

846 Saint Andrews Blvd

846 Saint Andrews Blvd., Charleston, SC 29407



Professional/ Medical Office - Pre-Leasing Now



Enlarged Entries – Tenant "A" and Central Elevator Lobby

OFFERING SUMMARY

Available SF:	835 - 4,548 SF
Lease Rate:	\$33.75 SF/ YR (NNN)
TMS #:	418-11-00-008
Year Built:	2019
Building Size:	10,000 SF
TI Allowance:	Negotiable
Parking Ratio:	30 to 1

LOCATION OVERVIEW

Two miles from Downtown Charleston, this high exposure location with abundant parking is only minutes to MUSC & Roper St. Francis. A perfect location for a medical practice, this area has a population of approximately 73,320 within a three mile radius with an average household income of close to \$69,000 per year.

PROPERTY OVERVIEW

Radekopf & Associates is pleased to offer this unique opportunity to pre-lease this modern, state-of-the-art medical office building with excellent visibility in the heart of West Ashley. Conveniently located near Ashley River Road and HWY 61. Just a 5 minute drive to downtown Charleston and 15 minutes to Charleston International Airport.

There is a 1,906 SF premium suite with high exposure road frontage on the ground floor available, with possible shared access to a surgical suite. The rear suite is leased to a well established multi-location oral and facial surgeon.

The second floor is a total of 4,548 SF that can be leased in its entirety or split up into suites ranging from 835 SF, 870 SF or 2,597 SF

Estimated delivery is Q3 2020.

For More Information Please Contact:

BRADLEY BAKER	STEVE RADEKOPF
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843.579.2217	843.514.0761
bradley@radekopf.com	steve@radekopf.com

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Conceptual Drawing



FIXTURE 'A'- SIGNAGE LIGHT ON TOP OF CANOPY
FIXTURE 'B'- ENTRANCE LIGHT
FIXTURE 'C'- RECESSED CANOPY LIGHT
FIXTURE 'D'- WALK WAY LIGHTING
FIXTURE 'E'- IN-GROUND WELL LIGHT

APPROXIMATE LIGHT THROW OF FIXTURES,
SEE CUT SHEET FOR TECHNICAL INFORMATION

Lighting Diagram



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840 St. Andrew's BLVD
Preliminary DRB

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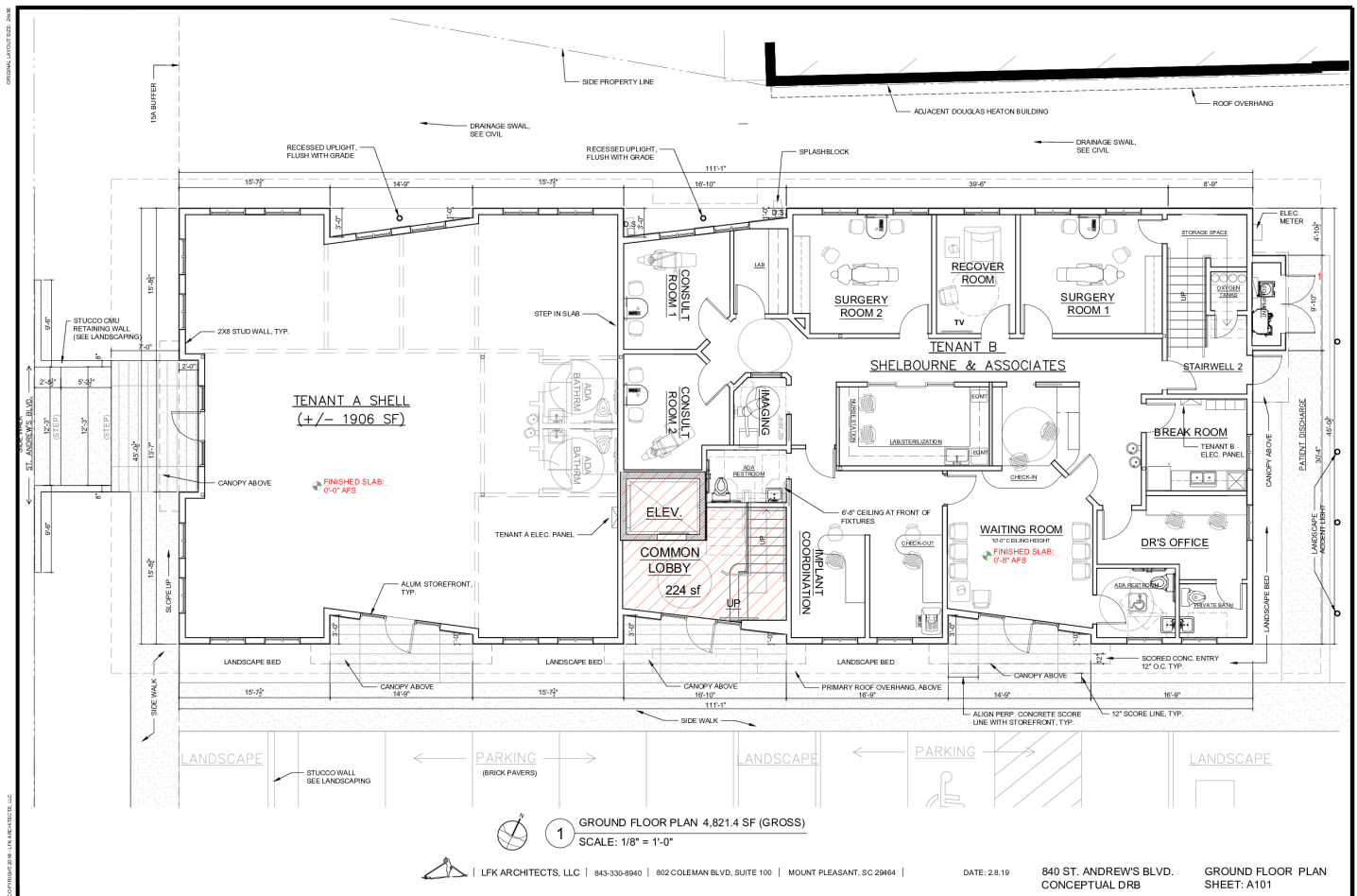
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Proposed Floor plan - 1st Floor



