FOR LEASE:

New Office/Medical Suites
Ready for Tenant Upfit

1200 INNOVATION *Way*

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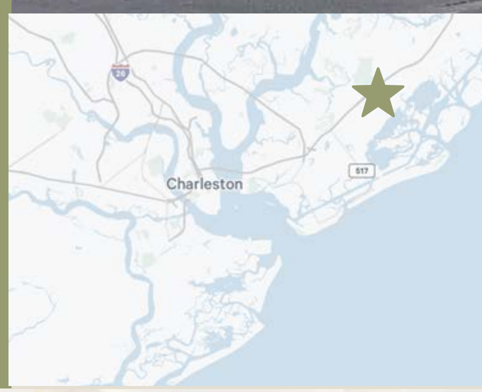
MOUNT PLEASANT
SC, 29466



Listing Agents

CBRE

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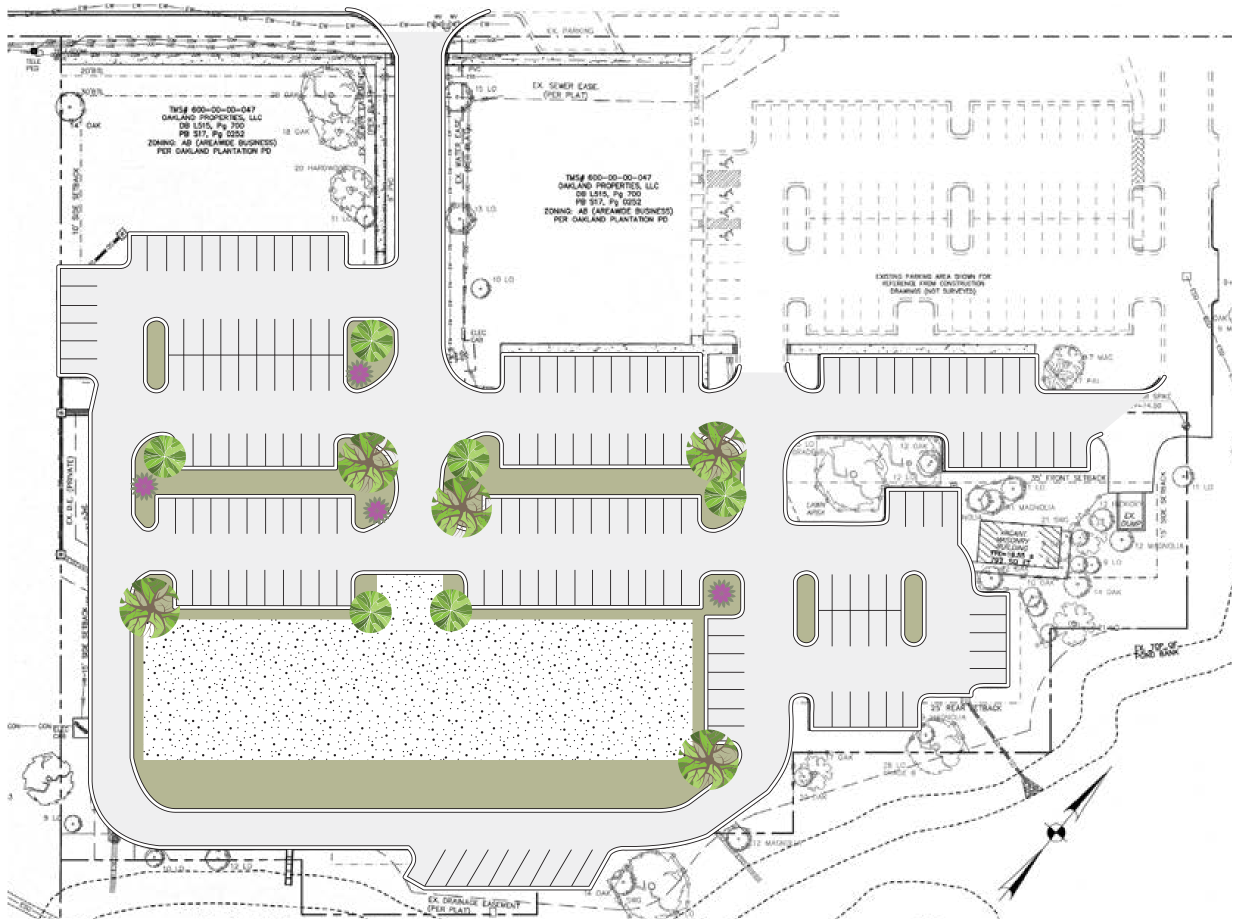
Property Offering

OFFERING SUMMARY

CBRE is pleased to offer office or medical space in Oakland Office Park, a 45.258 sf high-end commercial medical/ general office building in one of the fastest growing areas in Mount Pleasant, South Carolina. The building has been completely renovated and is now ready for tenant upfit.

