



WHITE POINT



# FOR LEASE

## THE QUIN

RETAIL & OFFICE SPACE

1940 Algonquin Road  
Charleston, SC 29405

- \$30.00/SF full service
- 2,000 - 110,000 SF
- Class A office in the Upper Peninsula
- \$125 monthly parking fee, per space
- 22,000 SF floor plates
- Q1 2021 estimated delivery
- Unique outdoor and building amenities

**Brian Connolly**  
Managing Director

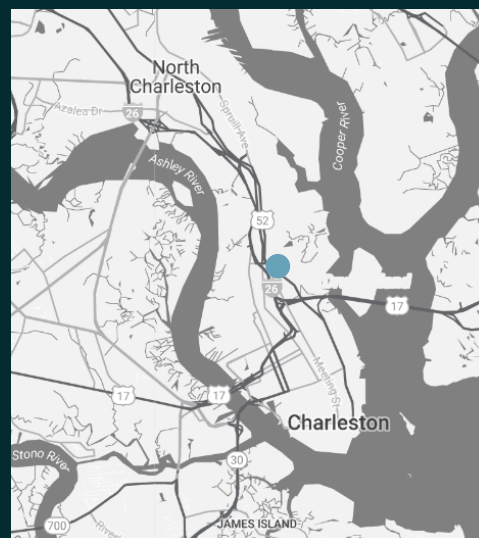
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@TheQuinCharleston

## Meet Me at The Quin

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

The Quin, the first phase of the larger, 10+ acre redevelopment at Meeting St and Algonquin Rd, is located in the heart of the Upper Peninsula, central to the entire Charleston MSA with easy access to Downtown Charleston, Mt. Pleasant, North Charleston and West Ashley, while also providing proximity to the burgeoning entertainment district of The Neck. 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 Street resurgence, where numerous multifamily projects, hotels, retail and office developments are underway or have been recently delivered.

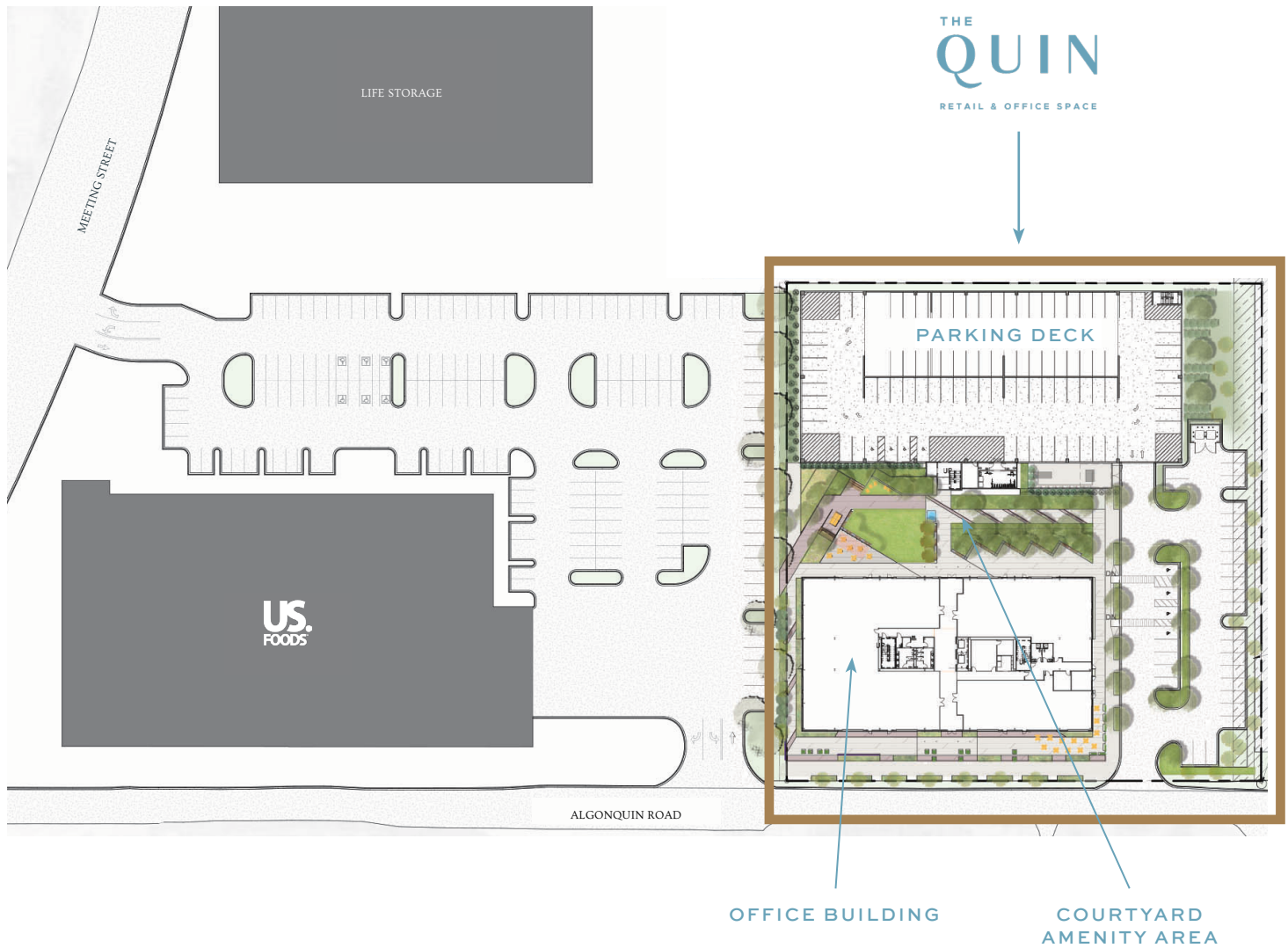
Area amenities include numerous breweries and local food & beverage staples, including Workshop, Lewis Barbeque, Revelry Brewing, Rodney Scott's BBQ, Edmund's Oast, Fatty's Beer Works, Munkle Brewing and Butcher & Bee. Additionally, the site is located a short walk to the entrance of the future linear 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.