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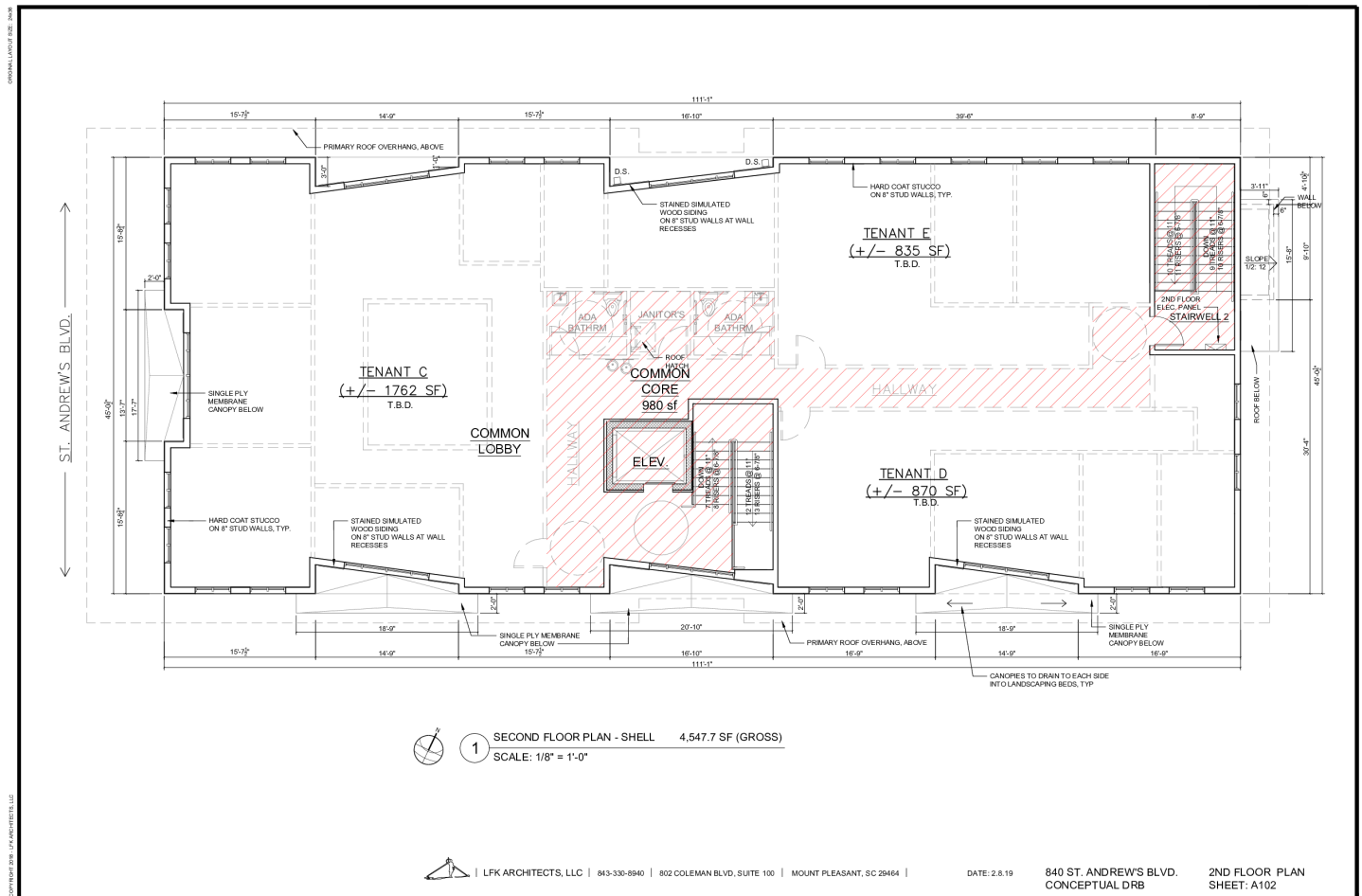
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Proposed Floor plan - 2nd Floor



