

# 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

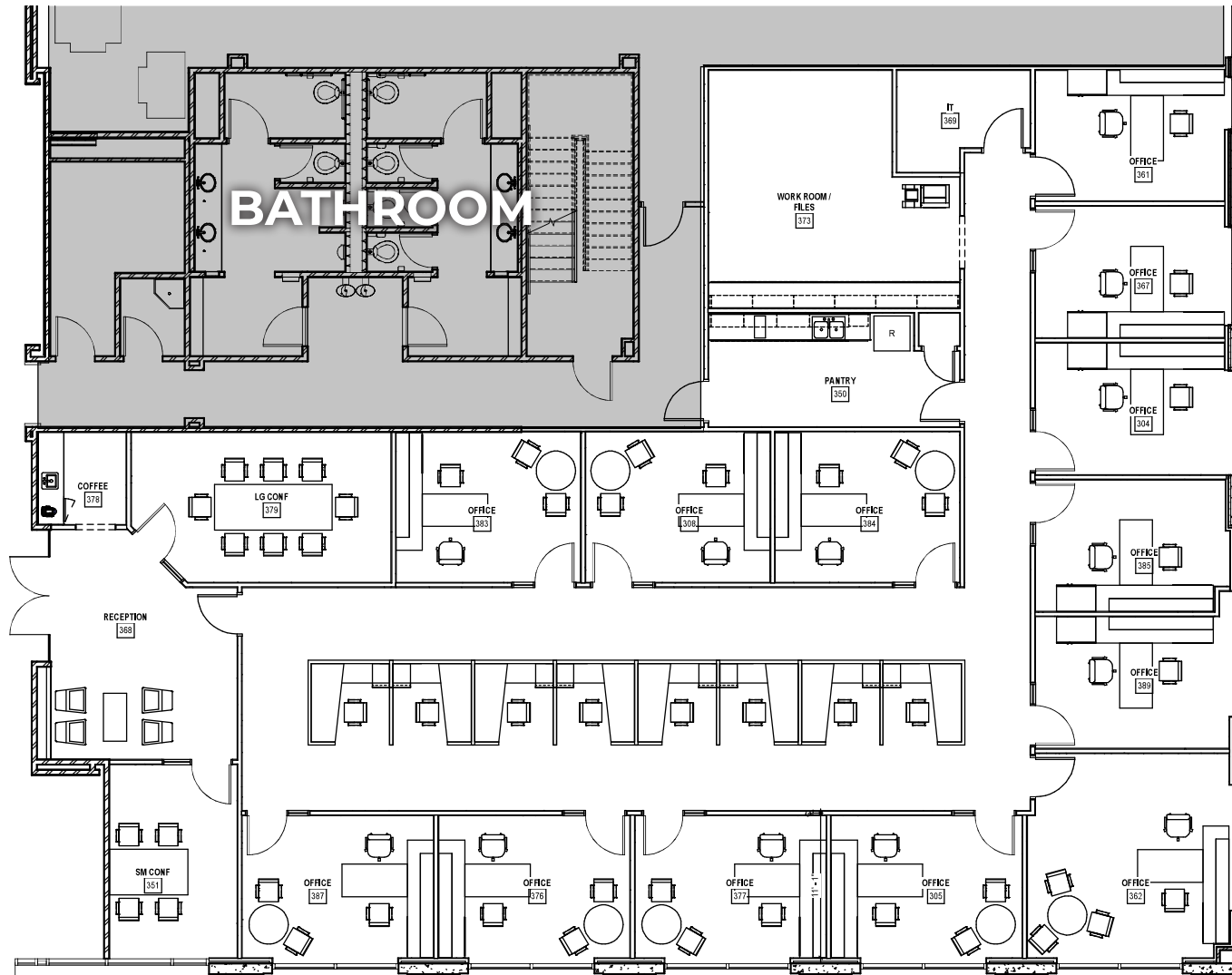


4 parking spaces per 1,000 SF including 42 covered spaces

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

**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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MOUNT PLEASANT

## CONTACT

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