

**CBRE**

125 FAIRCHILD STREET 215 BENEFITFOCUS WAY

TECH/OFFICE  
**SUBLEASE**

+ 223,800 SF SUBDIVISIBLE





## Property Highlights:



**OFFERING TURNKEY  
DELIVERY WITH FF&E  
IN PLACE**



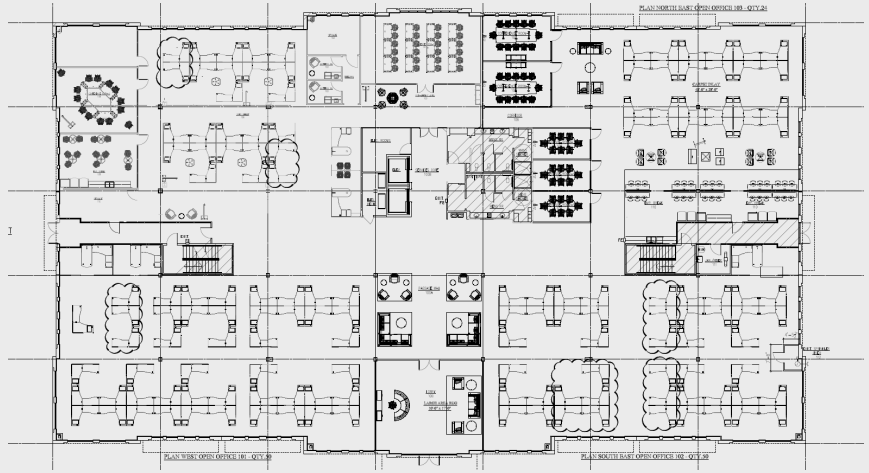
**FLEXIBLE FLOOR PLATES,  
READY TO SUBDIVIDE**



