

# FABER POINTE

4105 FABER PLACE DRIVE, NORTH CHARLESTON, SC



CLASS A OFFICE FOR LEASE ■ CHARLESTON, SC

**MARK MATTISON, II, SIOR, CCIM**  
Executive Vice President  
+1 843 437 1545  
mark.mattison@bridge-commercial.com

**COLBY FARMER**  
Associate  
+1 978 998 9243  
colby.farmer@bridge-commercial.com

**MICHAEL KELLY**  
Associate  
+1 843 568 2970  
michael.kelly@bridge-commercial.com





# TURN-KEY & BEST-IN-CLASS OFFICE SPACE IN CHARLESTON

<b>ADDRESS:</b>	4105 Faber Place Drive Charleston, SC 29405
<b>AVAILABLE SF:</b>	Suite 100: 12,520 SF Suite 200: 18,408 SF Suite 300: 18,561 SF Suite 485: 2,640 SF
<b>LEASE RATE:</b>	\$28.00 RSF Full Service
<b>T.I. ALLOWANCE:</b>	Negotiable



# FEATURES

- + Modern, Class A+ office building with high quality finishes.
- + Flexible layouts with open concepts.
- + Ample, on-site parking.
- + Abundant amenities nearby.
- + Direct access to I-526





# CENTRALLY LOCATED, EASILY ACCESSIBLE & MINUTES TO AMENITIES

## DINING

Azul  
Bonafish Grill  
Buffalo Wild Wings  
Charleston Sports Pub  
Chick-fil-a  
Chili's  
Chipotle  
Daniel Island Grill  
Frothy Beard Brewing  
Jackrabbit Filly

Jersey Mike's  
Jim N Nick's BBQ  
Jimmy Johns  
Kickin Chicken  
LoLA  
McAlister's Deli  
Mellow Mushroom  
Mod Pizza  
Moe's  
Panera Bread

Poke Bros.  
Rio Chico  
Sesame Burger  
Smoothie King  
Starbucks  
The Tattooed Moose  
Tropical Smoothie Cafe  
Zaxby's

## HOTELS, RETAIL & SERVICES

Aloft  
Bank of America  
Charleston Int. Airport  
DoubleTree  
Embassy Suites  
Hampton Inn  
Harris Teeter  
Holiday Inn Express  
Hyatt Place  
Office Depot

Publix  
Sam's Club  
Spinx  
Staples  
Tanger Outlets  
Target  
Top Golf  
Walmart



3.4 MILES  
6 MINUTES

- Jersey Mike's
- Chick-fil-a
- Rio Chico

4.1 MILES  
7 MINUTES

- Harris Teeter
- Office Depot
- Starbucks
- Moe's
- Tropical Cafe
- Mod
- Smoothie King

5.7 MILES  
10 MINUTES

- Publix
- Starbucks
- Frothy Beard
- Charleston Sports Pub
- Kickin Chicken

3.6 MILES  
6 MINUTES

- North Charleston Coliseum & Performing Arts Center
- Charleston Int. Airport

2.7 MILES  
6 MINUTES

- Tanger Outlets
- Top Golf

7.2 MILES  
10 MINUTES

- Park Circle

AMENITIES CLUSTER

- Sam's Club
- Staple
- Bonafish Grill
- Aloft Hotels
- Walmart
- Mellow Mushroom
- Buffalo Wild Wings
- DoubleTree
- McAlister's Deli
- Chipotle
- Zaxby's
- Jimmy Johns
- Starbucks
- Poke Bros.
- Jim N Nick's Bar-B-Q
- Panera Bread