HIGHLIGHTS

- Fully renovated 45,258 sf Class A Medical/General Office Building
- Stand alone building on 3 acres behind Oakland Market
- Parking ratio of 4.5/1,000 SF
- Charleston County TAX ID #600-00-00-057
- Space on the 1st and 2nd floors are now 100% leased to include MUSC (initial tenant)
- Second floor has two 7,042 rsf suites that are sub-dividable
- Monument signage and potential building signage available
- Generous tenant improvement allowance offered for new tenant upfits
- Brand new gurney-sized elevator
- Highly efficient and flexible VRF HVAC system
- New R-30 insulated roof to help keep energy costs down
- Access control exterior dorrs
- Newly furnished lobby delivered year end 2023
- South Carolina Commercial MLS #30720959
- Building is walking distance to the restaurants, banks, and retail of Oakland Market
- Adjacent land is planned for hotel and retail



Marketing Statistics

DEMOGRAPHICS WITHIN A 5-MILE PROXIMITY:

58,485	$110,414	40.1	23,502
Total Population	Median Household Income	Median Age	Households

Oakland Office Park

OFFERING SUMMARY

Oakland Office Park is a fully renovated Class A Medical/General Office Building with completion in the second quarter of 2023. It has ample surface parking and is located off of Porchers Bluff Lane and South Morgans Point Road, adjacent to the Market at Oakland shopping center. The total square footage of this three-story Building is 45,258 sf with gross floor plates of 16,880 sf. Listing is priced at **$28.00 psf.** Operating rent is **$11.47 psf plus tenant pays utilities and in-suite janitorial.** There has been extensive internal and external renovations. Suites are delivered in shell condition with a generous tenant improvement allowance offered by Landlord.

This beautiful stand-alone three-story medical/office building is in walking distance to all of the local area restaurants and retailers of The Market at Oakland shopping center. Suite sizes from 5,000 sf to 14,084 sf.

Up to 14,084 sf contiguous office or medical space per floor

Lease list price is $28.00 psf

Operating rent is $11.47 psf plus tenant pays utilities and in-suite janitorial

Conference room in the main lobby available for tenant use

Ground floor rear patio available for outdoor seating

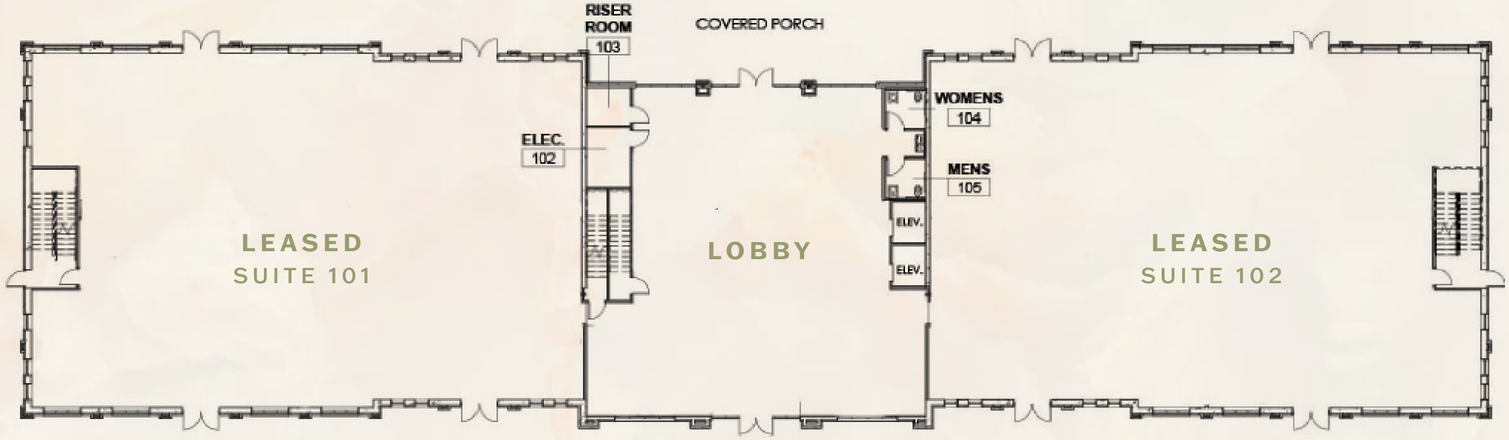
Second floor outdoor balcony available for tenant use and events

