, retail shops, a Public anchored shopping center, and public parks.

Access and Amenities

The building has significant visibility, access & frontage on Seven Farms Drive and is serviced by ample parking in the front and rear. The subject suite features two large bullpen areas, a breakroom, a conference room, IT closets, reception area and private bathrooms.

Daniel Island

Building Facts & Available Space

Building Size

Two (2) Floor Class "A" Construction

+/- 17,446 Square Feet [Total]

Available Space

9,111 SF (Rentable)

8,677 (Useable)

SF are estimated and need to be verified

Timing of Availability

The subject space is being marketed in "as is" condition. Tenant Improvement Allowance may be considered depending on Lease Terms and conditions.

Lease Rate

$28.00 PSF [Modified Gross]

(Tenant responsible for electricity, gas, user fees, phone/data and janitorial)

Meyer Kapp & Associates, LLC makes no representation, warranty or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales, or withdrawals, without notice. Acreage is approximate. Tenant to verify measurements.

Meyer Kapp & Associates
Commercial Real Estate