<b>LEASE RATE (FULL SERVICE)</b>	\$30.00/SF	<b>NUMBER OF ELEVATORS</b>	2
<b>TOTAL SF</b>	110,000	<b>WINDOWS (HEIGHT)</b>	8'
<b>DIVISIBLE BY (SF)</b>	2,000	<b>YEAR BUILT / DELIVERY</b>	Q1 2021
<b>ACRES</b>	4.60	<b>PARKING</b>	\$125 monthly parking fee, per space (in private parking garage & adjacent surface lot)
<b>STORIES</b>	5	<b>SIGNAGE OPPORTUNITY</b>	Facing Meeting Street
<b>FLOOR PLATES (SF)</b>	22,000	<b>EXTENSIVE UNIQUE AMENITIES</b>	Bike storage, shower facilities, a 5,000+ SF outdoor courtyard amenity area and more
<b>SLAB-TO-SLAB HEIGHT</b>	14' 6" (first floor) 13' 4" (floors 2-5)		

## Drive Times

<b>2 minutes</b>	To I-26	<b>2 minutes</b>	To the Ravenel Bridge
<b>4 minutes</b>	To King Street	<b>15 minutes</b>	To CHS International Airport



## 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
  - Future development site immediately adjacent to The Quin offering over 5.5 acres slated for additional office density, residential and retail uses



# The Quin Phase II Development on Adjacent Site

The Quin ownership also acquired the adjacent 5.6 acre site (Pepsi site) for a Phase II development, which will bring additional office, residential and retail uses next door and available for employees to enjoy.





