

LIMITED SPACE REMAINING!



WATCH VIDEO



2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



FULL BUILDING & SITE RENOVATION COMPLETE

**PORT 26**

# PROPERTY FEATURES

- Newly renovated **creative space** with large floor-plates and direct parking access
- +/-275 Linear feet of frontage facing I-26, potential for **unrivaled signage** exposure to Charleston's primary artery (I-26), with 130,000 CPD
- **Up to 5.0 / 1,000** RSF parking ratio available
- Unique indoor and outdoor amenities include: **game room, micro-market, tenant lounge, outdoor patio, dog park** available to all tenants
- **Building signage** and direct access entry available



TOTAL RENTABLE SQUARE FEET +/- 84,019 SF



UP TO 5.0 / 1,000 RSF PARKING RATIO AVAILABLE



HUB ZONE LOCATION



UNSURPASSED FRONTAGE  
ON  
**I-26**



# RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **Up to 5.0 / 1,000 SF** parking ratio
- Unique **On-site Amenities** including:



OUTDOOR PATIO WITH  
WI-FI



MEETING SPACE &  
MICRO-MARKET



TENANT LOUNGE WITH  
GAMEROOM



DOG PARK

*Renderings used for inspirational purposes only.*



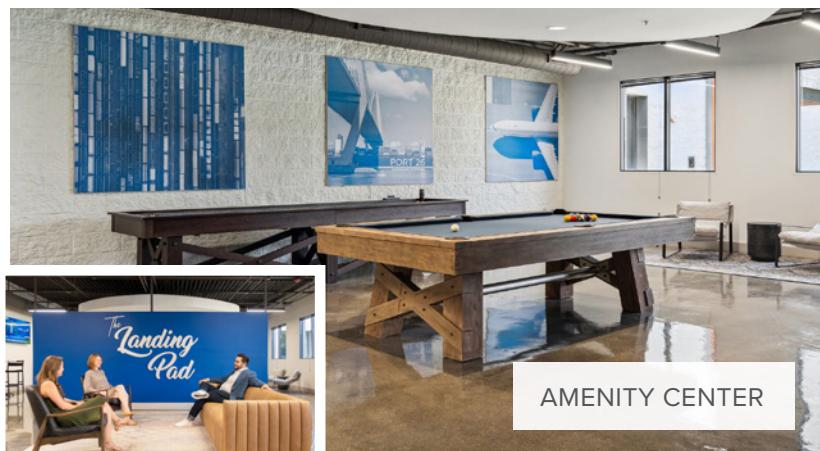
LOBBY AREA



DOG PARK



OUTDOOR PATIO WITH WI-FI

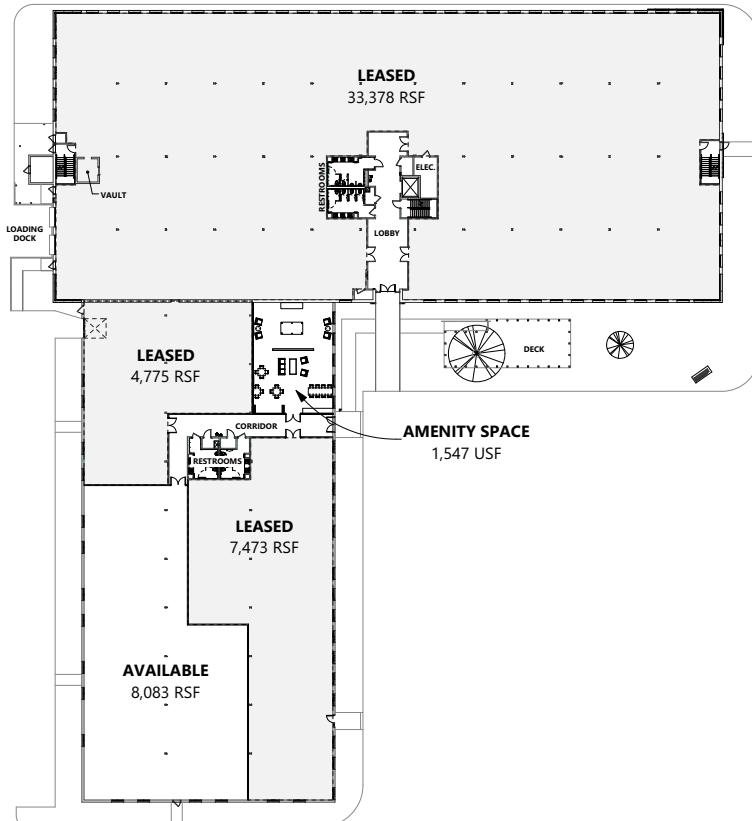


AMENITY CENTER

# FLOOR PLANS

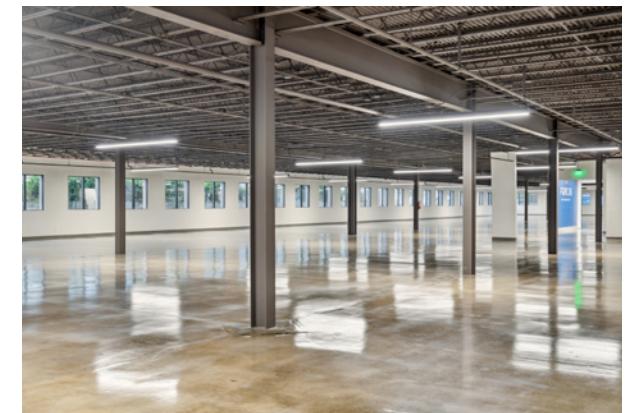
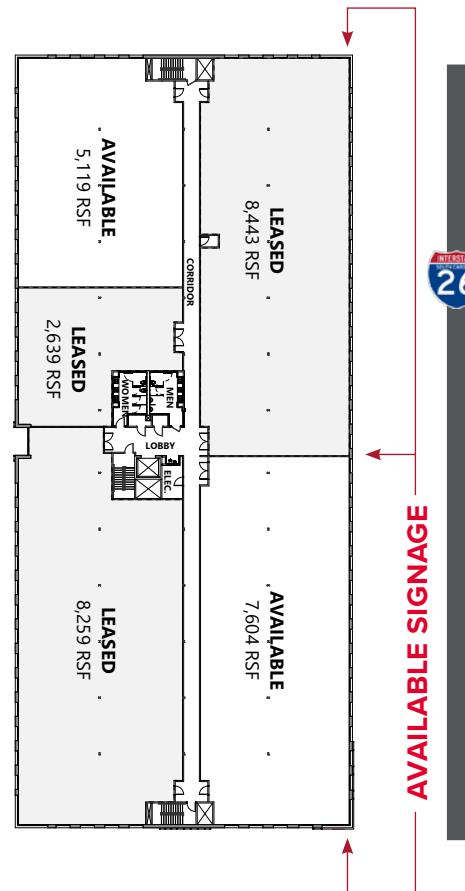
## FIRST FLOOR

### FLEX SPACE



## SECOND FLOOR

### OFFICE SPACE



# AREA AMENITIES

## LOWCOUNTRY RAPID TRANSIT PROJECT

- World class bus rapid transit system operating on dedicated transit lines that will span from Downtown Charleston to Summerville. Construction is anticipated to finish by 2027.