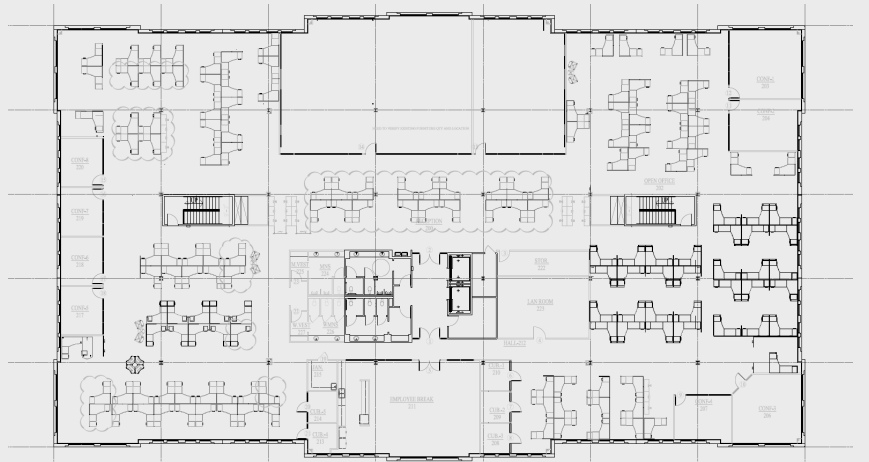
**BUILDING #3  
215 BENEFITFOCUS WAY**

# FLOOR PLANS BUILDING 2

FIRST FLOOR  
±26,000 RSF



SECOND FLOOR  
±26,000 RSF

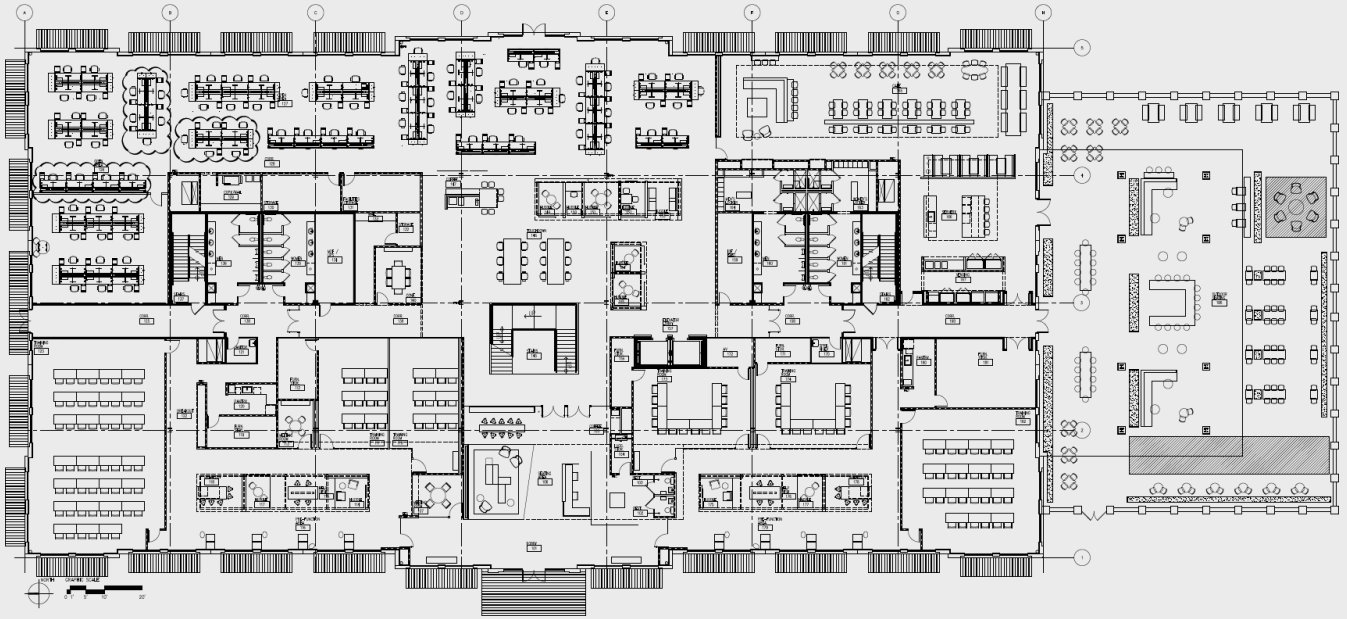


THIRD FLOOR  
