

# THE QUIN

RETAIL & OFFICE SPACE



## Available For Lease

1940 ALGONQUIN ROAD, CHARLESTON, SC 29405

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# The Property

## Brand New Office + Retail Building

The Quin is phase one of a 10+ acre development that will transform the area into one of Charleston's premiere mixed-use destinations. The five-story Class A office and retail development is located in the Upper Peninsula. It's convenient location at the corner of Meeting Street and Algonquin Road puts Tenants in close proximity to a wealth of amenities with easy access to all major submarkets.

The building is served by a dedicated parking garage for Tenants and surrounded by well curated green space with Free WiFi, outdoor seating and shade structures to accommodate dining, meetings and events.

Contiguous space available up to 11,180 SF in addition to move-in ready spec suites ranging from 1,600 to 3,500 SF.

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1,610 - 11,180 SF AVAILABLE

4.60 TOTAL ACRES

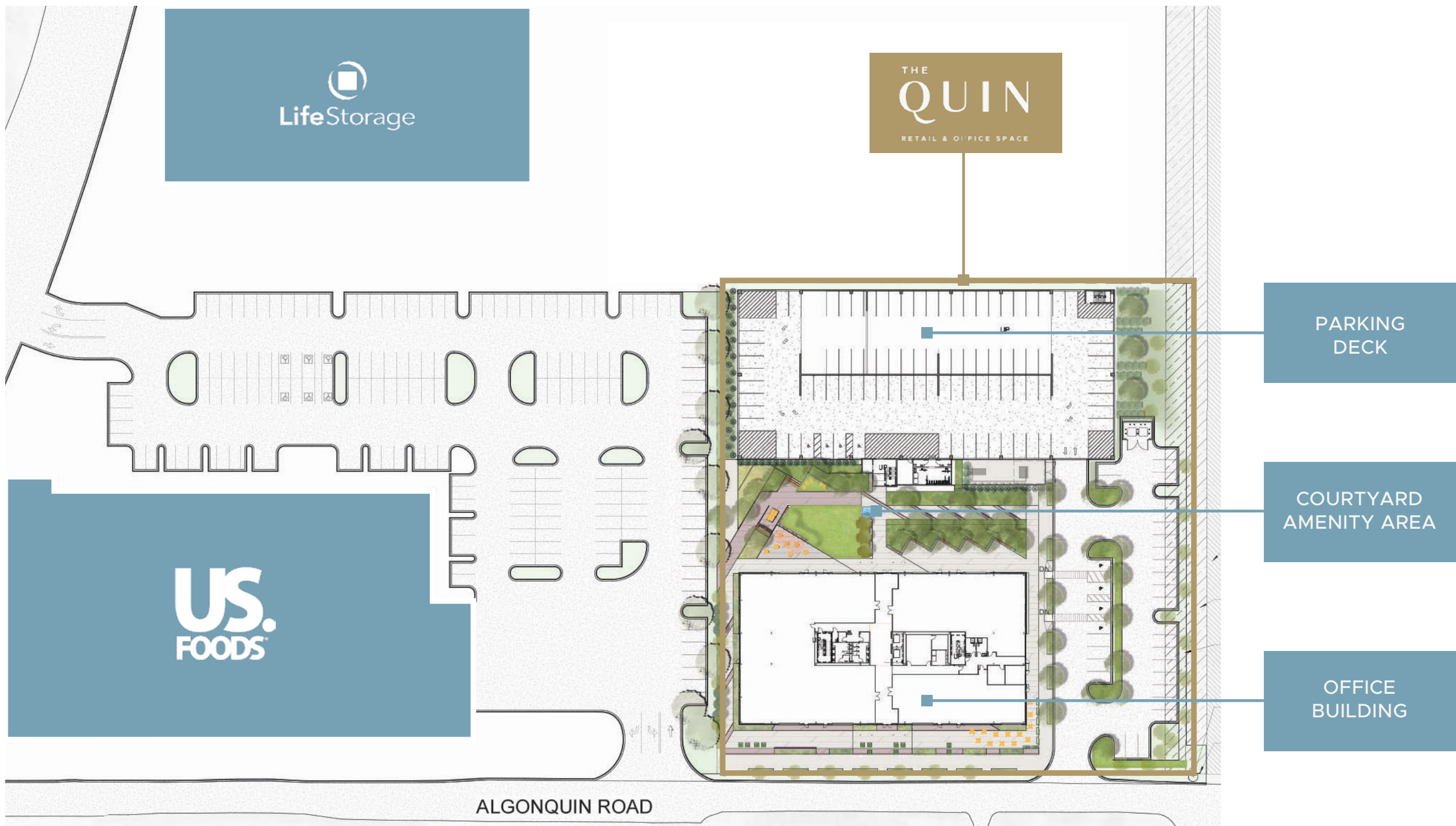
4 PARKING SPACES/1,000 SQUARE FEET

\$40.00/SF, FULL SERVICE (1ST GENERATION SPACE)  
\$42.00/SF, FULL SERVICE (SPEC SUITES)