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Perspective Photos



(See Landscape Plan for additional details)



Perspective from St. Andrew's Blvd – View North



St – View West



Perspective from St Andrew's Blvd – View East

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Building Materials Palette

PRIMARY ROOF FASCIA & ENTRY CANOPY FASCIA:
-MFGR. (ROLLFAB OR EQ.)
-COLOR (CHARCOAL GREY)
-METAL, PRO-FINISH 500

PRIMARY WALLS/FACADE:
-STUCCO (3 PART HARDCOAT)
-FINISH, LIMESTONE SMOOTH
-Stolit or EQ. / COLOR (STONE WHITE)

ACCENT BAY SIDING:
-LAP SIDING 5.5" EXPOSURE
-FIBER CEMENT, SIMULATED WOOD
-STAINED, COLOR (TEAK) FACTORY FINISH
-MFGR: CAROLINA COLOR TONES OR EQ.

METAL ACCENT SOFFITS:
-MFGR. (ROLLFAB OR EQ.)
-COLOR (CLAY)
-PRO-FINISH 500

ROOF & CANOPY SOFFITS
-STUCCO (3 PART HARDCOAT)
-FINISH, LIMESTONE SMOOTH
-Stolit or EQ. / COLOR (STONE WHITE)

CONCEALED BACK UP FASCIA SPLICE PLATE, TYP.

NOTE: FINAL BLDG. SIGN DESIGN BY OTHERS

EXTERIOR MATERIAL IMAGES

METAL FASCIA & STUCCO SOFF

SIMULATED WOOD SIDING (FA FIBER CEMENT)

BUILDING FACADE- COLORS & MATERIALS PALETTE

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Aerial View



SITE AERIAL VIEW - 840 ST. ANDREW'S BLVD.
TMS: 418-11-00-008



DR. SHELBOURNE
DATE: 9.4.2018
CONCEPTUAL DR

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Market Overview

CHARLESTON IS BECOMING A PRIME LOCATION FOR MEDICAL & INFORMATION TECHNOLOGY JOBS

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LARGEST CHARLESTON AREA EMPLOYERS

- Jointbase Charleston (22,000)
- MUSC (13,000)
- Boeing (8,000)
- Roper St. Francis Healthcare (5,500)
- Wal-Mart (2,300)
- Robert Bosch Corp. (1,800)
- SAIC (1,500)
- Nucor Sttel (1,000)
- Blackbaud, Inc. (1,300)
- Santee Cooper (1,200)
- Verizon Wireless (1,200)
- Kapstone (1,000)
- iQor (1,200)
- Benefit Focus (1,000)
- Nucor Steel (1,000)