## CHARLESTON INTERNATIONAL AIRPORT

### A RETAIL OPTIONS NEARBY:

- Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread

### B ADJACENT TO FUTURE LCRT STOPS

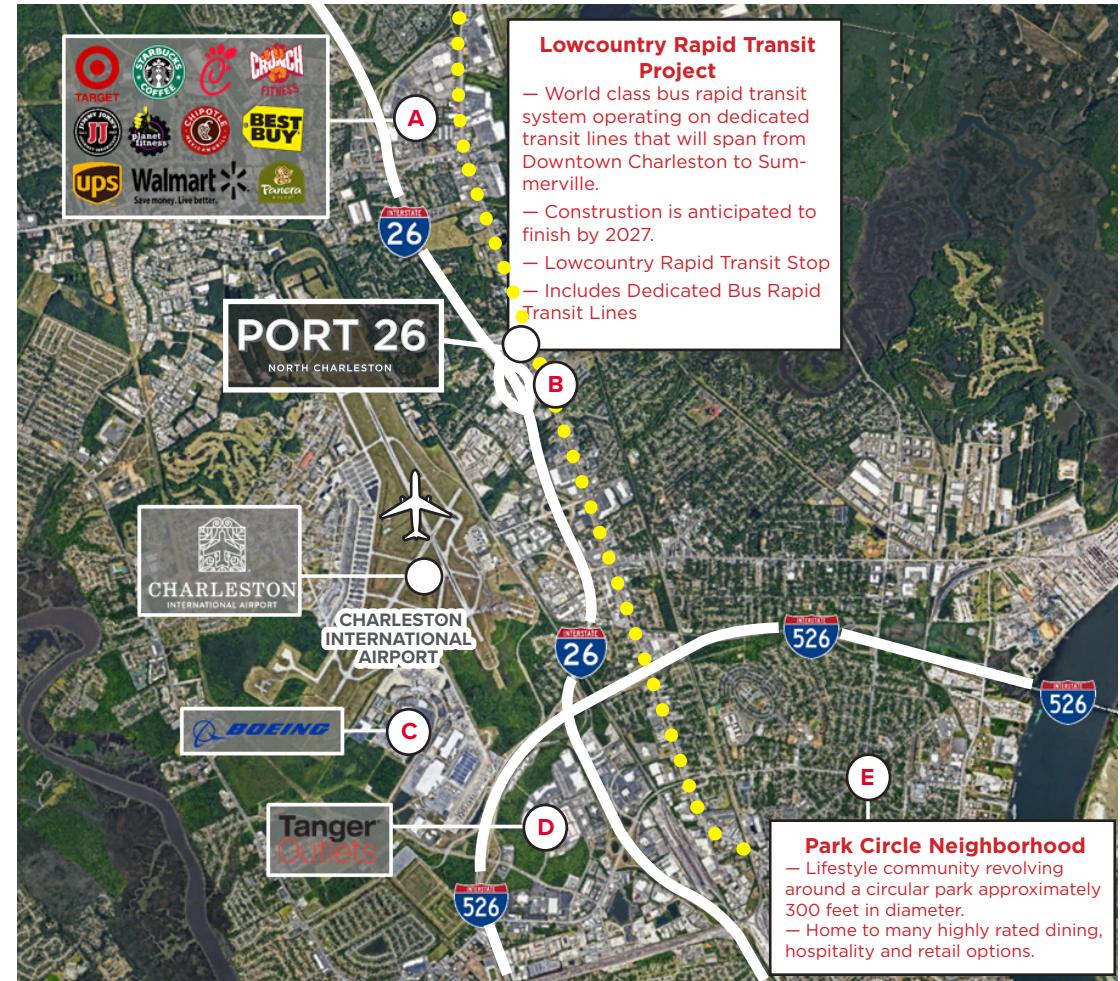
- Lowcountry Rapid Transit Stop
- Includes dedicated bus Rapid Transit lines

### C EAST COAST BOEING MANUFACTURING HQ

### D TANGER OUTLETS

### E PARK CIRCLE NEIGHBORHOOD

- Lifestyle community revolving around a circular park approximately 300 feet in diameter.
- Home to many highly rated dining, hospitality and retail options.



# LOCATION

## NORTH CHARLESTON, SC

North Charleston is a growing city with over 115,000 residents located approximately 9 miles north of Downtown Charleston, South Carolina. Due to the city's convenient access to major thoroughfares such as I-26, I-526, and I-95 as well as more affordable rents than Downtown Charleston, North Charleston has established itself as a desirable location for businesses. North Charleston continues to be a driver for South Carolina's economy as the city offers a business friendly environment, rich with tax incentives, and a highly skilled, growing workforce.



HUBZONE  
CERTIFIED

**23.1%**

POPULATION  
GROWTH  
IN NORTH  
CHARLESTON  
SINCE 2010.

**\$1.9**  
BILLION

INVESTED IN  
ECONOMIC  
DEVELOPMENT  
OF NORTH  
CHARLESTON.