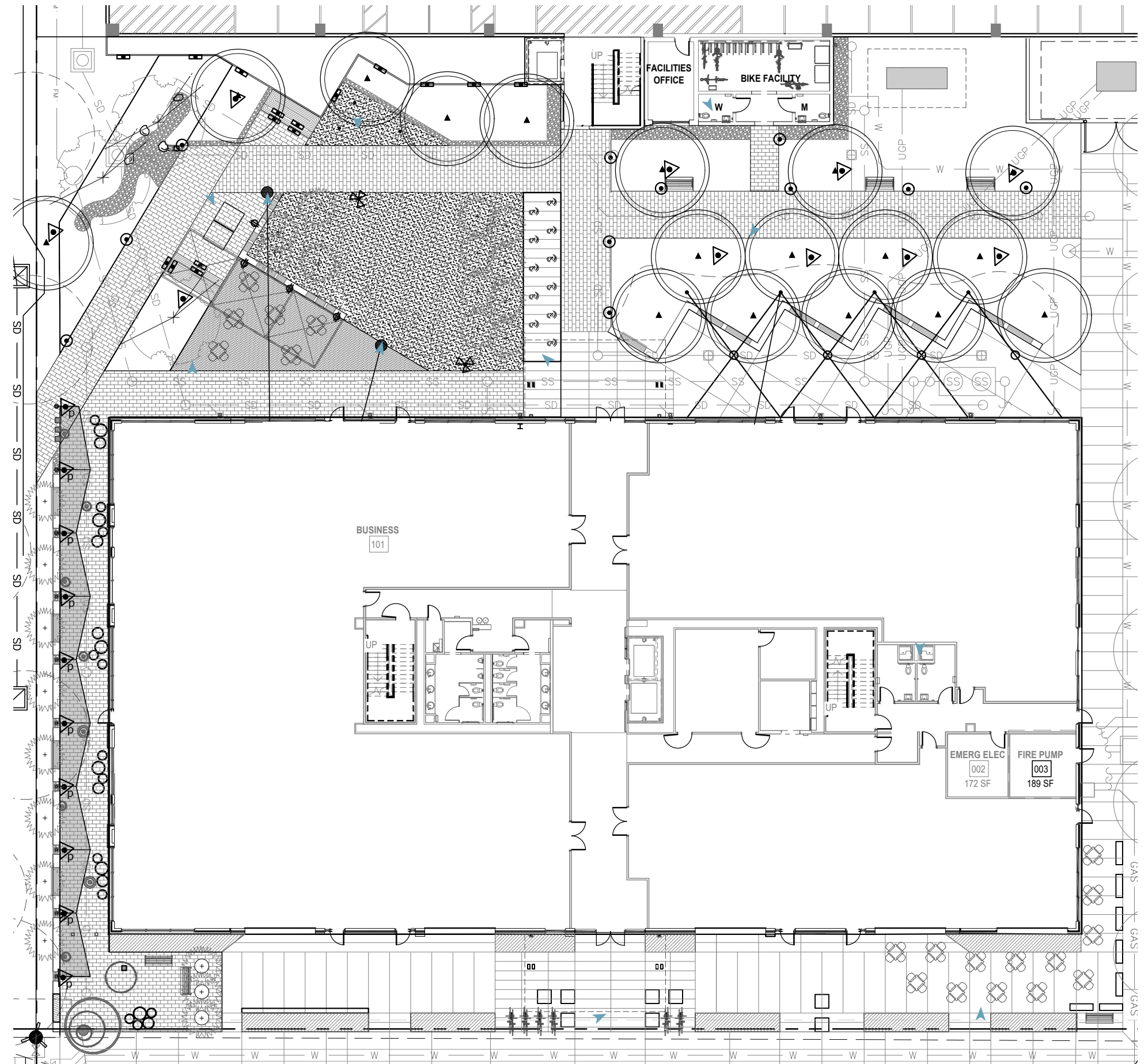


# The Site Plan



# The Amenities

- Multiple secure bike racks and storage locations
- Bike repair center
- Shower facility in the office building
- Over 5,000 SF outdoor space includes:
  - 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



