

“A BEAUTIFUL
NEW PART OF
THIS OLD AND
HISTORIC CITY.”
- MAYOR RILEY

where ***you*** want to be

A WAY OF LIFE THAT INSPIRES ENLIGHTENMENT

In the race to attract the best and brightest minds, Charleston's WestEdge has assets that other sites can only imitate - the untapped richness and allure of the city it calls home.

➤ WestEdge Community

Charleston Discovery District
Charleston Is Home
The Area
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CHARLESTON'S DISCOVERY DISTRICT

WestEdge is a vibrant community of working & living places and shopping & dining destinations designed to inspire and enrich the minds and bodies of its people, so that they can, in turn, inspire and enrich others.

IT'S WHERE & HOW YOU WANT TO LIVE

WestEdge is a 50-acre mixed-user research community connecting Charleston's thriving medical and research district with historic downtown designed to promote the vitality of both mind and body. Consistently named the "Best City in America" by Condé Nast Traveler readers and the "Best Place to Live" on the East Coast by Outside Magazine, Charleston and its communities like WestEdge continue to attract and inspire a growing community of innovators, entrepreneurs, and companies.





CHARLESTON MEDICAL DISTRICT

MUSC and Roper Hospital shape the city's medical hub; a thriving research and innovation-driven community strategically located within walking distance of WestEdge.

CHARLESTON IS HOME

Renowned for its architecture, award-winning restaurants, arts scene, and culture, this three county region is home to more than 700,000 talented, passionate people and fast becoming a global destination for business and talent



THE ASHLEY RIVER

A tidal river rising from the Wassanassaw and Great Cypress Swamps, the Ashley River is playground to sailors, anglers, rowers, and paddlers alike.



JOE RILEY STADIUM

Joseph P. Riley, Jr. Park is a 6,000 seat baseball stadium built in 1997 and home to Charleston's minor league baseball team, the Riverdogs. Named after Charleston's longest serving mayor, Joseph P. Riley, Jr., the stadium is referred to by locals as "The Joe."



LOCAL CUISINE

Charleston's award-winning food culture thrives around WestEdge with an array of neighborhood eateries offering diverse and innovative menus.



PLACES TO PLAY

Recreational opportunities abound at Brittlebank Park, Harmon Field, Hampton Park, neighborhood tennis courts, fishing pier, and city pool.

The Area

MEDICAL UNIVERSITY OF SOUTH CAROLINA

In service to the citizens of South Carolina since 1824, the Medical University of South Carolina has expanded from a small private college for the training of physicians to a state university with a medical center and six colleges for the education of a broad range of health professionals, biomedical scientists & other health related personnel. Recently, MUSC's research enterprise surpassed \$250 million in annual funded research.

The 82-acre MUSC campus contains the Colleges of Medicine, Pharmacy, Nursing, Graduate Studies, Dental Medicine, and Health Professionals, as well as the MUSC Medical Center. The Medical Center is comprised of three separate hospitals, includes centers for specialized care, and numerous outpatient facilities.



**SURROUNDED BY SOLID
ANCHOR INSTITUTIONS,
THE SITE HAS A PERFECT
SETTING TO BECOME A
WORLD CLASS LIVELWORK
RESEARCH DISTRICT.**

With three recognized educational institutions at its doorstep, the WestEdge can provide both the environment and the facilities needed for research associated with those institutions.

Whether it's the latest in biomedical research, new software applications, or other technological breakthroughs, the research setting provided by the Horizon District within a mixed-use neighborhood will be conducive to innovation & create a synergistic & collaborative knowledge hub.

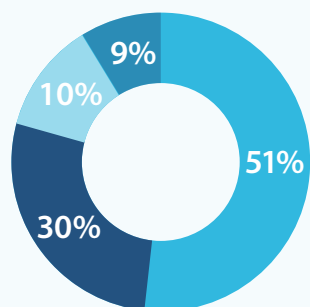
In addition to providing for the research needs of these institutions, the retail and residential opportunities provided by the project will meet the demand for the student, faculty, and staff populations in close proximity to their respective campuses.

PHASE ONE, FOR COMPLETION IN 2017, INCLUDES:

- A 45,800-square-foot grocery store
- 40,000 square feet of street-front shops and restaurants
- An active promenade of cafes and strollable sidewalks
- Freestanding Class "A" office and research building
- Two mixed-use buildings with approximately 570 apartment homes



THE COMMUNITY



51%	RESIDENTIAL (1.5 GSF)
30%	OFFICE / RESEARCH (880,000 GSF)
10%	RETAIL (290,000 GSF)
9%	HOTEL (280,000 GSF)