**\$350**  
MILLION

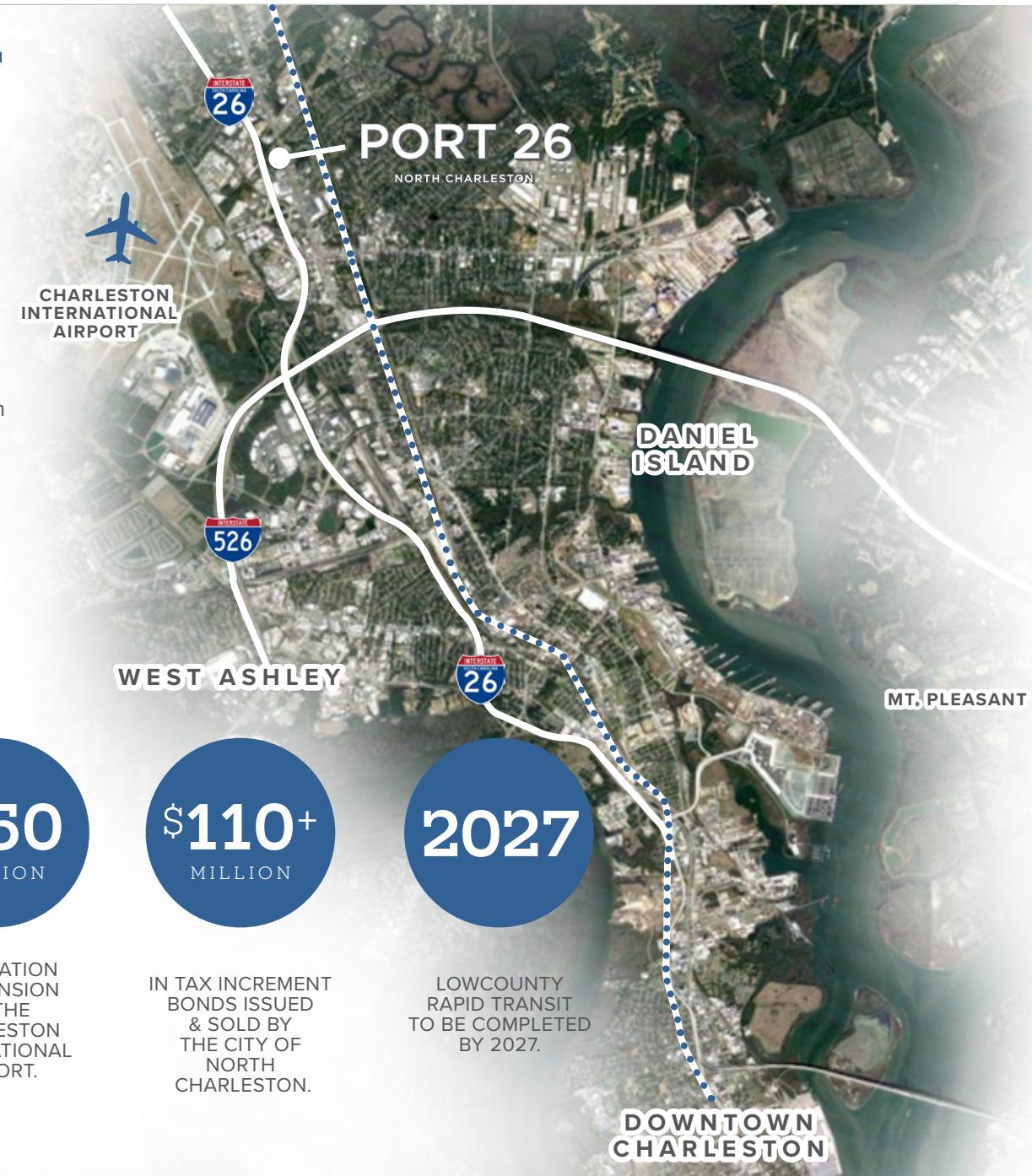
RENOVATION /  
EXPANSION  
TO THE  
CHARLESTON  
INTERNATIONAL  
AIRPORT.

**\$110+**  
MILLION

IN TAX INCREMENT  
BONDS ISSUED &  
SOLD BY THE CITY OF  
NORTH CHARLESTON.

**2027**

LOWCOUNTRY  
RAPID TRANSIT  
TO BE COMPLETED  
BY 2027.



# PORT 26

NORTH CHARLESTON

PORT 26

FOR MORE INFORMATION, CONTACT:

**NICK TANANA**

SENIOR DIRECTOR

(240) 793-4580

[NICK.TANANA@CUSHWAKE.COM](mailto:NICK.TANANA@CUSHWAKE.COM)

**BRADY DASHIELL**

SENIOR ASSOCIATE

(443) 655-4334

[BRADY.DASHIELL@CUSHWAKE.COM](mailto:BRADY.DASHIELL@CUSHWAKE.COM)

115 CENTRAL ISLAND STREET, SUITE 175 - CHARLESTON, SC | [CUSHMANWAKEFIELD.COM](http://CUSHMANWAKEFIELD.COM)

**REDLINE**  
PROPERTY PARTNERS

 **CUSHMAN & WAKEFIELD**