ALGONQUIN ROAD



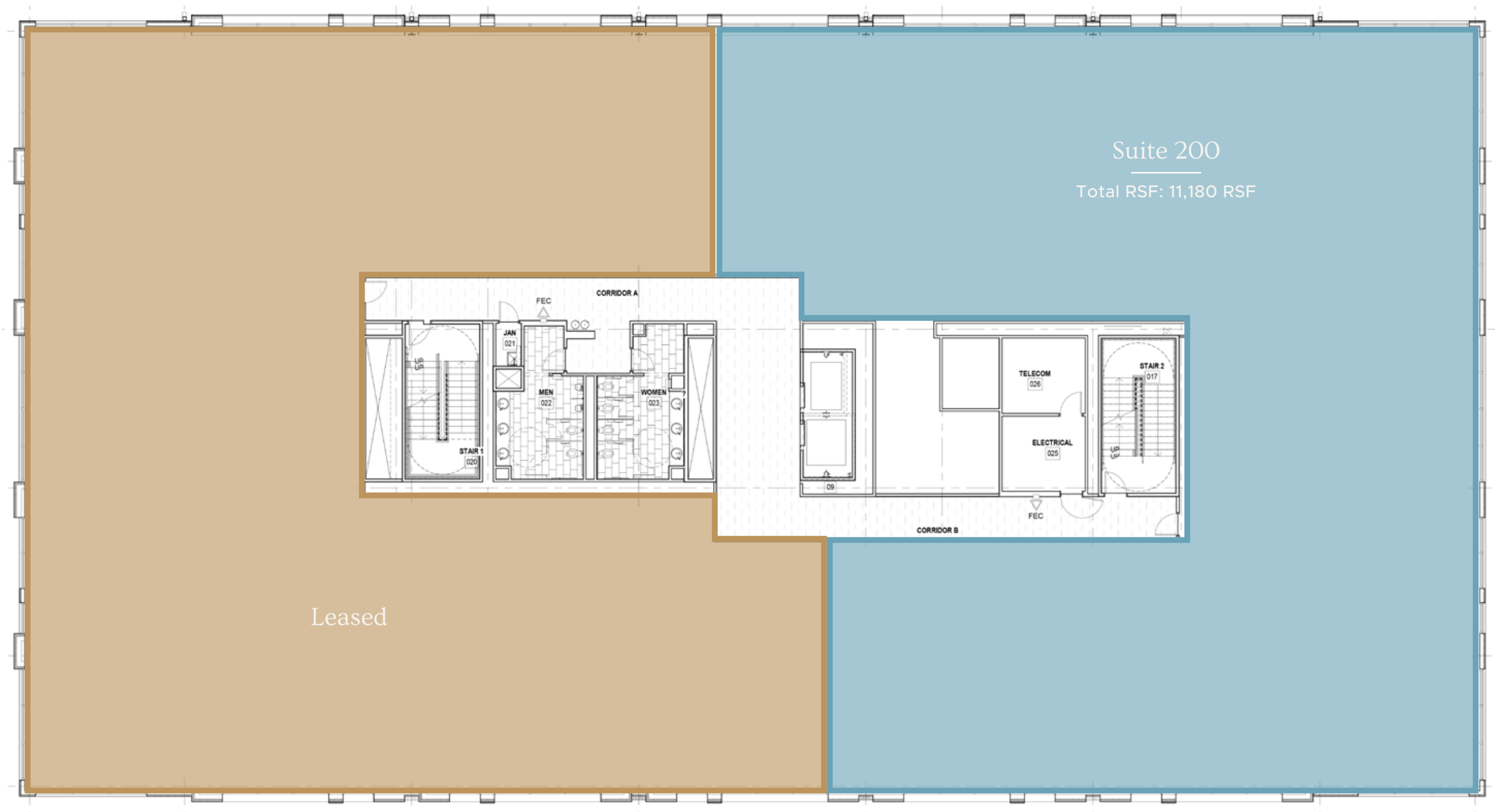
# The Floor Plans

## First Floor



# The Floor Plans

## Second Floor



# The Floor Plans

## Third Floor - Spec Suites



# The Floor Plans

## Fourth Floor





# The Floor Plans

## Fifth Floor





# The Photos

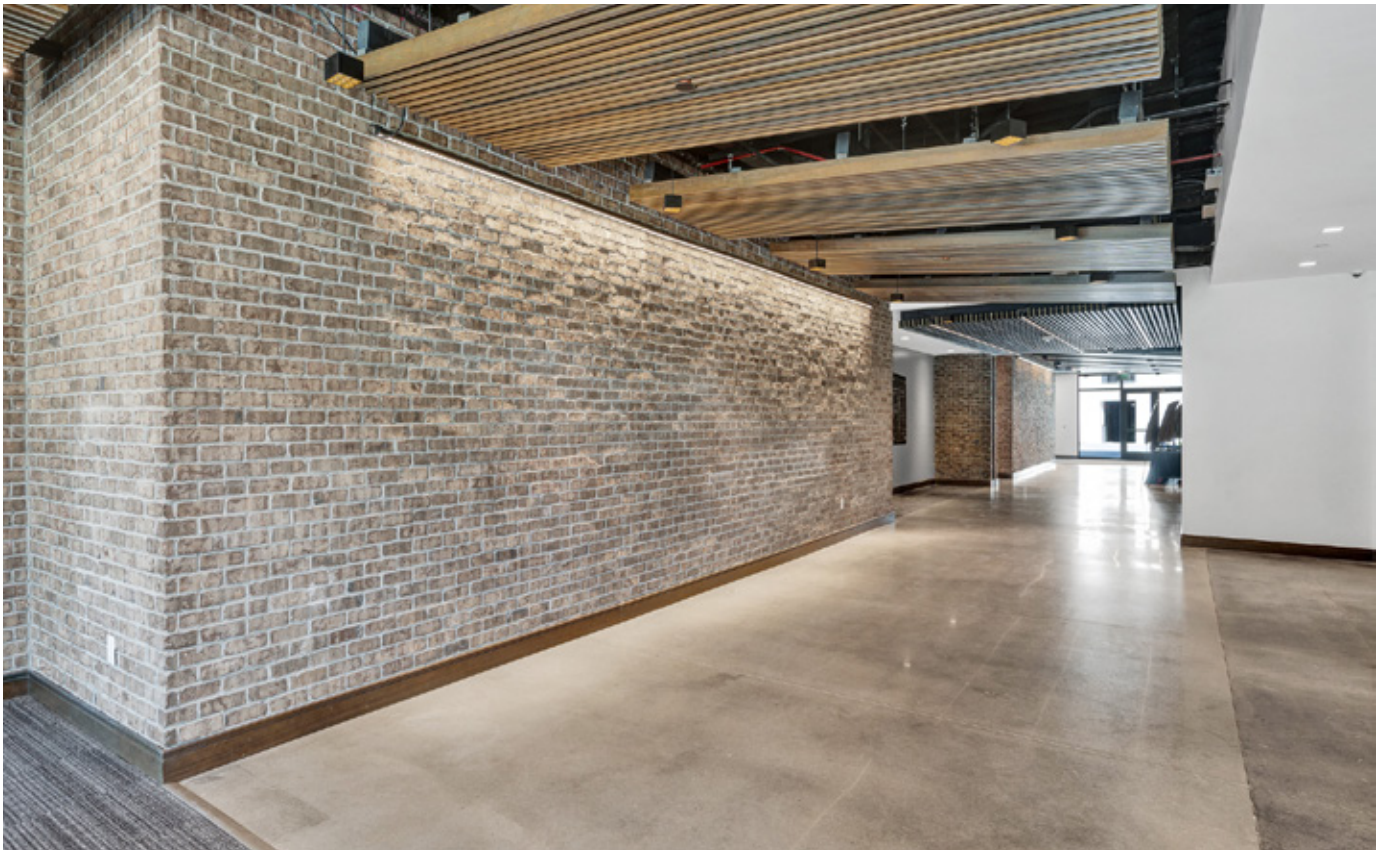
## The Quin - Exterior Photos





# The Photos

## The Quin - Interior Photos

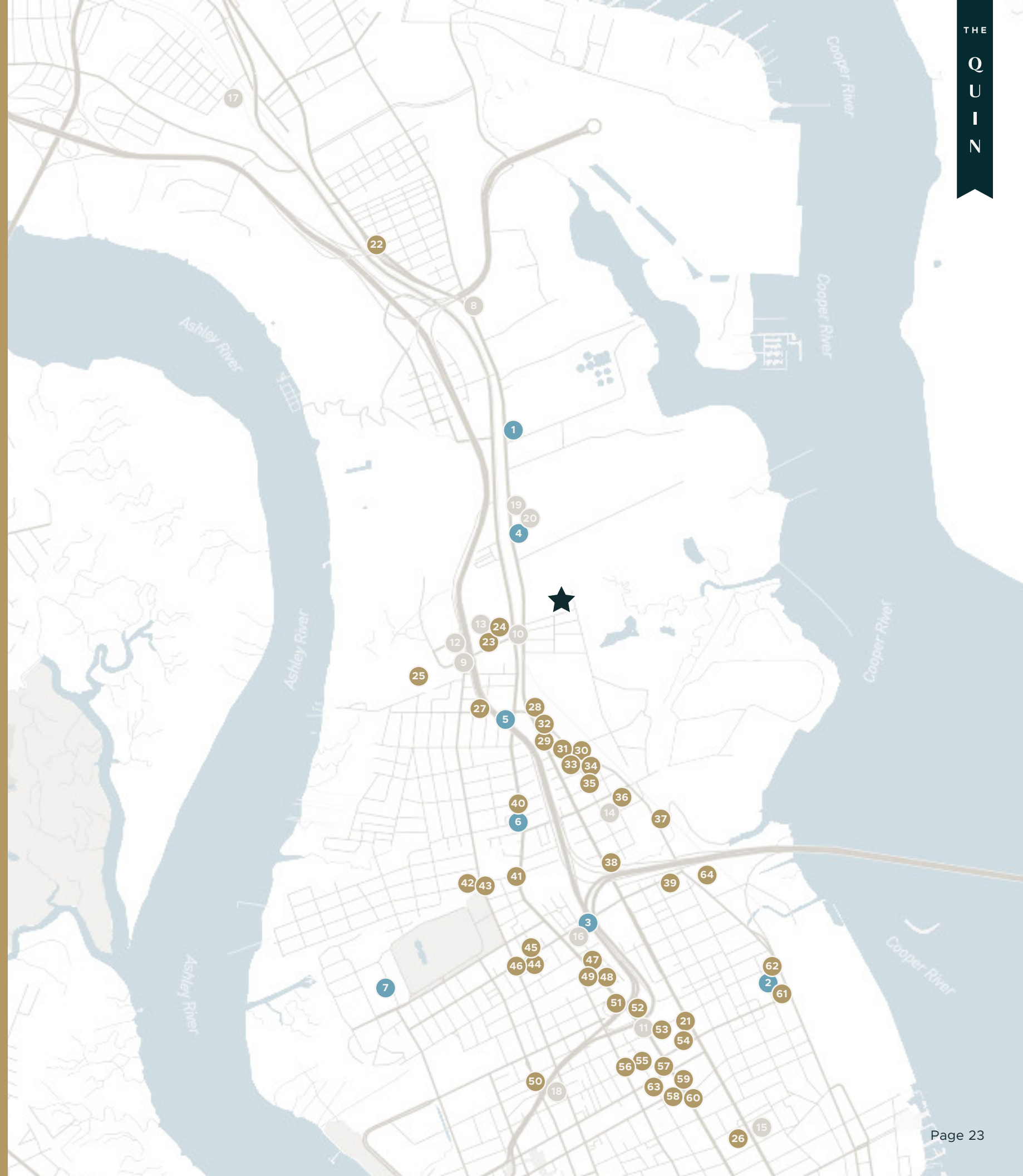




# The Neighborhood

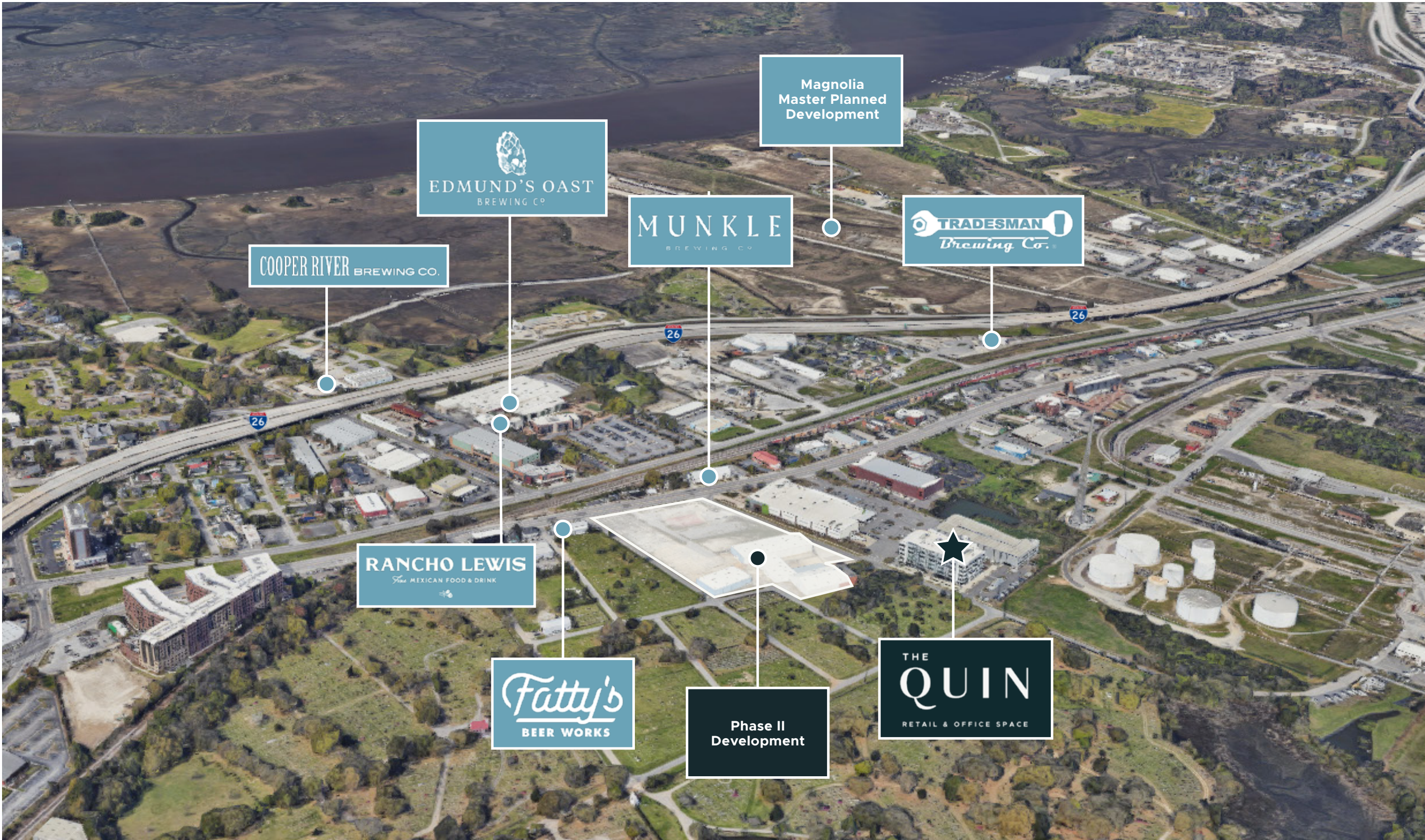
## Nearby Retailers + Restaurants

1. Lotus Flower