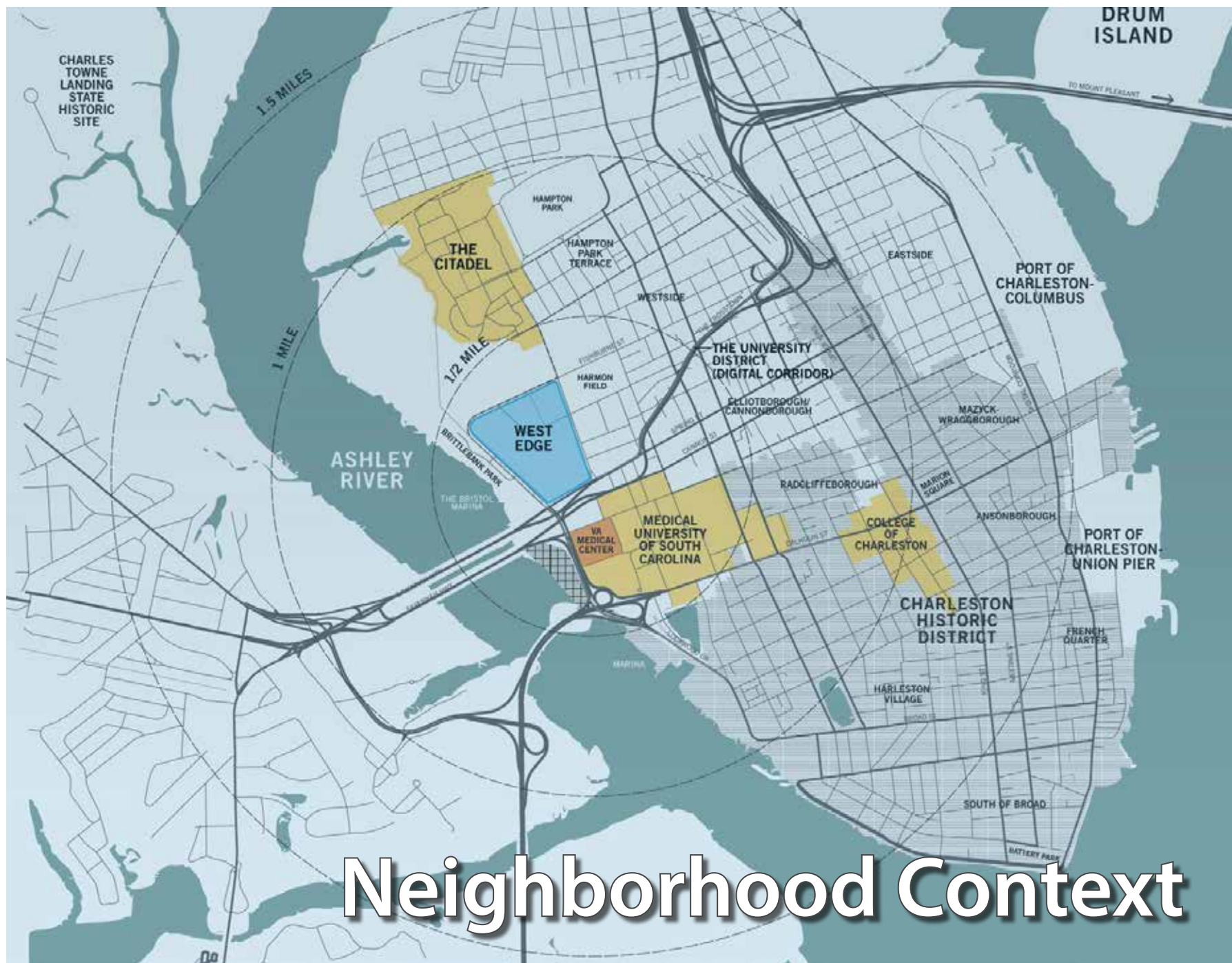
PROJECTED GROWTH

4,280	NEW JOBS
100-200	NEW COMPANIES
1,000+	HOTEL ROOMS
2,500+	NEW RESIDENTS

CHARLESTON'S PRIMARY MEDICAL DISTRICT

MUSC and Rober Hospital shape the city's medical hub; a thriving, research and innovation-driven community strategically located within walking distance of WestEdge and includes:

15,000	EMPLOYEES	700,000	INPATIENTS	2 MILLION	VISITORS PER YEAR
4,000	STUDENTS	1.5+ MILLION	OUTPATIENTS	\$200 MILLION	ANNUAL FUNDED RESEARCH



Neighborhood Context

The Master Plan



The Master Plan - Phase 1



10

WestEdge



10 WESTEDGE, CHARLESTON, SOUTH CAROLINA

Conceptual Renderings



Ground Floor Retail



The Offering



Building	10 WestEdge Charleston, South Carolina 29403 350 apartments 50,000 square-foot Publix grocery store and 14,689 square-feet of retail space 870 space parking garage
Building Delivery Date	Spring of 2019
Base Rental Rate	Contact Agent
Condition of Building Premises	Retail: Developer shall deliver the retail space in shell condition with no HVAC systems in place.
Parking	Available parking spaces within the parking garage for retail users.
Agent	Tim Norton Leasing WRS, Inc. Real Estate Investments tnorton@wrsrealty.com 843.654.7858 Zach Baker Leasing WRS, Inc. Real Estate Investments zbaker@wrsrealty.com 843.654.7879

Your Advisor

Tim Norton

Leasing

WRS Inc. Real Estate Investments

tnorton@wrsrealty.com

843.654.7858

Zach Baker

Leasing

WRS Inc. Real Estate Investments

zbaker@wrsrealty.com

843.654.7879

Thank you.



wrsrealstate.com

550 Long Point Road
Mount Pleasant, South Carolina 29464
O 843.654.7888
F 843.654.7889