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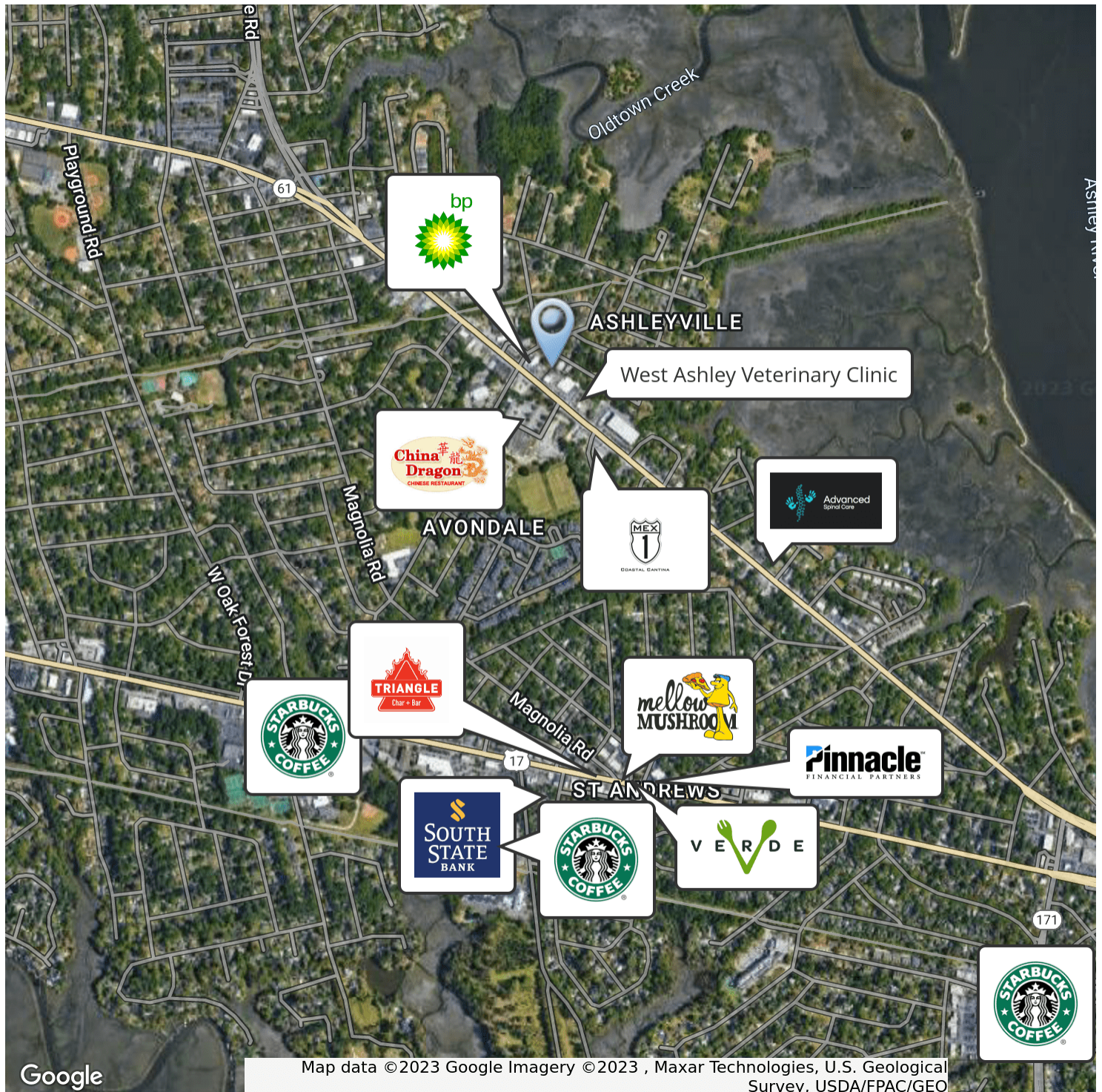
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Retailer Map