2. Top Shape Fitness
3. Ethos Athletic Club
4. The Refinery Charleston
5. Exxon
6. Black Star Fashion
7. The Citadel
8. Lo-Fi Brewing
9. Over The Horizon Brewing
10. Munkle Brewing Company
11. Hideout Garden Bar & Club
12. Cooper River Brewing Company
13. Edmund's Oast
14. Revelry Brewing
15. Charleston Beer Works
16. High Wire Distilling Co.
17. Striped Pig Distillery
18. Guilded Horn
19. Cleats
20. The Whale
21. The Select
22. Bertha's Kitchen
23. Rancho Lewis
24. Sushi-Wa
25. Charleston Rifle Club
26. The Darling Oyster Bar
27. Container Bar
28. Santi's Restaurant Mexicano
29. babas on meeting
30. XO Brasserie
31. Pelato
32. Heavy's Barburger
33. Edmund's Oast
34. Home Team BBQ
35. Lewis BBQ
36. Kickin' Chicken
37. The Royal American
38. Mozzo Deli Charleston
39. Taco Boy
40. The Harbinger Cafe & Bakery
41. Rodney Scott's BBQ
42. Herd Provisions
43. Park & Grove
44. Huriyali
45. Renzo
46. Berkeley's
47. Little Jack's Tavern
48. Leon's Oyster Shop
49. Melfi's
50. Daps Breakfast & Imbibe
51. Recovery Roon Tavern
52. The Daily
53. Timber Pizza Co