# Building Amenities



PING PONG



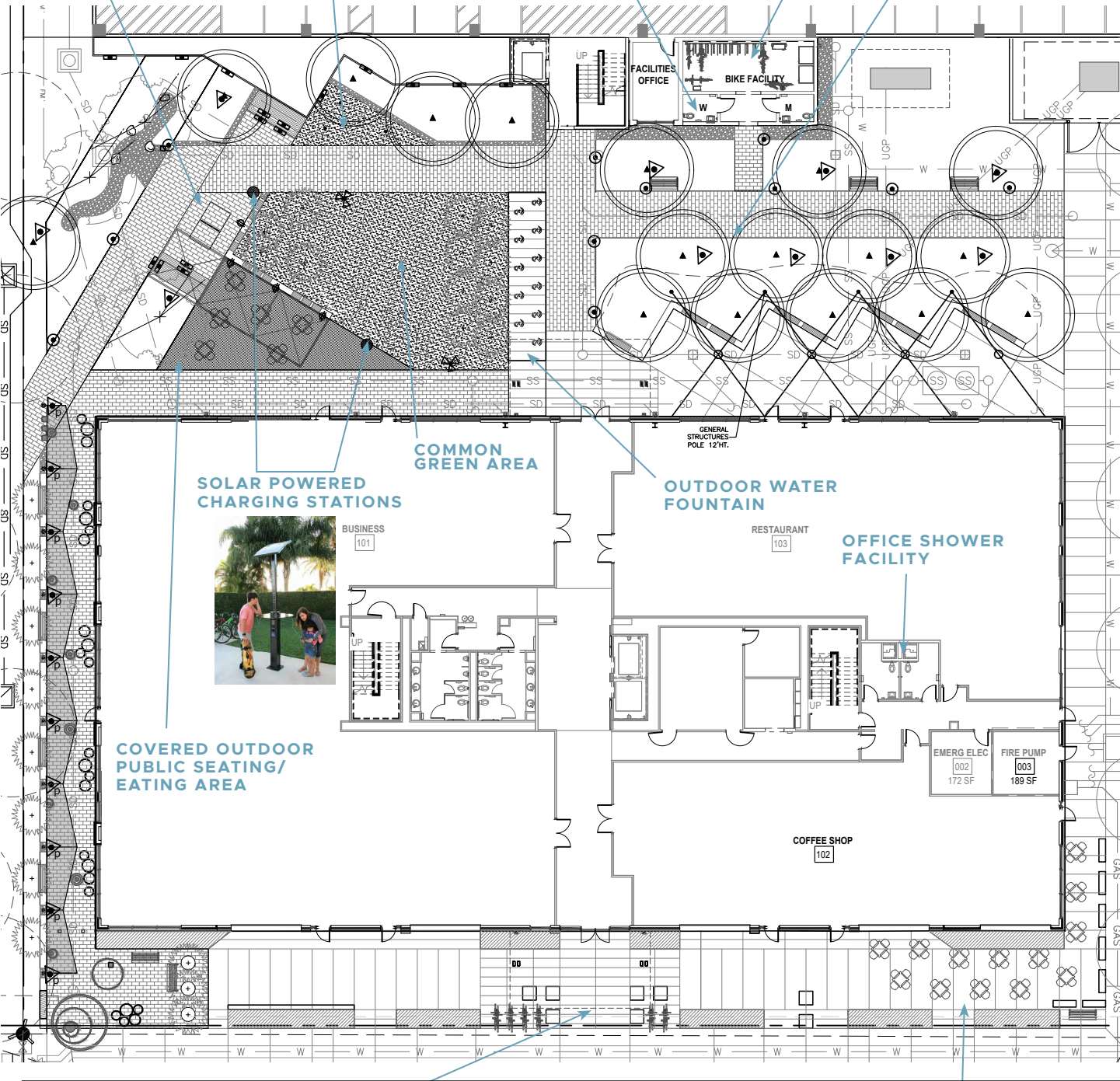
PUTTING GREEN



BIKE REPAIR & STORAGE FACILITY

RESTROOMS

OUTDOOR SEATING WALLS



OUTDOOR BIKE RACKS

OUTDOOR DINING FOR RESTAURANT







COURTYARD AMENITY AREA



LOGO OPPORTUNITY FACING MEETING STREET



ENTRANCE TO COURTYARD AMENITY AREA

