FOR LEASE

BELVIDERE
Meeting Street & Algonquin Road, Charleston, SC 29405

- $36.00/SF full service
- 3,000 - 110,000 SF
- Class A office in the Upper Peninsula
- Free parking at 4.0/1,000 SF
- 22,000 SF floor plates
- Q3 2020 estimated delivery
- Unique outdoor and building amenities

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In the neck of the Charleston peninsula—where the Ashley and Cooper Rivers briefly run parallel to each other—sits a tract of land with a busy past and a promising future, which you can be a part of.

Known once as the Belvidere Plantation and by many other names, it has been a place for Charleston residents to live, work, and play for the past 300 years. In its time, the land has served as the governor’s home, a pounding mill for rice, and a popular golf course and country club. The sturdy bones of the plantation house survive today in buildings throughout the Holy City. Quietly but dependably, the Belvidere tells Charleston’s story of survival and revival.

Located in the heart of the Upper Peninsula, central to the entire Charleston MSA, the Belvidere offers easy access to North Charleston, Mt. Pleasant, West Ashley and Downtown Charleston. Recent private investment has transformed an area more recently characterized by vacant lots, industrial sites, and single-story flex office buildings into a dynamic live-work-play neighborhood. This growth follows the Upper King and Upper Meeting resurgence, where numerous multifamily projects, hotels, retail and office developments are underway or have been recently delivered.

Area amenities include numerous breweries and local food & beverage staples, including Workshop, Lewis Barbeque, Home Team BBQ, Rodney Scott’s BBQ, Edmund’s Oast and Butcher & Bee. Additionally, the site is located a short walk to the entrance of the future linear park – dubbed the LowCountry LowLine – that will repurpose 1.6 miles of unused railroad track on the Peninsula’s spine from Courtland Avenue to Woolfe Street.

**Property Specs.**

| LEASE RATE (FULL SERVICE) | $36.00/SF |
| TOTAL SF | 110,000 |
| DIVISIBLE BY (SF) | 3,000 |
| ACRES | 4.60 |
| STORIES | 5 |
| FLOOR PLATES (SF) | 22,000 |
| SLAB-TO-SLAB HEIGHT | 14’ 6” (first floor) 13’ 4” (floors 2-5) |
| NUMBER OF ELEVATORS | 2 |
| WINDOWS (HEIGHT) | 8’ |
| YEAR BUILT / DELIVERY | 2020 / Q3 2020 |
| PARKING (FREE) | 4.0 / 1,000 SF (in private parking garage & adjacent surface lot) |
| SIGNAGE OPPORTUNITY | Facing Meeting Street |
| EXTENSIVE UNIQUE AMENITIES | Including bike storage, shower facilities, and a 5,000+ SF outdoor courtyard amenity area |

**Drive Times**

<table>
<thead>
<tr>
<th>Destination</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>To I-26</td>
<td>2 minutes</td>
</tr>
<tr>
<td>To King Street</td>
<td>4 minutes</td>
</tr>
<tr>
<td>To the Ravenel Bridge</td>
<td>2 minutes</td>
</tr>
<tr>
<td>To CHS International Airport</td>
<td>15 minutes</td>
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Building Amenities & Features

• Multiple secure bike racks and storage locations
• Bike “repair center”
• Shower facility in the office building
• Over 5,000 SF of outdoor space which will include:
  • Extensive seating and tables (covered and uncovered) to accommodate outdoor eating, meetings, and events
  • Outdoor games including ping pong and a putting green
  • Free WiFi throughout common areas
  • Open space with extensive landscaping including a rain garden and native plantings
  • Outdoor water fountain
  • Solar charging stations for devices
  • Outdoor speakers
  • Flexible shade structures
  • Public art
Building Amenities

- PING PONG
- PUTTING GREEN
- RESTROOMS
- OUTDOOR SEATING WALLS
- BIKE REPAIR & STORAGE FACILITY
- OFFICE SHOWER FACILITY
- OUTDOOR WATER FOUNTAIN
- OFFICE SHOWER FACILITY
- COMMON GREEN AREA
- SOLAR POWERED CHARGING STATIONS
- COVERED OUTDOOR PUBLIC SEATING/EATING AREA
- OUTDOOR BIKE RACKS
- OUTDOOR DINING FOR RESTAURANT
- ALGONQUIN ROAD
FRONT FACADE ALONG ALGONQUIN ROAD

LOBBY

VIEW LOOKING OVER COURTYARD TO THE PARKING DECK

COURTYARD AMENITY AREA
Hotel & Lodging

1. ‘FLATIRON’ HOTEL
2. HYATT HOUSE
3. HYATT PLACE
4. HOLIDAY INN
5. COURTYARD MARRIOTT WATERFRONT
6. 86 CANNON
7. HOLIDAY INN EXPRESS

Restaurants

1. BERTHA’S KITCHEN
2. HOMEY’S TEA KETTLE BBQ PIT
3. WORKSHOP
4. CHARLESTON RIFLE CLUB
5. RUTLEDGE CAB CO.
6. SANTI’S RESTAURANT MEXICANO
7. THE TATTOOED MOOSE
8. BUTCHER & BEE
9. HOME TEAM BBQ
10. LEWIS BBQ
11. MARTHA LOU’S KITCHEN
12. THE ROYAL AMERICAN
13. SPERO
14. TACO BOY
15. RODNEY SCOTT’S BBQ
16. THE PARK CAFE
17. HURIYALI
18. LITTLE JACK’S TAVERN
19. LEON’S OYSTER SHOP
20. RECOVERY ROOM TAVERN
21. THE DAILY
22. BARSATAPAS LOUNGE & BAR
23. D’ALLESANDRO’S PIZZA
24. DELTZ UPTOWN
25. WAREHOUSE
26. THE GROCERY
27. THE ORDINARY
28. INDACO
29. MERCANTILE AND MASH
30. RAPPAHANNOCK OYSTER BAR
31. US FOODS CHEF STORE

Breweries & Distilleries

1. LO-FI BREWING
2. TRADESMAN BREWING COMPANY
3. MUNKLE BREWING COMPANY
4. FATTY’S BEER WORKS
5. COOPER RIVER BREWING COMPANY
6. EDMUND’S OAST
7. REVELRY BREWING
8. PALMETTO BREWING CO.
9. HIGH WIRE DISTILLING CO.
Floor Plan || Ground Floor

SUITE 103
TOTAL RSF: 6,668 SF
(INCLUDING OUTDOOR PATIO)

SUITE 102
TOTAL RSF: 4,682 SF
(INCLUDING OUTDOOR PATIO)

SUITE 101
TOTAL RSF: 10,059 SF
TOTAL RSF: 21,948 SF
Floor Plan || Single-Tenancy

TOTAL RSF: 22,551 SF