AMENITIES CLUSTER

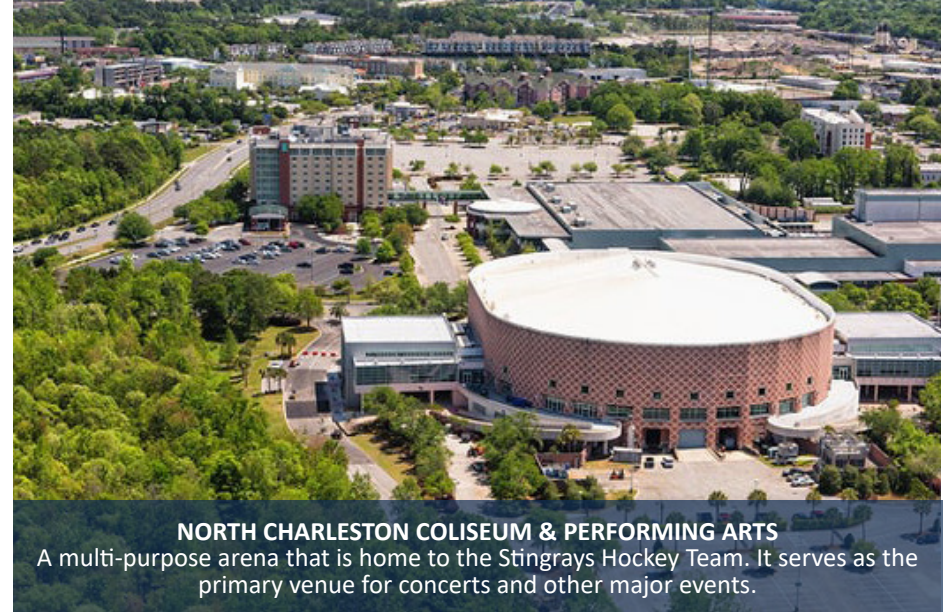
- Bank of America
- Azul
- LoLA
- Sesame Burger
- Jackrabbit Filly

# NEARBY CENTRE POINTE AMENITIES 2.7 MILES OR A 6-MINUTE DRIVE



## TOP GOLF

Under construction and anticipated delivery late 2022. This kicks off Centre Pointe's entertainment zone with more retail and multifamily to follow.



## NORTH CHARLESTON COLISEUM & PERFORMING ARTS

A multi-purpose arena that is home to the Stingrays Hockey Team. It serves as the primary venue for concerts and other major events.



## TANGER OUTLETS

Featuring 84 regional and national brands including Brooks Brothers, Cole Haan, H&M, Tory Burch, Palmetto Moon, Michael Kors, and The North Face.



## ABUNDANT RETAIL & SERVICES

A wide variety of retail, services, hotels, restaurants, businesses and apartments are located in Centre Pointe.