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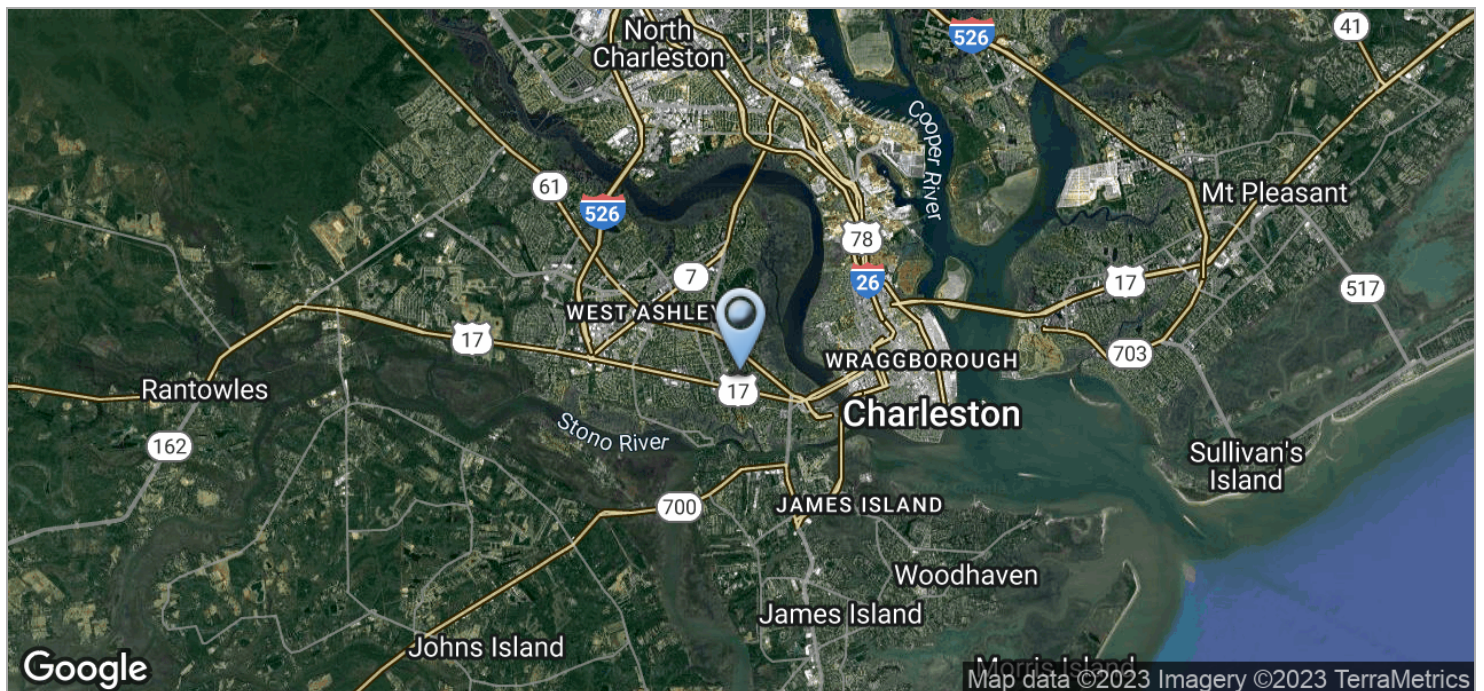
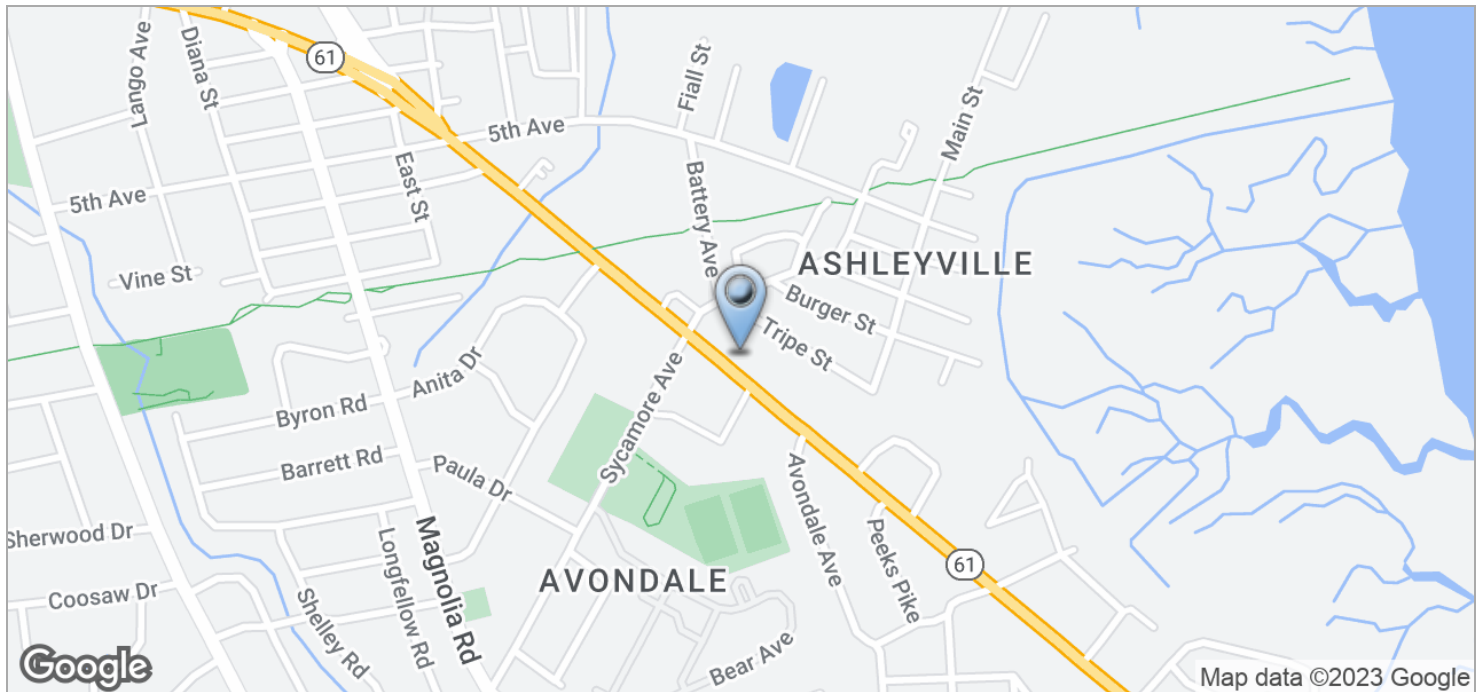
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Maps



