

Location Visibility Views



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE



Gateway
MOUNT PLEASANT



235 Magrath Darby Blvd

65,000 SF Class-A office building
9' floor-to-ceiling glass
Immediate access to Hwy 17 and Coleman
Highly visible from the Ravenel Bridge
Minutes from I-26 and Downtown Charleston





Premier Location

CHARLESTON HARBOR

PATRIOTS POINT

HISTORIC CHARLESTON

ARTHUR RAVENEL JR. BRIDGE

WATERFRONT PARK

COLEMAN BLVD (HWY 703)

FRESHWATER WETLANDS PROPOSED COMMUNITY PARK

JOHNNIE DODDS BLVD (HWY 17)



NBC CHANNEL 2

MAGRATH DARBY BLVD

Gateway Amenities Map



RESTAURANTS

- 1 White Duck Taco
- 2 Starbucks
- 3 Moe's Southwest Grill
- 4 Chicken Salad Chick
- 5 Graze
- 6 Blend Juice Bar
- 7 Bodega
- 8 Vickery's
- 9 Langdons

BANKS

- 1 Suntrust
- 2 SC Fed. Credit Union
- 3 First Tennessee
- 4 BNC Bank
- 5 Wells Fargo

HOTELS

- 1 Springhill Suites
- 2 Hampton Inn
- 3 Holiday Inn
- 4 Hilton Garden Inn
- 5 Holiday Inn Express

OTHER AMENITIES

- 1 Ravenel Bridge Walking Path
- 2 Mt. Pleasant Town Hall
- 3 Harris Teeter
- 4 Whole Foods
- 5 Walgreens
- 6 Staples
- 7 Rite Aid
- 8 Trader Joe's
- 9 Mt. Pleasant Waterfront Park
- 10 Shem Creek Pier Park



Outstanding Visibility

Highly visible from iconic Ravenel Bridge
Enjoy prevailing sea breezes and incredible views from unique 750 SF terraces



Incredible Views



Ideally situated to maximize views of Ravenel Bridge, Cooper River, freshwater wetlands, and marsh