±20,000 RSF

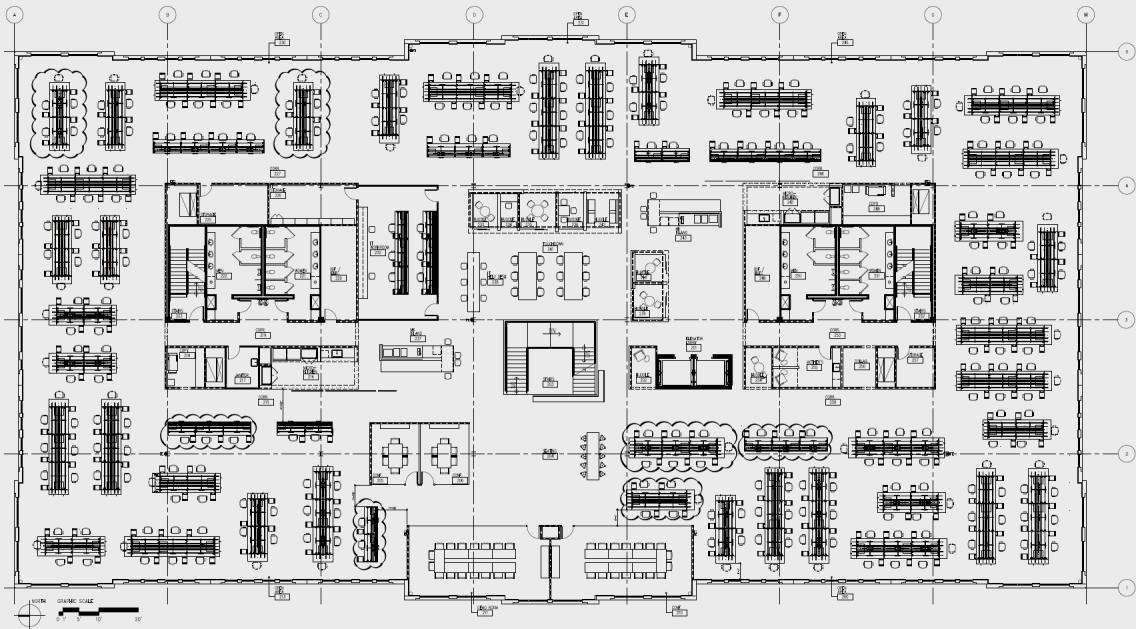


# FLOOR PLANS BUILDING 3

FIRST FLOOR  
±36,450 RSF

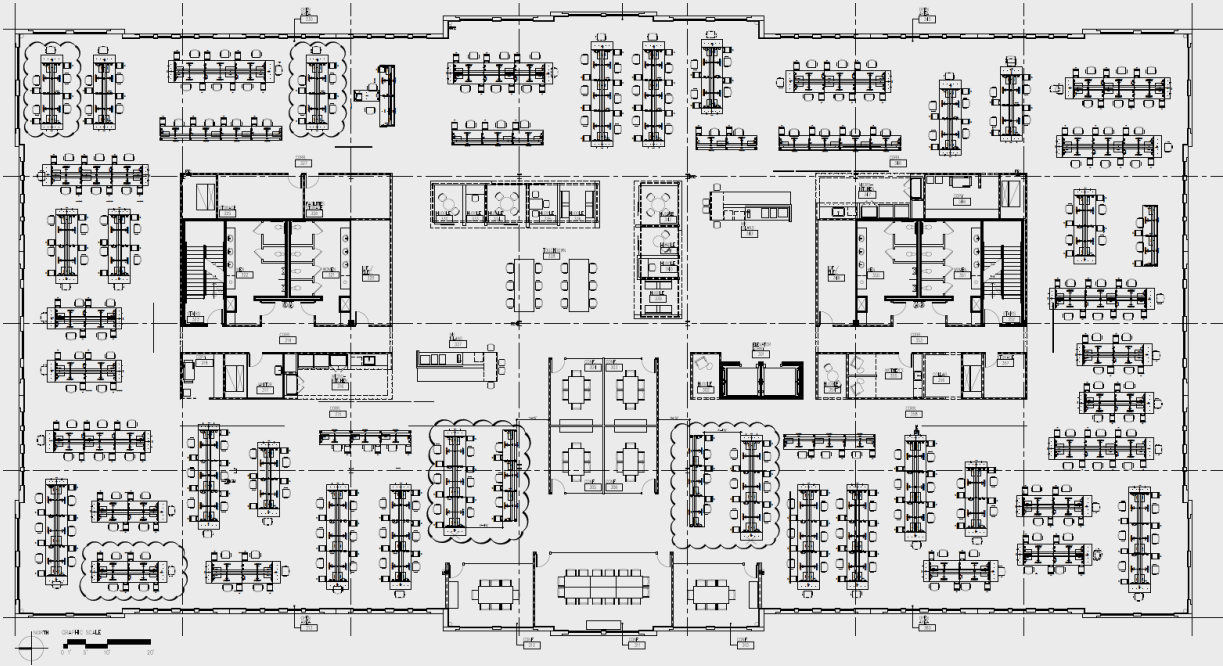


SECOND FLOOR  
±36,450 RSF

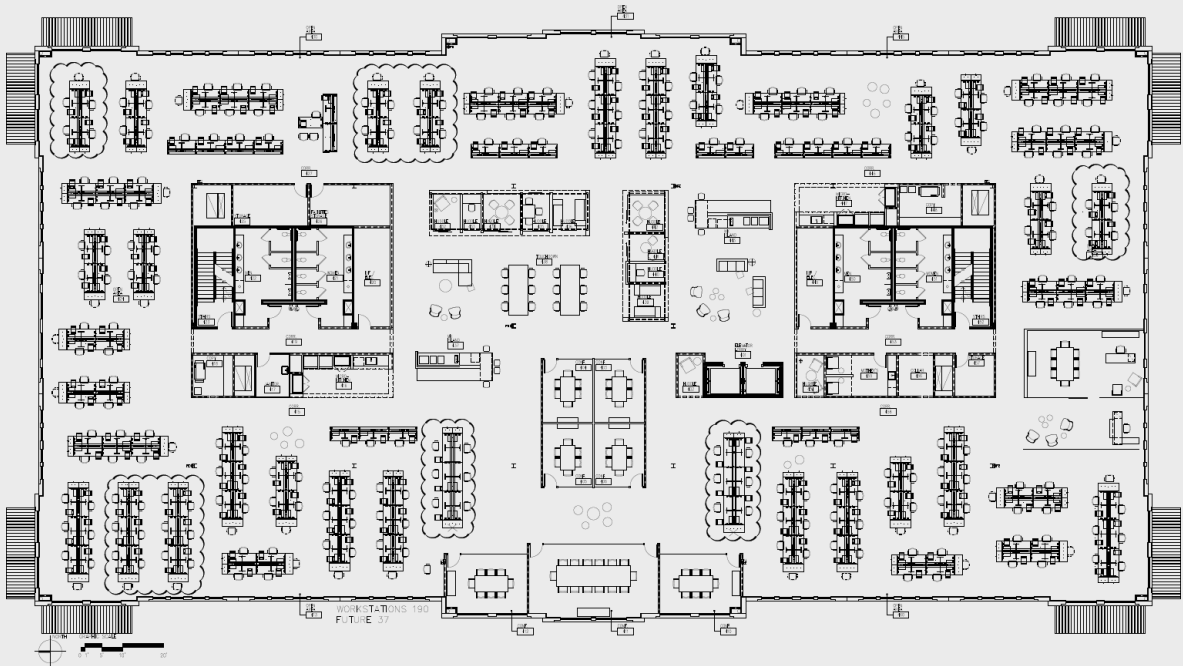


