

109

River Landing Drive
Charleston, SC 29492

FOR LEASE

2,728 SF
AVAILABLE

ONE OF THE MOST
ARCHITECTURALLY SIGNIFICANT
LOW COUNTRY BUILDINGS ON DANIEL ISLAND.

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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

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109 River Landing Drive is a 12,034 SF stand-alone building and is one of the most architecturally significant low country buildings on Daniel Island. Wrap-around porches and columned façade fit right in with the mature live oak trees lining River Landing Drive. Elevator served, each floor has its own reception, restrooms and break areas. The 2nd and 3rd-floor balcony is 1,300 square feet and the 4th-floor balcony is 250 square feet of outdoor space not included in the rentable square footage with plenty of natural light and large windows on each floor. Surface parking wraps around three sides of the building. Walk out the front door and join the daily commuters on the Daniel Island Ferry to and from Downtown Charleston every Monday to Friday starting at 6:30 AM with the last ferry leaving Downtown Charleston at 5:45 PM. Neighbors to Daniel Island's newest 22-acre mixed-use development which will include two new public-access piers, ~300 condominium and townhouse units, with retail and restaurant offerings along the Wando River will be able to provide unbeatable and walkable access 24-7. The first phase, roughly 5.5 acres along the waterfront will include 50 to 60 residences, ~14,000 SF of retail and restaurant space and a dock. The first phase is slated to be complete in 2021 and will soon be one of the premier destinations for the region, right at your businesses' back door.

LOCATION OVERVIEW

Take exit 24 off of I-526, 109 River Landing Drive is located at the end of River Landing Drive on Daniel Island close to the Daniel Island Sales Center. Within proximity to the downtown area of Daniel Island which has multiple restaurants, banks and retail businesses including a Publix grocery store.

ADDRESS

109 River Landing Dr.
Charleston, SC 29492

AVAILABLE SPACE

Suite 400: 2,728 SF

LEASE RATE

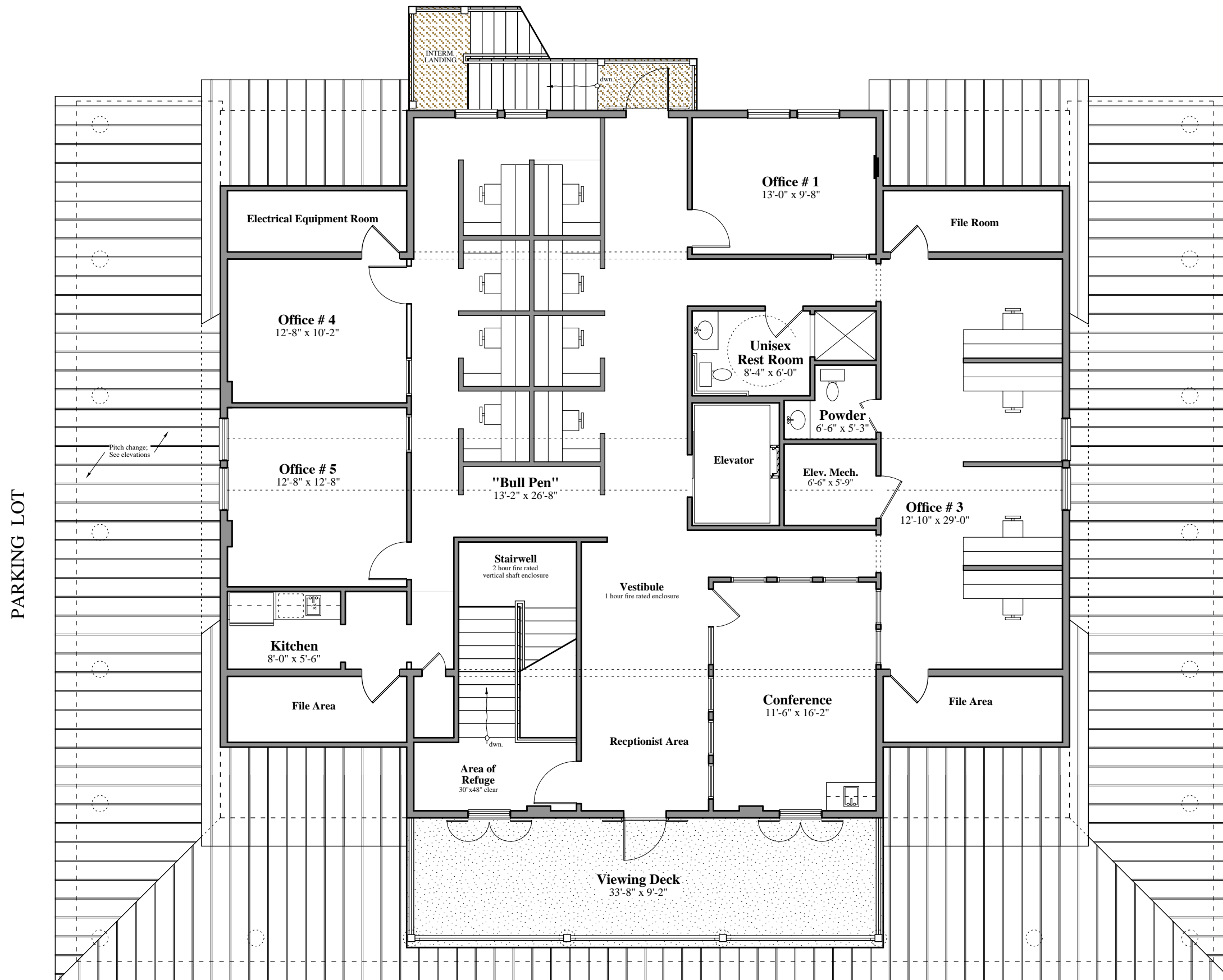
\$32.00/SF
Modified Gross

PARKING & ACCESS

Ample parking and
easy access to I-526



FLOOR PLAN



SUITE 400:

SPACE AVAILABLE:

2,728 SF

LEASE RATE:

\$32.00/SF
Modified Gross

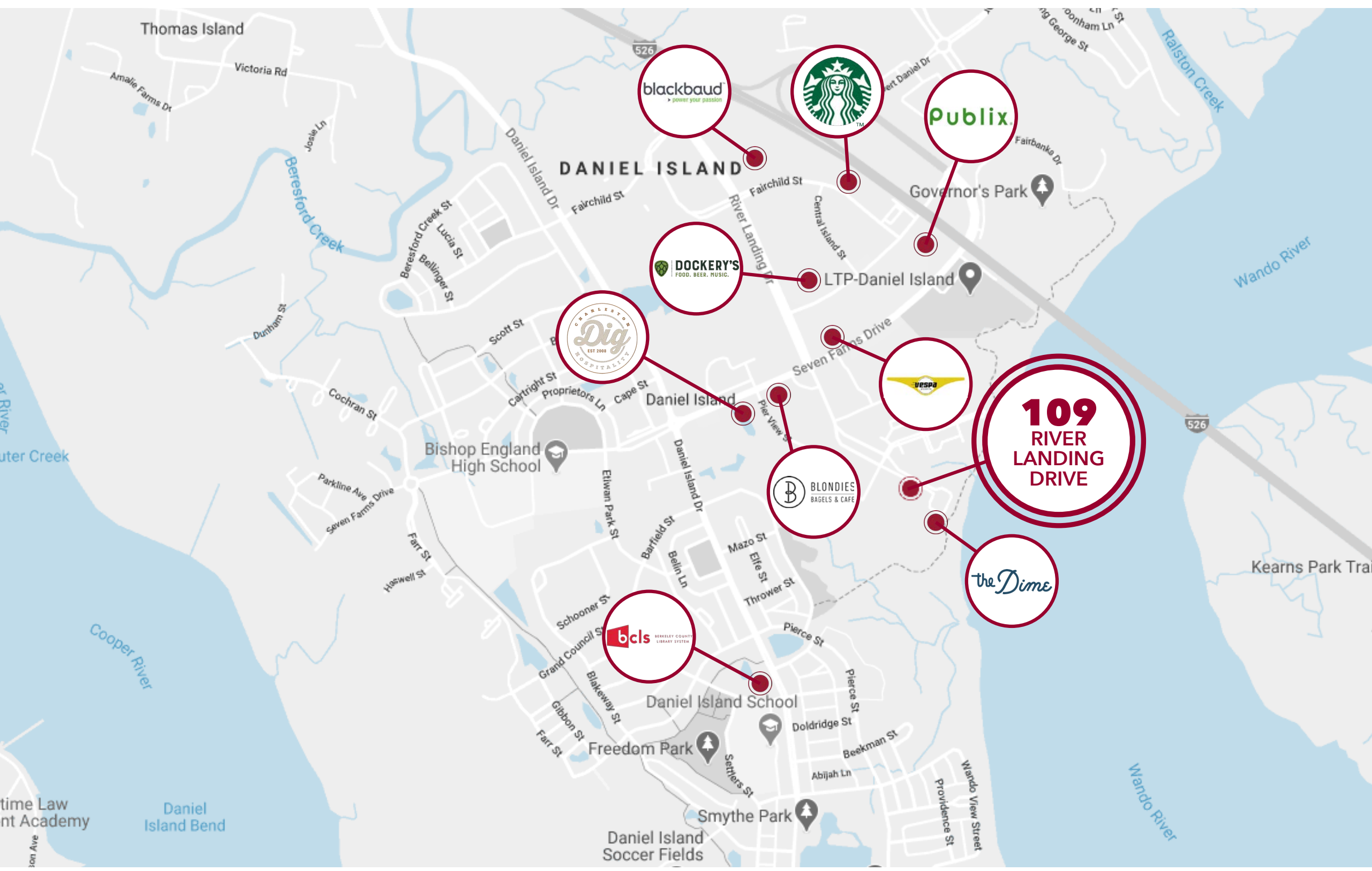
DATE AVAILABLE:

Immediately

ADDITIONAL AMENITIES:

- Conference Room
- Bull Pen Areas
- Viewing Deck
- Kitchen

MARKET OVERVIEW



DRIVE TIMES:	
DOWNTOWN CHARLESTON	19 minutes
CHARLESTON INT'L AIRPORT	15 minutes
MOUNT PLEASANT	7 minutes
WEST ASHLEY	23 minutes
I-526	4 minutes
I-26	12 minutes

109

RIVER LANDING DRIVE

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