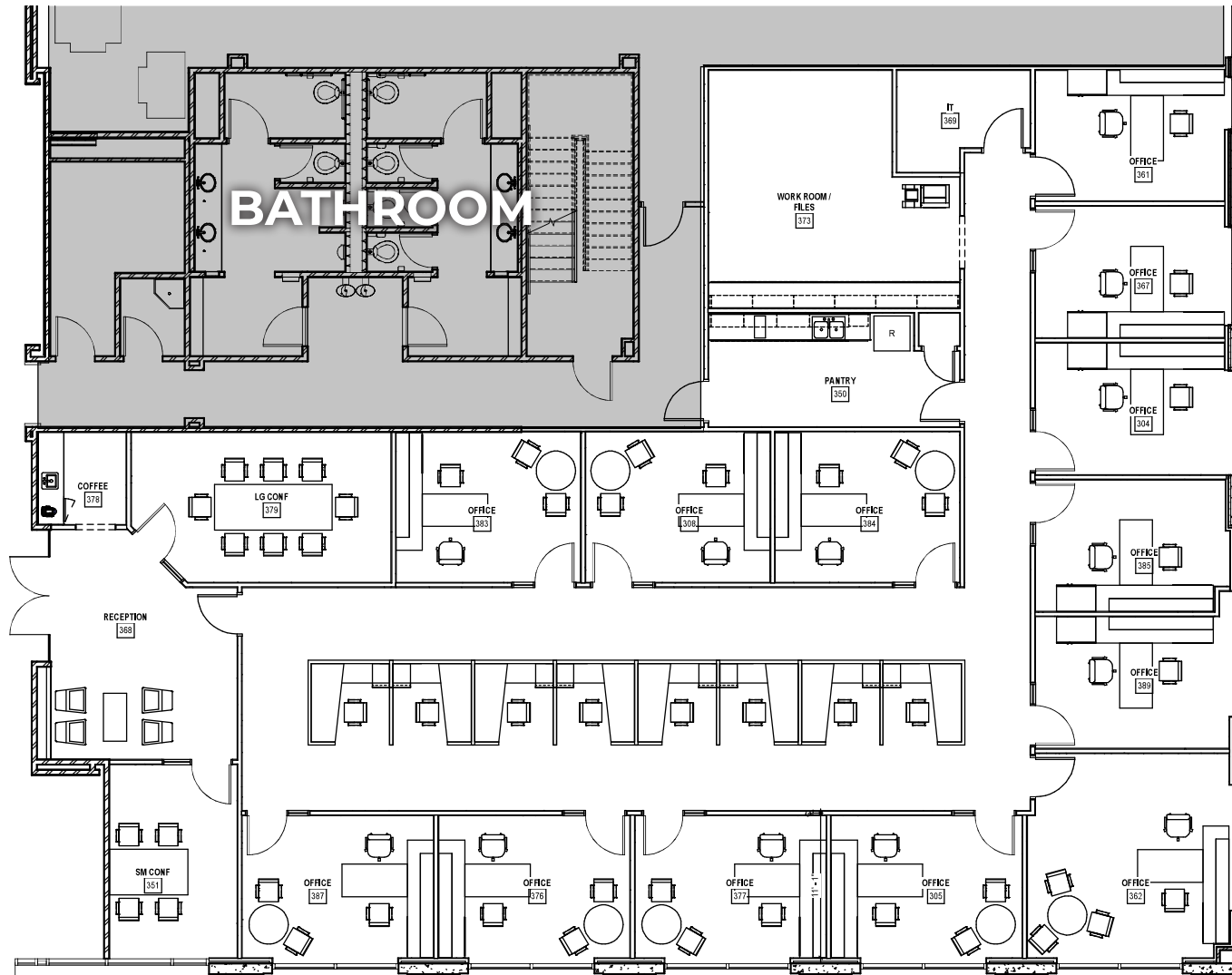


Gateway Site Plan



4 parking spaces per 1,000 SF including 42 covered spaces
Attractive landscaping and water features
Sidewalks and bike paths to Waterfront Park, Ravenel Bridge, Whole Foods and Starbucks

Gateway Floor Plan



- 5,707 SF
- 11 Private offices
- 2 Conference rooms
- Large open bullpen area
- Break room
- IT room
- Large file room
- Access to first floor balcony







Gateway Fact Sheet

| | |
|--|--------------------------------|
| Gateway Mount Pleasant Office, LLC | OWNER |
| Landmark Enterprises and Durlach Associates | DEVELOPER |
| McMillan Pazdan Smith | ARCHITECT |
| Seamon Whiteside | CIVIL DESIGN |
| 235 Magrath Darby Boulevard, Mt. Pleasant, SC | LOCATION |
| Approximately 65,000 RSF | BUILDING AREA |
| 60', 3 floors above parking level | HEIGHT AND TOTAL FLOORS |
| 22,000 RSF | APPROX. FLOOR SIZE |
| 14'-0" typical | FLOOR-TO-FLOOR HEIGHT |
| 9'-0" typical | FINISHED CEILING HEIGHT |
| Up to 9'-0" high floor to ceiling glass with low E coating, cast concrete with brick accents, interior subdivision planned in 5' increments | EXTERIOR WALL |
| 45' typical | CORE TO GLASS DIMENSION |
| Structural steel frame with concrete slabs; 50 PSF (live load) for office floors | STRUCTURAL |
| Ideally sited to maximize views of the Ravenel Bridge, Cooper River, freshwater wetlands and marsh. Gateway is highly visible from the Ravenel Bridge. | ORIENTATION |
| 4 parking spaces per 1,000 SF, including 42 under building | PARKING |

ACCESS

Direct access from Johnnie Dodds Boulevard (Hwy 17) and Coleman Boulevard (Hwy 703)
Two miles from I-26 and Downtown Charleston

SUSTAINABILITY

Designed to earn Energy Star, high-performance façade, low-flow plumbing fixtures, recycling center, and LED lighting in common areas

SECURITY

Card access control system, 24/7 access and security

LIFE SAFETY

Fully sprinklered, NFPA fire alarm system

TENANT COOLING LOAD CAPACITY

3W/SF

TENANT ELECTRICAL LOAD CAPACITY

Lighting 2W/SF and convenience power 3W/SF

COOLING SOURCE

High-efficiency roof-top units

PERIMETER HEATING

Overhead via electronic fan-powered terminal units

BATH FIXTURES

Automatic flush valves and faucets

TEMPERATURE CONTROLS

Building management system utilizing direct digital control technology

BUILDING SERVICES

On-site building engineer, day porter, vending, and mail room



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