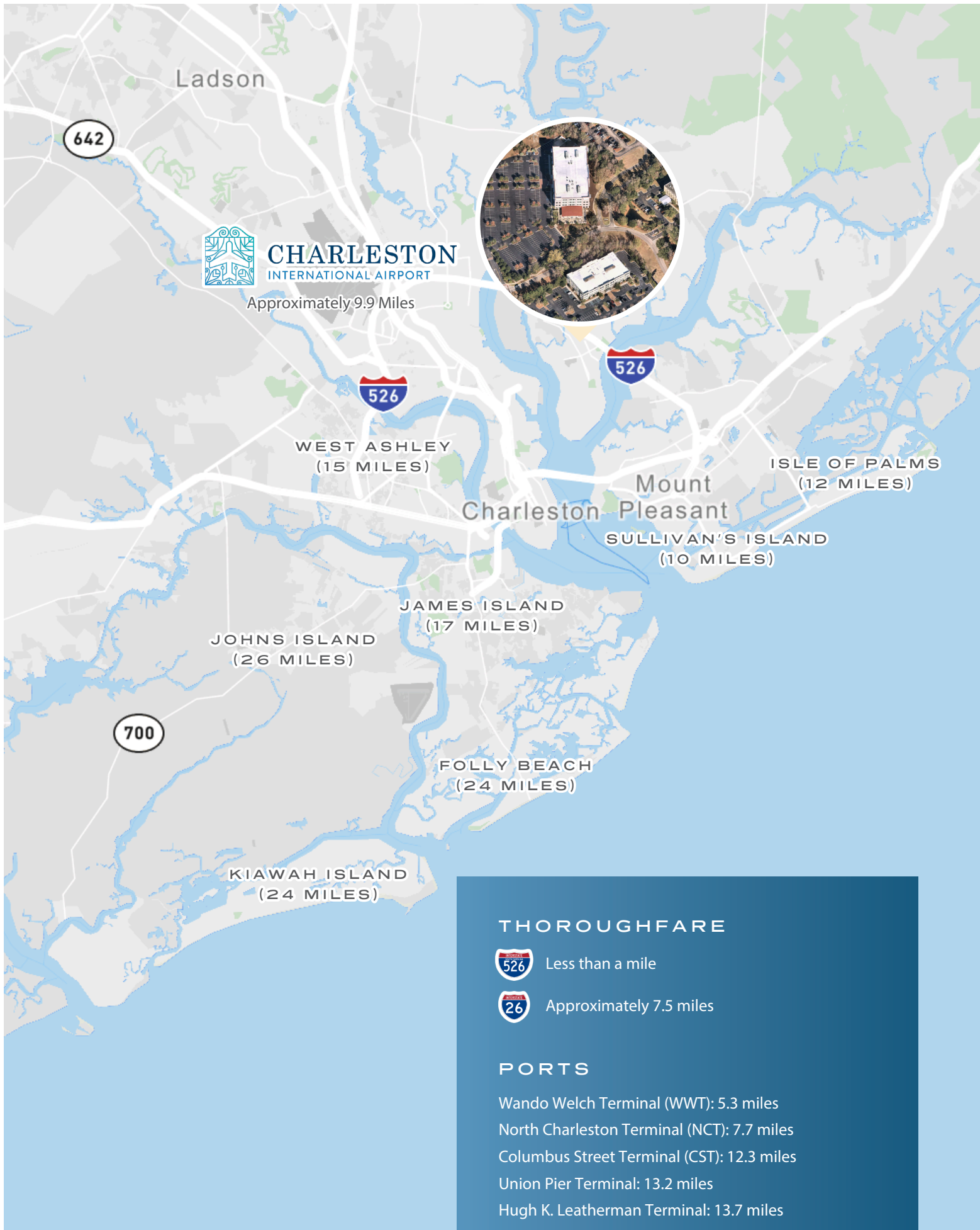
# FLOOR PLANS BUILDING 3

THIRD FLOOR  
±36,450 RSF



FOURTH FLOOR  
±36,450 RSF





**CHARLESTON**  
INTERNATIONAL AIRPORT

Approximately 9.9 Miles



WEST ASHLEY  
(15 MILES)