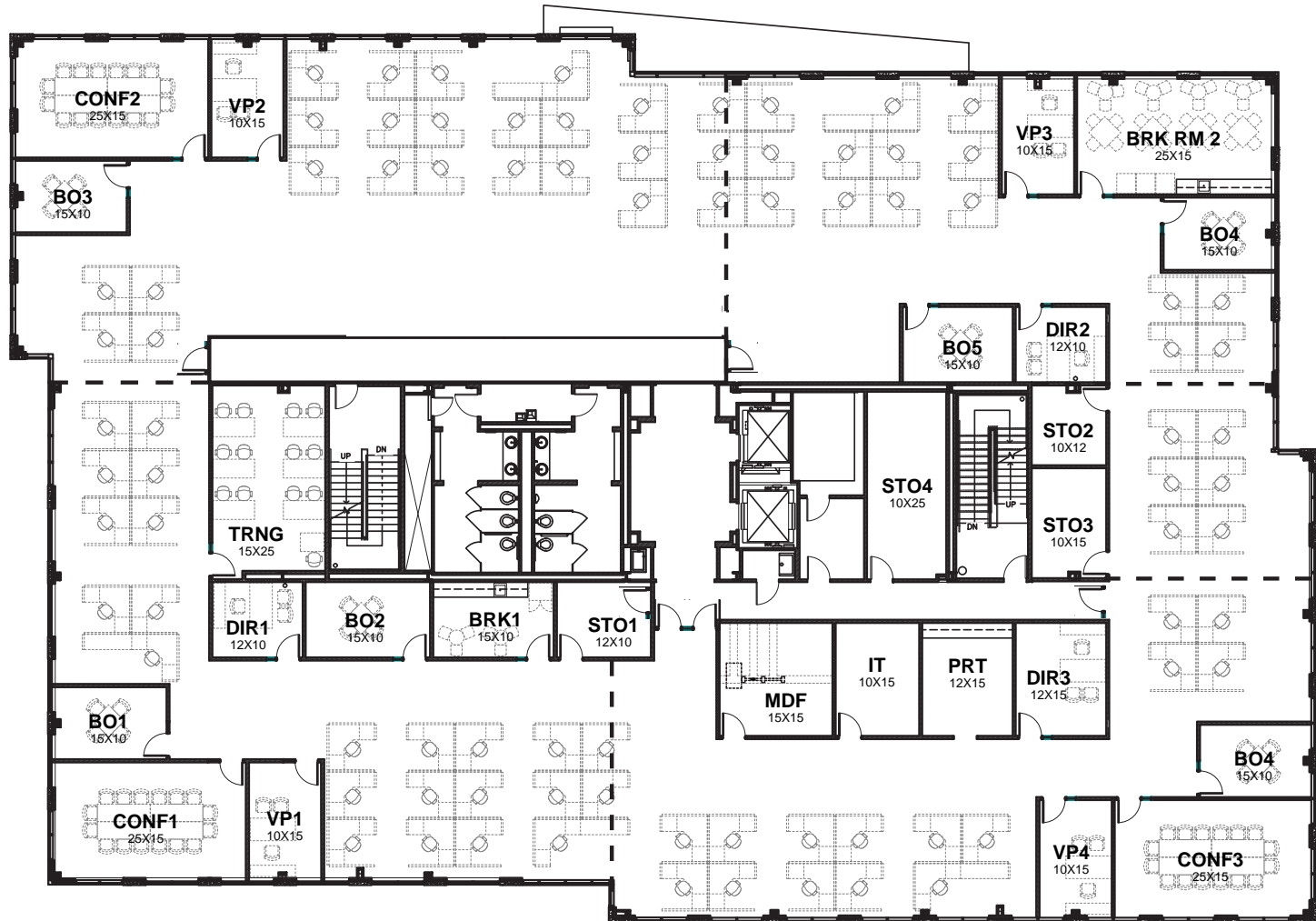
# 1ST FLOOR SUITE 100: 12,520 SF



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# 2ND FLOOR SUITE 200: 18,408 RSF



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# 3RD FLOOR SUITE 300: 18,561 RSF



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CHARLESTON'S CONTINUES TO ATTRACT  
MORE PEOPLE & BUSINESS TO THE REGION

**#1**

CITY IN AMERICA

TRAVEL + LEISURE | 2013 - 2020

**#6**

MOST FUN PLACE TO  
LIVE IN THE U.S.

U.S. NEWS | 2019

**#1**

SMALL CITY IN  
THE U.S.

CONDE NAST TRAVELER | 2011 - 2021

**#29**

BEST PERFORMING  
CITY

MILIKEN INSTITUTE | 2021

**#2**

MOST RESILIENT  
MEDIUM-SIZED CITY  
IN THE U.S.