Abundant free onsite parking for tenants and visitors

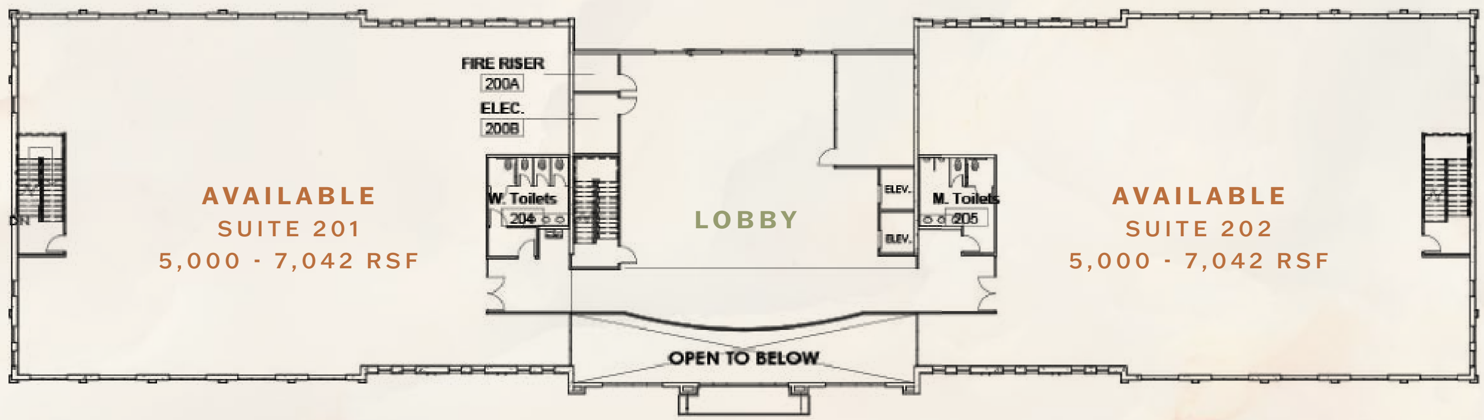
Drive aisle around the building

FIRST FLOOR
(Fully Leased)

- MUSC
- Strength & Body Athletic Club

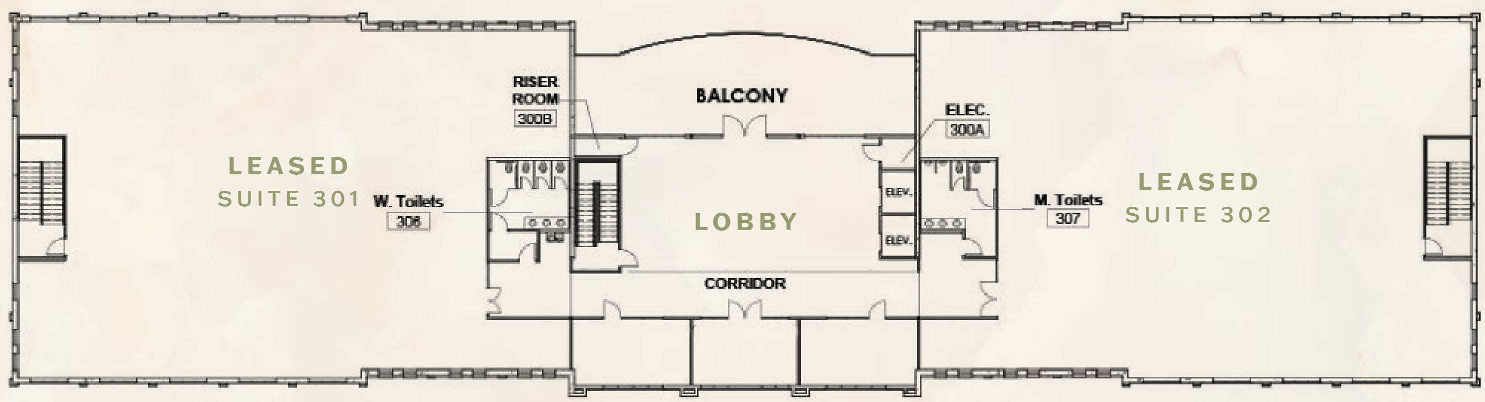


SECOND FLOOR
(Available)