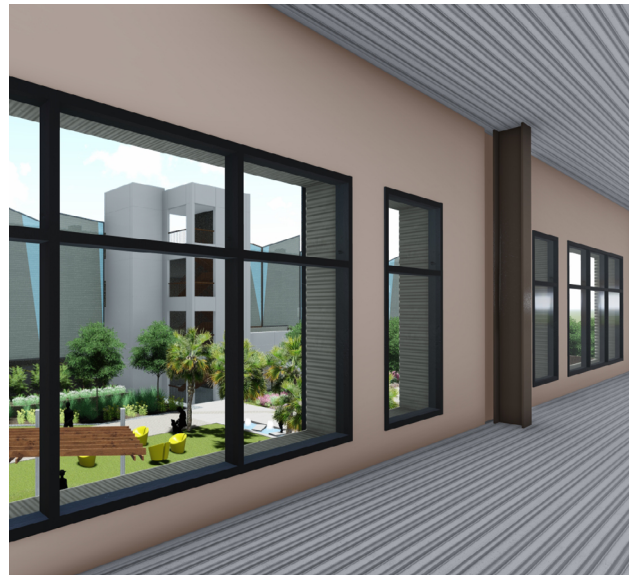




FACADE ALONG ALGONQUIN ROAD



LOBBY

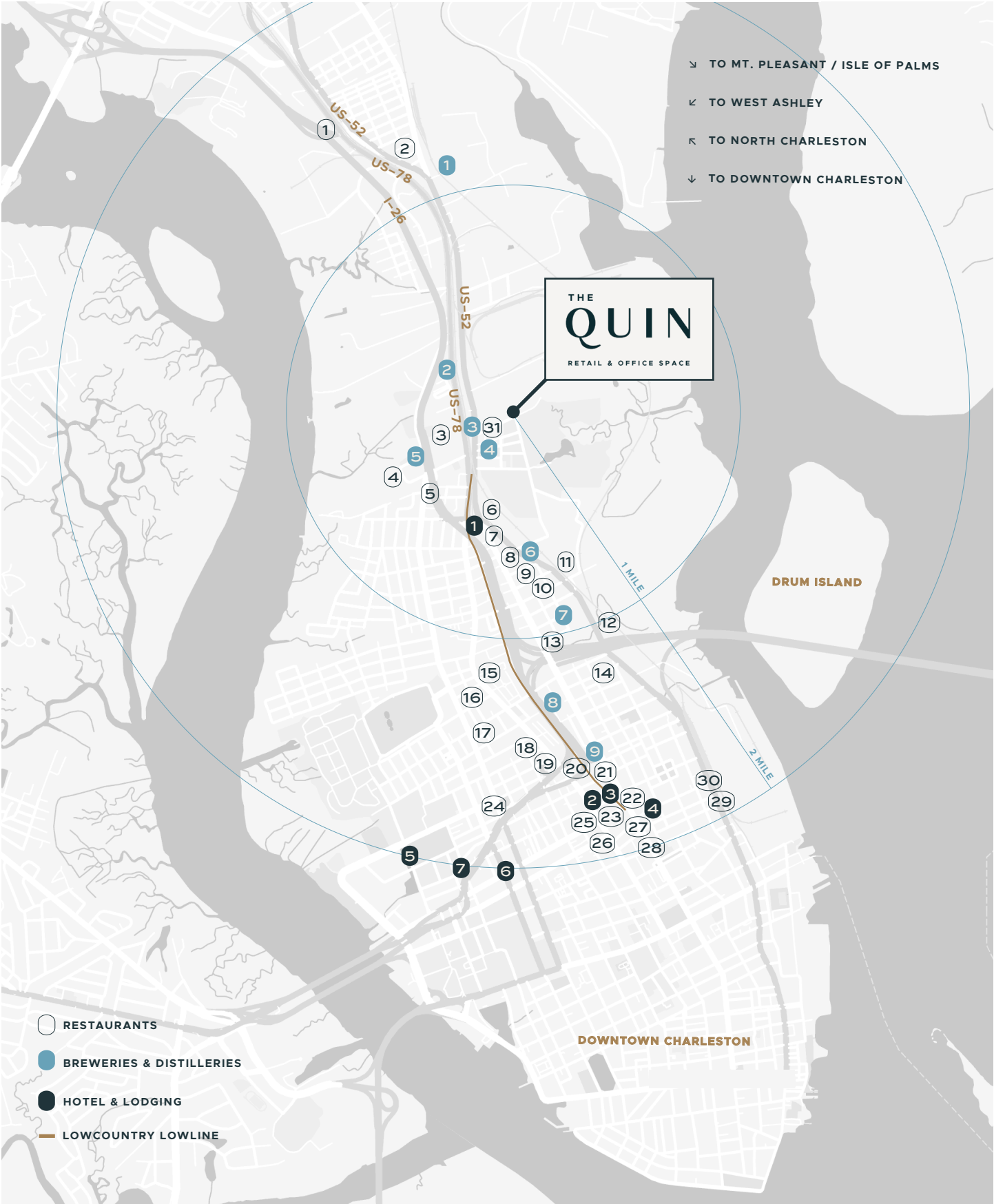


VIEW LOOKING OVER COURTYARD TO THE PARKING DECK



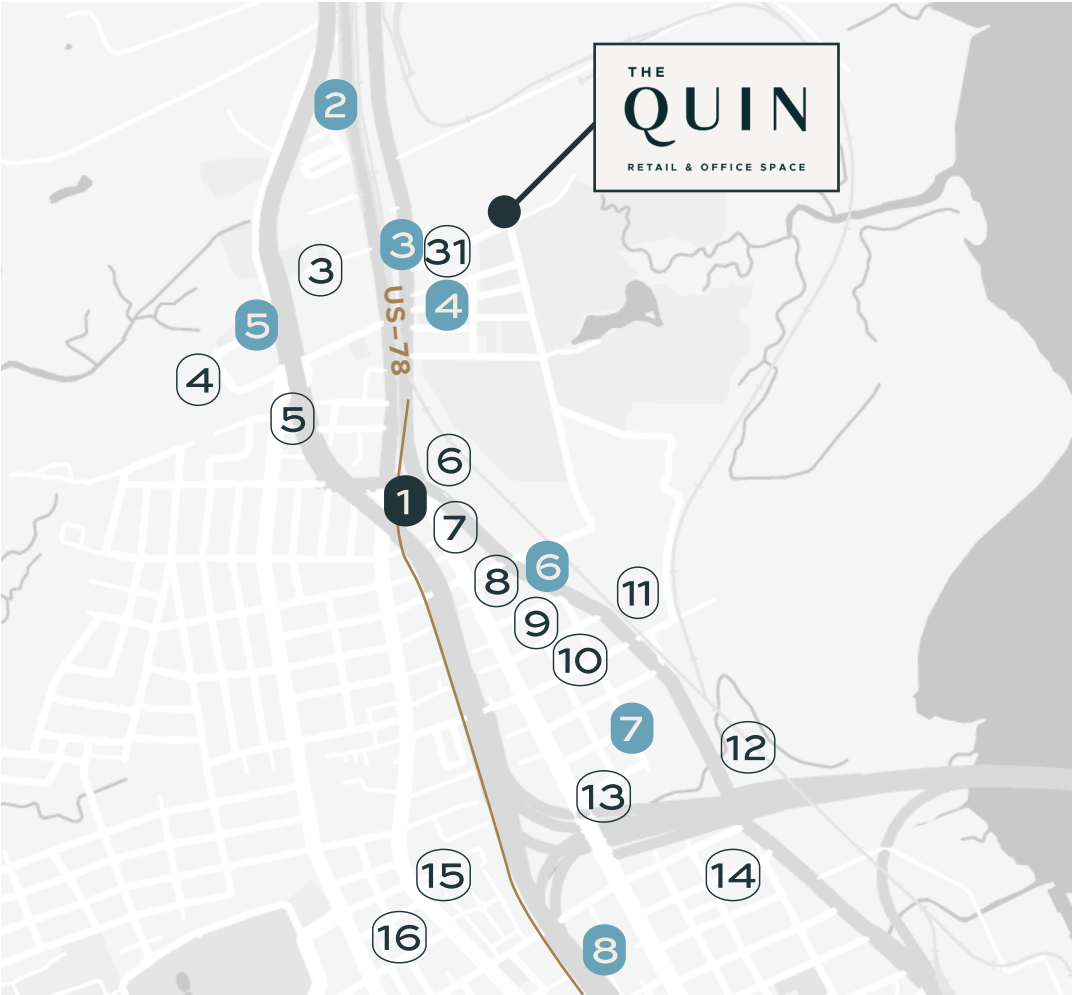
COURTYARD AMENITY AREA

# Access & Amenities





# Closest Amenities



1 FLATIRON HOTEL



3 WORKSHOP



8 BUTCHER & BEE



