

UPTOWN

CARNES CROSSROADS



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UPTOWN is the Charleston region's
premier mixed-use commercial
destination, offering retail, office,
restaurant, and upscale flex spaces now
available for lease.



186 Seven Farms Drive, Suite F | Box 248 | Charleston, SC 29492

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Why Choose UPTOWN?

- Master-planned commercial community
- 100,000 SF of commercial space for lease
- Retail, restaurant, office, medical, and up-market flex

WORK • DINE • SHOP • PLAY

- Open-air greenspaces perfect for meeting friends, family, and socializing
- Community sponsored programming and events
- Businesses that are truly part of the community

It's true — **UPTOWN** offers everything you need and more.

As Charleston's premier mixed-use destination, UPTOWN offers retail, office, restaurant, and upscale flex spaces within 100,000 square feet of vibrant, open-air commercial space spread across 10 acres. With a diverse mix of national, regional, and local retailers and businesses, UPTOWN attracts both residents and visitors—making it the ultimate place to shop, work, dine, and experience the energy of the community.



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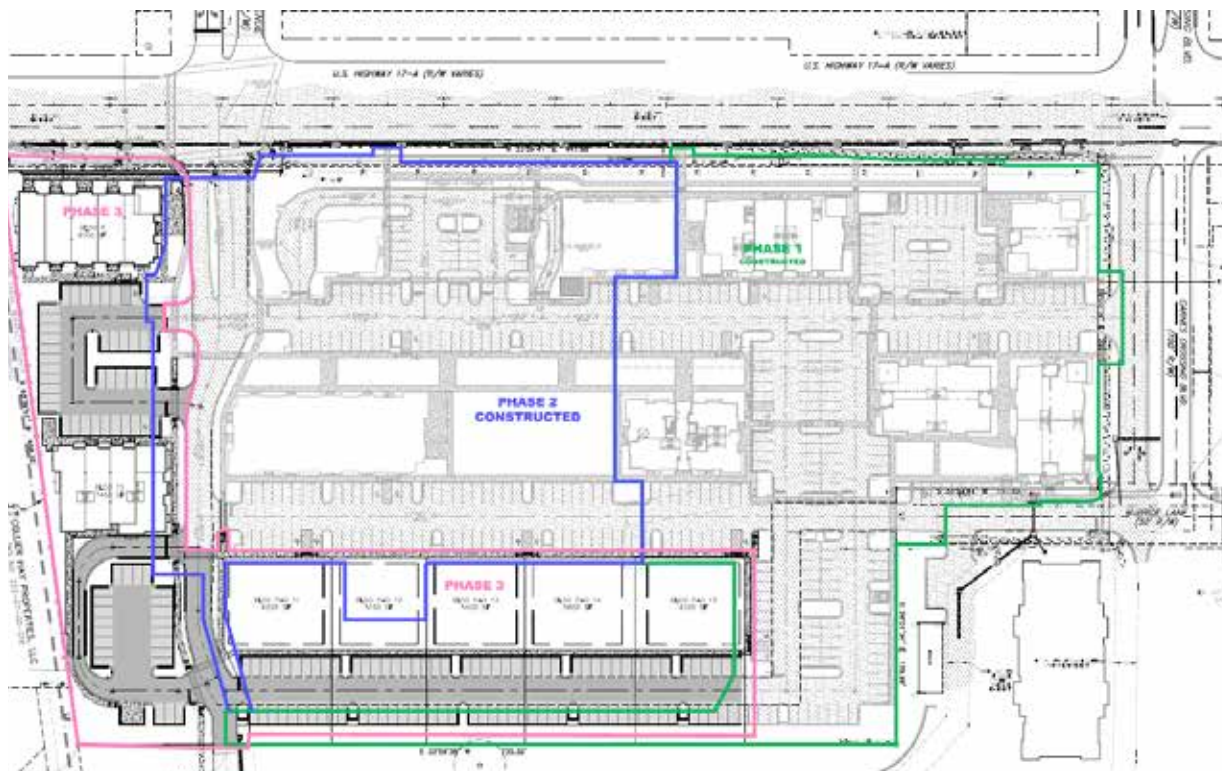
NOW LEASING FOR ALL PHASES

UPTOWN is a master-planned commercial community featuring 100,000 SF of total commercial space for lease.