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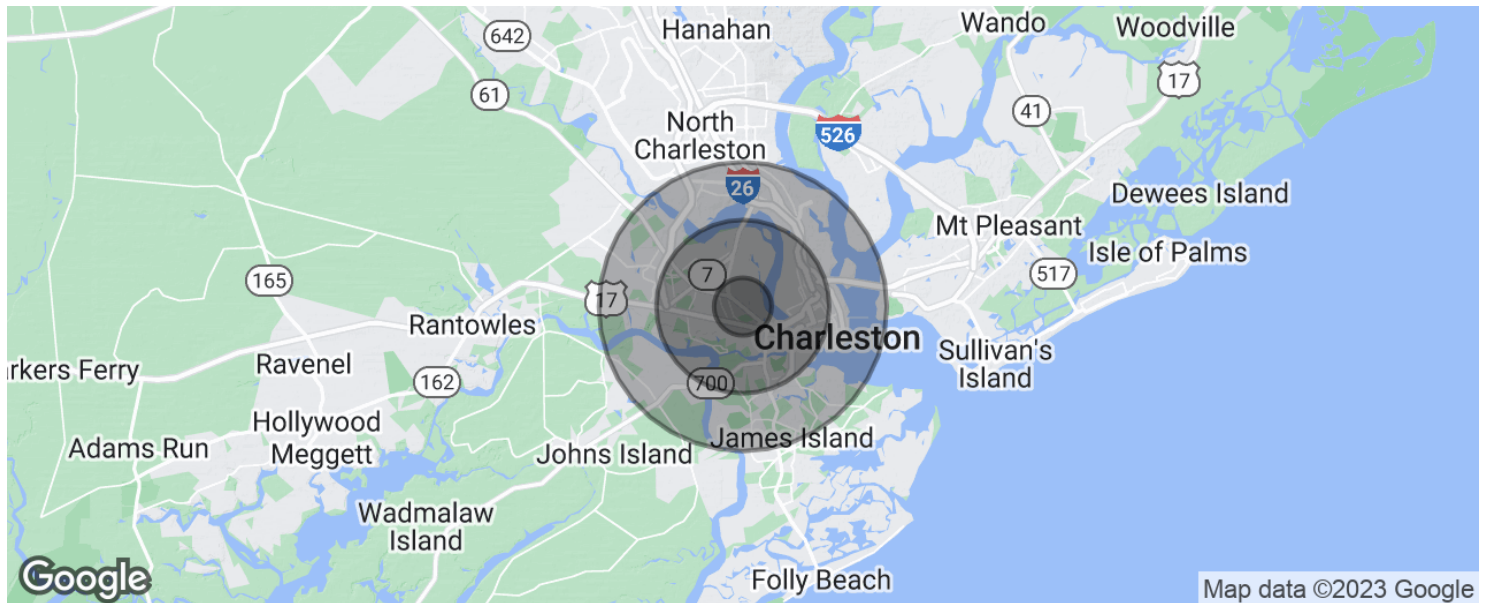
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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,840	58,168	131,983
Median age	39.6	35.4	34.5
Median age (Male)	38.2	34.5	33.7
Median age (Female)	41.7	37.6	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,109	24,136	54,328
# of persons per HH	2.2	2.4	2.4
Average HH income	\$60,100	\$63,251	\$61,090
Average house value	\$347,554	\$341,001	\$331,446