54. Beautiful South by Kwei Fei
55. D'allesandro's Pizza
56. Chubby Fish
57. Pink Bellies
58. The Grocery
59. The Ordinary
60. Indaco
61. Mercentile & Mash
62. Rappahannock Oyster Bar
63. The Pass
64. JINYA Ramen Bar





# The Aerial Overview





# The Location

## DRIVE TIMES

|                          |        |
|--------------------------|--------|
| Charleston Int'l Airport | 14 Min |
| Interstate 26            | 02 Min |
| Interstate 526           | 08 Min |
| Highway 17               | 07 Min |
| West Ashley              | 06 Min |
| Daniel Island            | 15 Min |
| Mount Pleasant           | 06 Min |
| North Charleston         | 03 Min |
| Downtown Charleston      | 03 Min |

## DEMOGRAPHICS

**130,846**  
TOTAL POPULATION WITHIN 5 MILES

**58,767**  
TOTAL HOUSEHOLDS WITHIN 5 MILES

**37.1**  
MEDIAN AGE WITHIN 5 MILES

**\$112,385**  
AVERAGE HOUSEHOLD INCOME WITHIN 5 MILES

**216,443**  
TOTAL DAYTIME POPULATION WITHIN 5 MILES

**10,138**  
TOTAL BUSINESSES WITHIN 5 MILES





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