Lease Rates:

\$38 to \$42 PSF NNN

- Spaces delivered as warm, dark shells, allowing tenants maximum customization.
- Phase 2 spaces available for immediate occupancy
- Estimated delivery date for Phase 3: 4th quarter 2027
- Landlord offering a tenant improvement allowance for qualified credit tenants.



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Everything at **UPTOWN** is connected by open green spaces that serve as gathering spots for the community.

Equal parts shopping, dining, working, and playing haven, UPTOWN features 10 open-air, car-free green acres dedicated to relaxation, meeting friends, socializing, and hosting community events. These green spaces are anchored by upscale shopping and dining and home to a variety of retailers, restaurants, and businesses. UPTOWN's parks and gathering places are perfectly suited for the many large residential neighborhoods and business districts in the surrounding fast-growing area.



UPTOWN features walkable, seamlessly connected areas for shopping, dining, and working.



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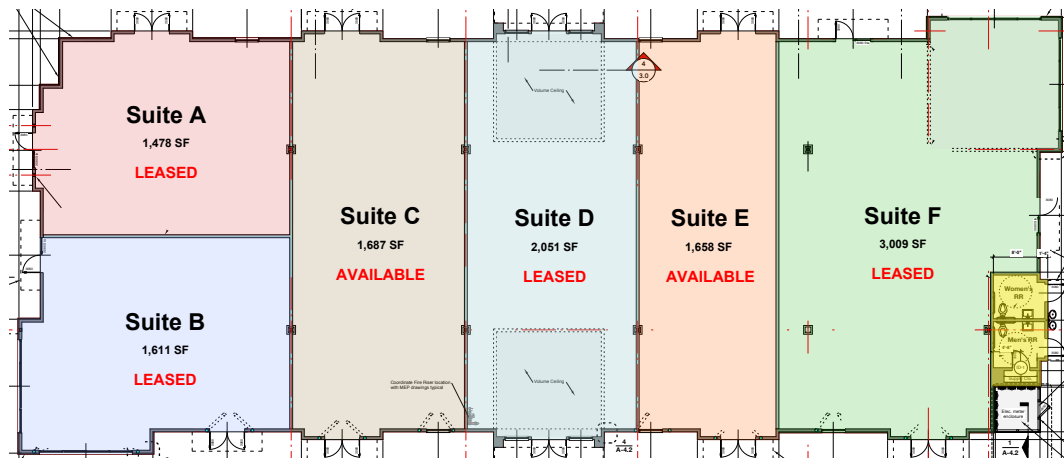
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110 Gosling Way

Lease Rate: \$38 PSF NNN

SUITE A 1,478 SF LEASED
 SUITE B 1,611 SF LEASED
 SUITE C 1,687 SF AVAILABLE
 SUITE D 2,051 SF LEASED
 SUITE E 1,658 SF AVAILABLE
 SUITE F 3,009 SF LEASED



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BUILDING 9

Approximately 8,034 SF

Planned as five tenant suites:

SUITE A: 2,015 SF AVAILABLE

SUITE B: 1,500 SF AVAILABLE

SUITE C: 1,518 SF AVAILABLE

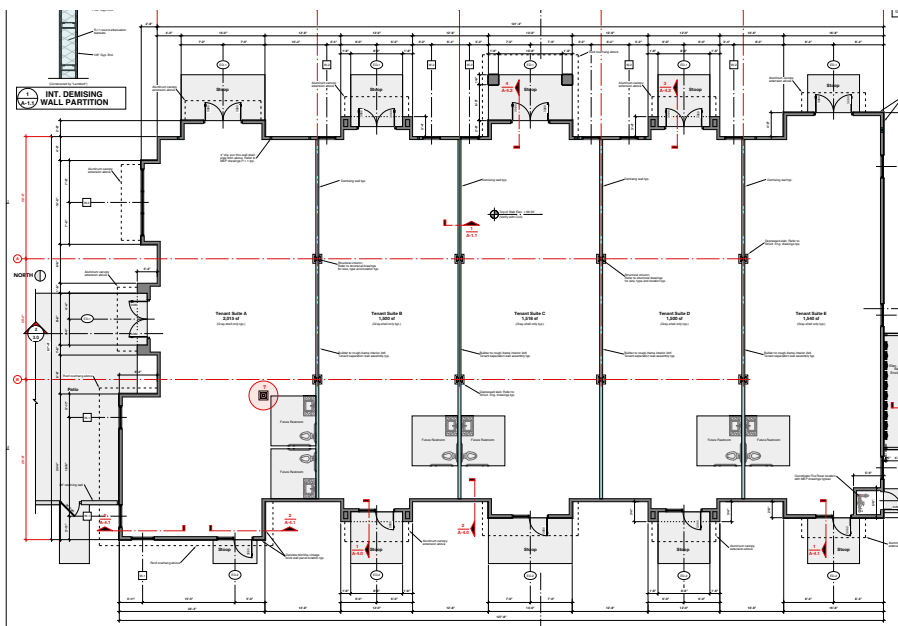
SUITE D: 1,500 SF AVAILABLE

SUITE E: 1,540 SF AVAILABLE

±8,100 SF | FIVE TENANT SPACES | NORTH MAIN STREET FRONTAGE | PATIO OPPORTUNITY

BUILDING 9 FEATURES

- ±8,100 SF new-construction retail building
- Five flexible tenant spaces ranging from approximately 1,500–2,015 SF
- Spacious outdoor patio opportunity
- Prominent North Main Street visibility
- Direct access to UPTOWN's internal roadway network with adjacent parking
- Flexible gray-shell delivery
- Expansive glass storefronts with prominent signage opportunities
- Ideal for restaurant, retail, service and professional users

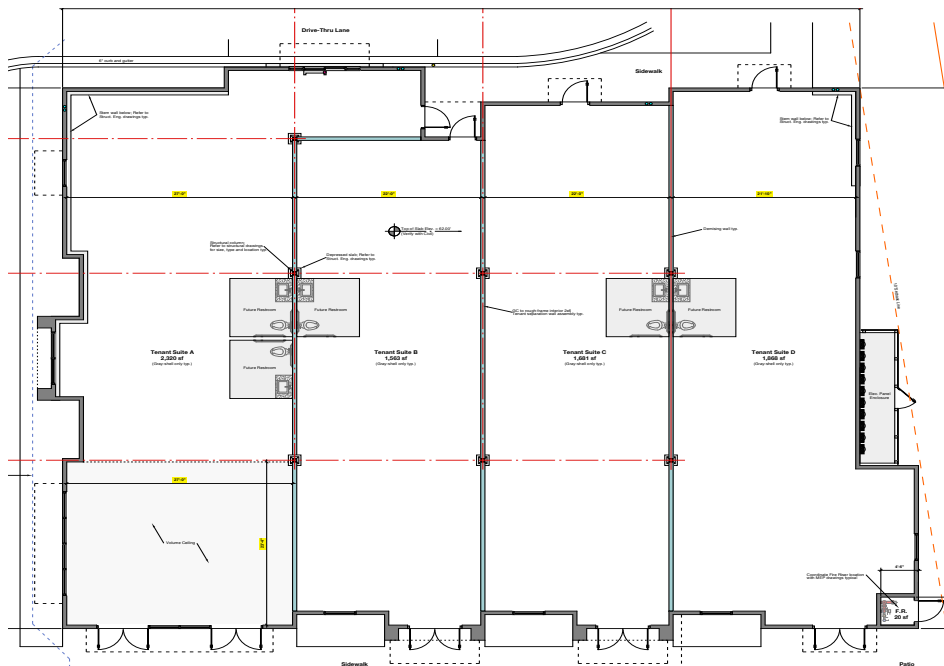


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±7,430 SF | FOUR TENANT SPACES | DRIVE-THRU OPPORTUNITY | OUTDOOR PATIO



BUILDING10

Drive-Thru Opportunity

SUITE A: 2,320 SF AVAILABLE

SUITE B: 1,563 SF AVAILABLE

SUITE C: 1,681 SF AVAILABLE

SUITE D: 1,868 SF AVAILABLE

BUILDING 10 FEATURES

- Drive-thru opportunity in Suite A
- Patio areas
- Flexible tenant configurations
- Warm dark shell delivery
- Suitable for restaurant, retail, medical, office, and service users



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ESTABLISHED COMMUNITIES, BUSINESSES & MAJOR EMPLOYERS IN THE AREA



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