THIRD FLOOR
(Fully Leased)

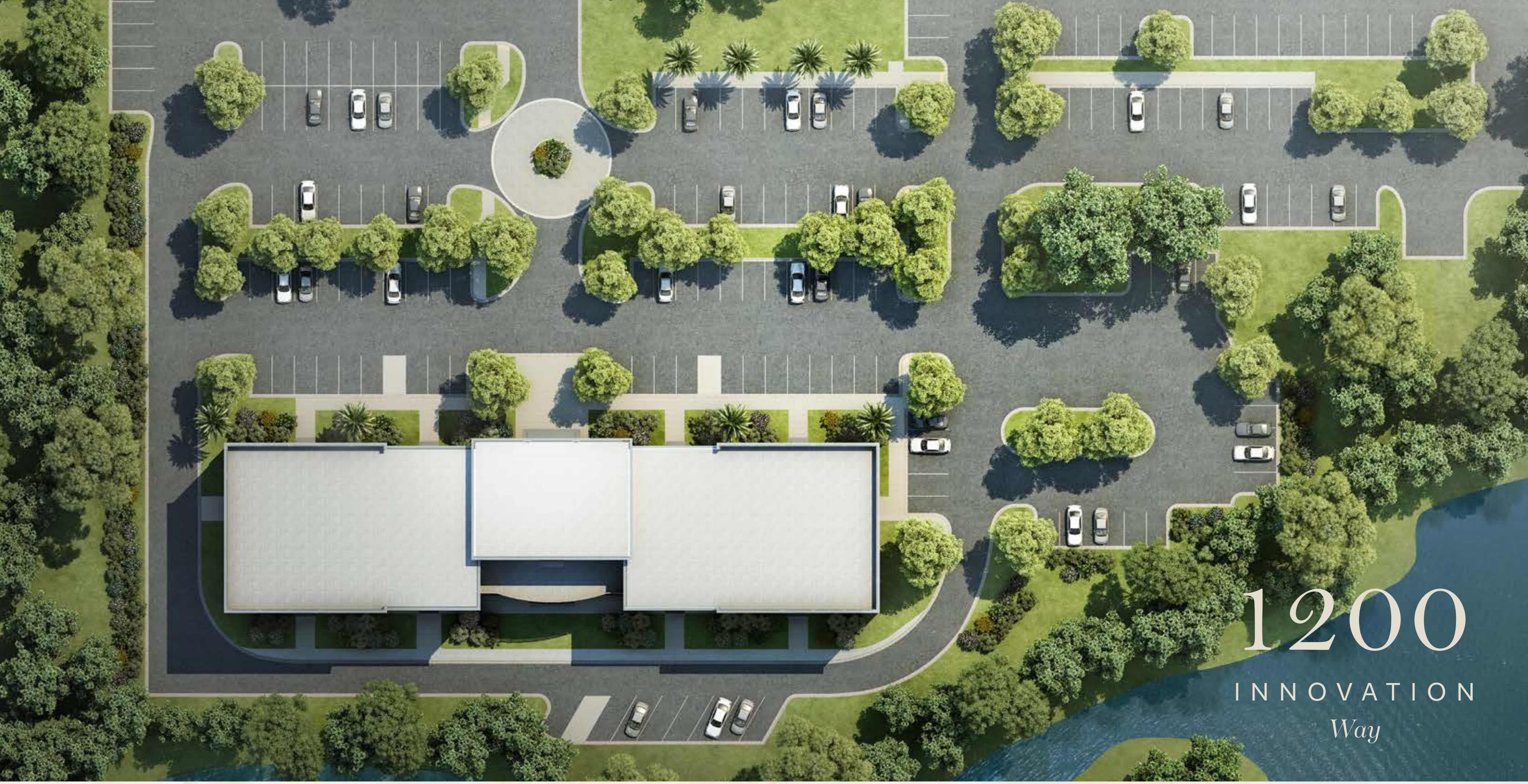
- Roper St. Francis Healthcare



Location Map

Property Images

SUITES ARE DELIVERED IN SHELL CONDITION WITH A GENEROUS LANDLORD TI ALLOWANCE.



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