7 REVELRY BREWERY



3 MUNKLE BREWING CO.



6 EDMUND'S OAST



9 HOME TEAM BBQ

- TO MT. PLEASANT / ISLE OF PALMS
- TO WEST ASHLEY
- TO NORTH CHARLESTON
- TO DOWNTOWN CHARLESTON

- RESTAURANTS
- BREWERIES & DISTILLERIES
- HOTEL & LODGING
- LOWCOUNTRY LOWLINE



14 TACO BOY

## Hotel & Lodging

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

## Breweries & Distilleries

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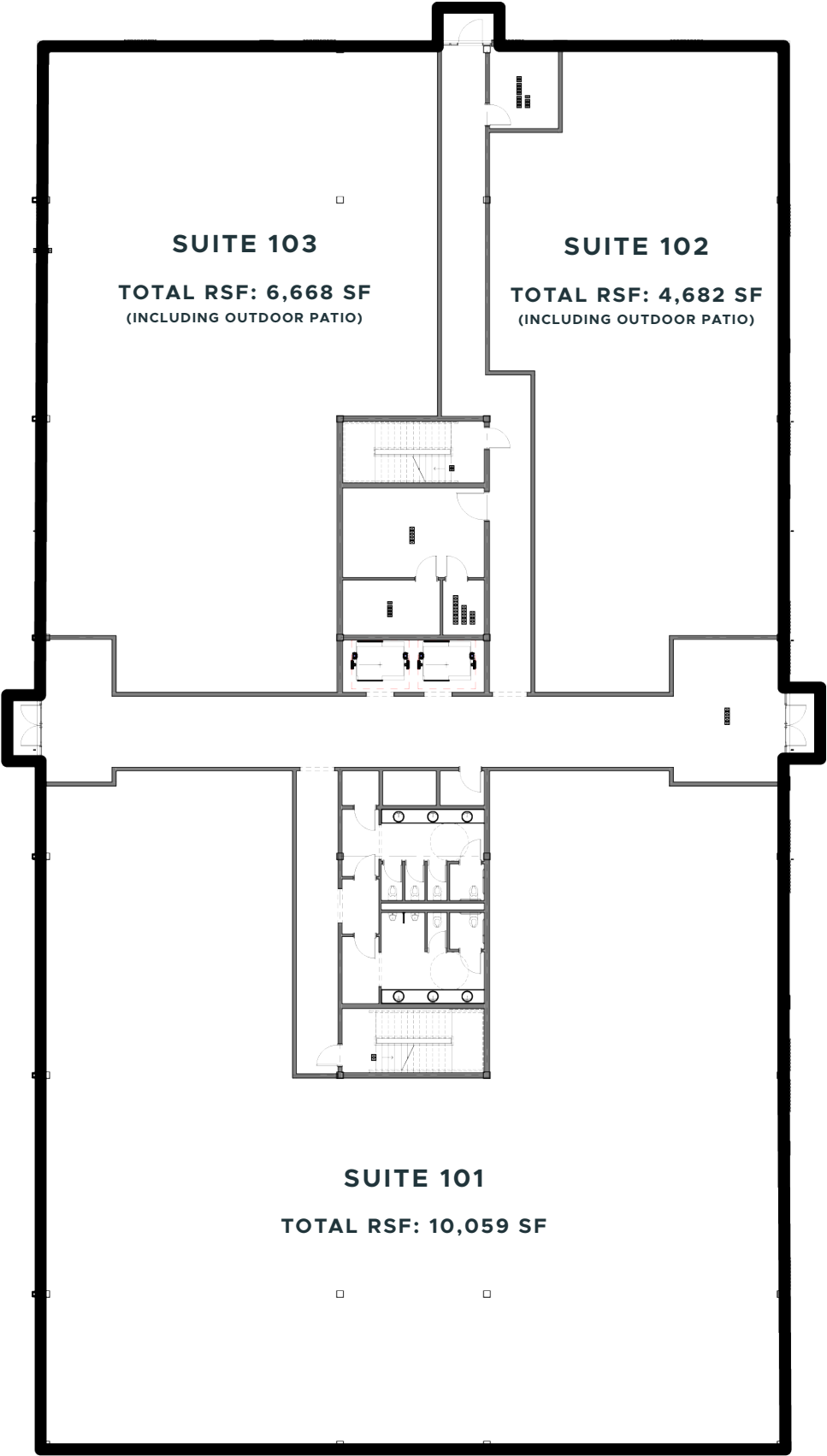
1. LO-FI BREWING
2. TRADESMAN BREWING COMPANY
3. MUNKLE BREWING COMPANY
4. FATTY'S BEER WORKS
5. COOPER RIVER BREWING COMPANY
6. EDMUND'S OAST
7. REVELRY BREWING
8. PALMETTO BREWING CO.
9. HIGH WIRE DISTILLING CO.