* Demographic data derived from 2020 ACS - US Census

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Agency Disclosure Page 1

Company. *As a disclosed dual agent, the Company and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell.* Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the Company's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients.

At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the Company to designate a representative for you and one for the other client in a designated agency.

Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

What to Look For in Any Agreement

When you choose client-level service, your written Agency Agreement or your agent should answer these questions:

- Can I work with other Companies during the time of the Agreement?
- What will happen if I buy or sell on my own without the agent?
- When will this agreement expire?
- How will the Company be paid for its services?

- Does this Company represent both buyers and sellers as clients?
- If so, what are the choices if two clients become involved in one transaction?
- What duties will the Company continue to provide me after the transaction is completed?

If you plan to become a client of a Company, the licensee will explain the agreement to you fully and will answer questions you may have about the agreement. **Remember, however, that until you enter into a representation agreement with the Company, you are considered a customer and the Company cannot be your advocate, cannot advise you on price or terms, and cannot keep your confidences.**

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself while the Company represents the other party.
- You can choose to hire the Company for representation through a written agreement.
- If represented by the Company, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

The choice of services belongs to you—the South Carolina real estate consumer.

This brochure has been approved by the S.C. Real Estate Commission for use in explaining representation issues in real estate transactions and consumers rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Agency Disclosure Brochure

Agency Relationships in Real Estate



South Carolina Department of
Labor, Licensing and
Regulation

South Carolina Real Estate
Commission
PO Box 11847
Columbia, S.C. 29211-1847
Telephone: (803) 896-4400
Fax: (803) 896-4427
www.llr.sc.gov/POL/REC/

(Rev. 1/13)

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Agency Disclosure Page 2

SOUTH CAROLINA DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS



South Carolina Real Estate Commission
PO BOX 11847, Columbia, S.C. 29211-1847
Telephone: (803) 896-4400 Fax: (803) 896-4427
<http://llr.sc.gov/POL/REC/>

If you enter into a written agency agreement, as a client, the real estate brokerage has the following **client-level duties: obedience, loyalty, disclosure, confidentiality, accounting, and reasonable skill and care.** Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the brokerage firm represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual agency exists when the real estate brokerage firm has two clients in one transaction – a seller client and a buyer client. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the brokerage firm's representation duties are limited because the buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the brokerage firm. As a disclosed dual agent, the brokerage firm and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell. Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the brokerage firm's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients. At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the brokerage firm to designate a representative for you and one for the other client in a designated agency. Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself, with or without a transaction broker agreement.
- You can choose to hire the brokerage firm for representation through a written agency agreement.
- If represented by the brokerage firm, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

If you plan to become a client of a brokerage firm, the licensee will explain the agreement to you fully and answer questions you may have about the agreement. Remember, however that until you enter into a representation agreement with the brokerage firm, you are considered a customer and the brokerage firm cannot be your advocate, cannot advise you on price or terms, and only provides limited confidentiality unless a transaction broker agreement obligates the brokerage firm otherwise.

The choice of services belongs to you – the South Carolina real estate consumer.

Acknowledgement of Receipt by Consumer:

Signature _____ Date _____
Signature _____ Date _____

THIS DOCUMENT IS NOT A CONTRACT.
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