WORTH.COM

BRIDGE-COMMERCIAL.COM

# CHARLESTON OUTPACES NATION IN POPULATION & WORKFORCE GROWTH

NO. 17

FASTEST GROWING CITIES  
U-HAUL | 2021

#5

CHARLESTON IS WHERE  
THE JOBS WILL BE

2020 | FORBES

4X

WORKFORCE GROWTH  
THAN UNITED STATES  
AVERAGE

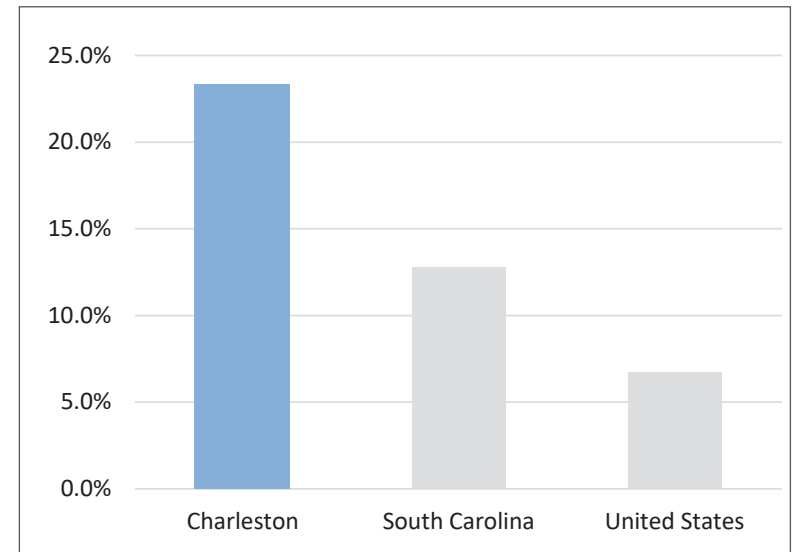
3X

UNITED STATES  
AVERAGE GROWTH

2X

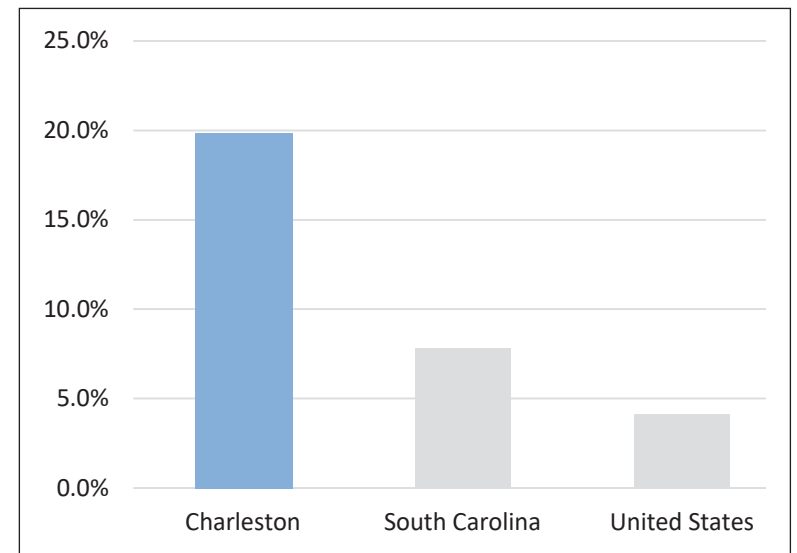
SOUTH CAROLINA  
AVERAGE GROWTH

## POPULATION GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

## WORKFORCE GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

37.5%

ADULTS WITH A  
BACHELOR'S DEGREE

84%

AVERAGE ANNUAL PAY  
AS A PERCENTAGE OF  
U.S. AVERAGE

# FABER POINTE



## EXCLUSIVELY MARKETING BY

### **MARK MATTISON, II, SIOR, CCIM**

Executive Vice President

+1 843 437 1545

[mark.mattison@bridge-commercial.com](mailto:mark.mattison@bridge-commercial.com)

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Associate

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[colby.farmer@bridge-commercial.com](mailto:colby.farmer@bridge-commercial.com)

### **MICHAEL KELLY**

Associate

+1 843 568 2970

[michael.kelly@bridge-commercial.com](mailto:michael.kelly@bridge-commercial.com)



### **BRIDGE COMMERCIAL**

25 Calhoun Street, Suite 220

Charleston, SC 29401

+1 843 535 8600

[BRIDGE-COMMERCIAL.COM](http://BRIDGE-COMMERCIAL.COM)

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