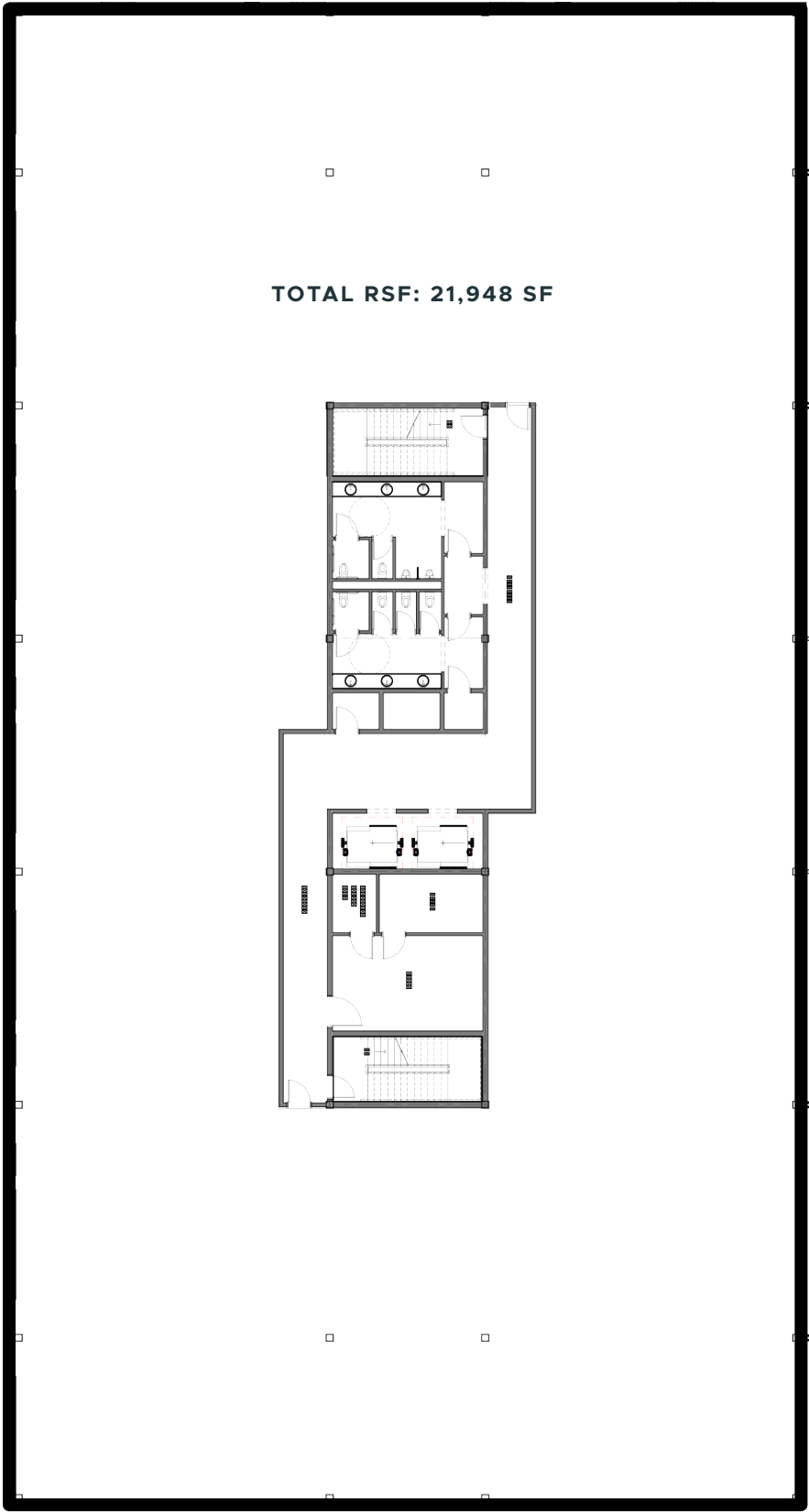
## Restaurants

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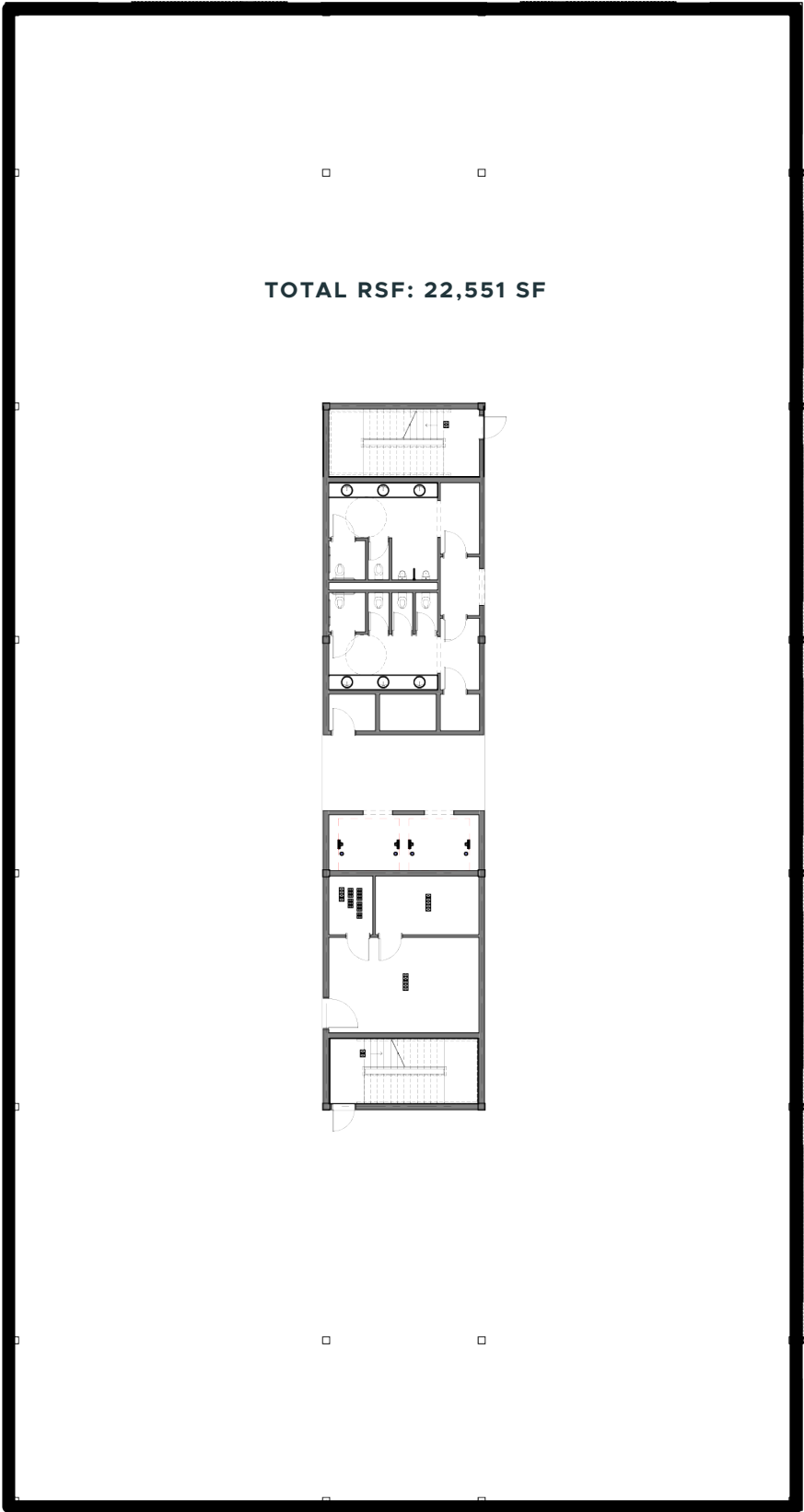
1. BERTHA'S KITCHEN
2. HOMEY'S TEA KETTLE BBQ PIT
3. WORKSHOP
4. CHARLESTON RIFLE CLUB
5. RUTLEDGE CAB CO.
6. SANTI'S RESTAURANT MEXICANO
7. THE TATTOOED MOOSE
8. BUTCHER & BEE
9. HOME TEAM BBQ
10. LEWIS BBQ
11. MARTHA LOU'S KITCHEN
12. THE ROYAL AMERICAN
13. SPERO
14. TACO BOY
15. RODNEY SCOTT'S BBQ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













# THANK YOU

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