Mount Pleasant  
Charleston

ISLE OF PALMS  
(12 MILES)

SULLIVAN'S ISLAND  
(10 MILES)

JAMES ISLAND  
(17 MILES)

JOHNS ISLAND  
(26 MILES)

FOLLY BEACH  
(24 MILES)



KIAWAH ISLAND  
(24 MILES)

### THOROUGHFARE



Less than a mile



Approximately 7.5 miles

### PORTS

Wando Welch Terminal (WWT): 5.3 miles

North Charleston Terminal (NCT): 7.7 miles

Columbus Street Terminal (CST): 12.3 miles

Union Pier Terminal: 13.2 miles

Hugh K. Leatherman Terminal: 13.7 miles



526

THE PORT

WHARF

526

526



First Citizens Bank



FINEMARK  
NATIONAL BANK & TRUST

TRUIST

CHASE



Viva Tacos & Tequila

CVS

Beech

New Realm Brewing

Dragon Palace Bistro

SUBWAY

Agaves Cantina

Ali Baba

Mpishi

Laura Alberts

Wasabi

Domino's

Ristorante LIDI

CreditOne  
STADIUM



Vespa Pizzeria

tropical CAFE

SYNOVUS



Blondies Bagels & Cafe

Mac's Daniel Island

Orlando's Brick Oven Pizza

Sermet's Courtyard

The DIME

The Kingstide





**WHY CHARLESTON?  
BECAUSE CHARLESTON  
IS ONE OF THE TOP  
PERFORMING OFFICE  
MARKETS IN THE U.S.**

**CHARLESTON OFFICE  
MARKET OUTPERFORMS  
THE SUNBELT:**

Charleston's office market inventory totals approximately 10.2 million square feet of office space but it outperforms much larger markets.

Charleston boasts one of the lowest office vacancy rates in the southeast compared to other major markets with an overall vacancy rate of only 14.2% (Q4 2022). Furthermore, Charleston's overall average asking rate of \$26.44 PSF (Q4 2022) is similar to larger markets and even slightly outpaces Raleigh/Durham.



## 14.2%: CHARLESTON HAS ONE OF THE LOWEST VACANCY RATE BY MARKET COMPARISON

- The Charleston office market is one of the top performing office markets in the country due to growing industry, population growth, and a lack of developable land
- Charleston is extremely supply constrained with few remaining sites available for construction
- Rising land costs, increasing construction costs, a lack of available land, and historic/preservation laws continue to prevent developers from entering the market
- Landlords have an extremely captive audience with rising rates and tightening vacancy

**85.7%** OCCUPANCY, ONE OF THE HIGHEST IN THE U.S.

**294,416 SF** OF POSITIVE NET ABSORPTION IN 2022

**1.5M SF** OF POSITIVE NET ABSORPTION SINCE 2015

**7%** RENT GROWTH SINCE 2015



# CHARLESTON, SOUTH CAROLINA: AN OUTSTANDING QUALITY OF LIFE



## LOCAL ATTRACTIONS

- Patriot’s Point
- The Charleston Museum
- The Old Exchange & Provost Dungeon
- Boone Hall Plantation
- SC Aquarium
- Fort Sumter
- Historic Charleston City Market
- The Battery
- Carriage Tours
- Charleston Farmers Market



## ENTERTAINMENT

- Charleston Music Hall
- Music Farm
- Charleston Gaillard Center
- North Charleston Coliseum & Performing Arts Center
- Volvo Car Stadium
- TD Arena



## EDUCATION

- #2 Best High School in the Nation in 2022 – Third Straight Year (U.S. News & World Report)



## ARTS + CULTURE

- Spoleto Festival USA
- Charleston Food + Wine Festival
- Southeastern Wildlife Expedition
- Flowertown Festival



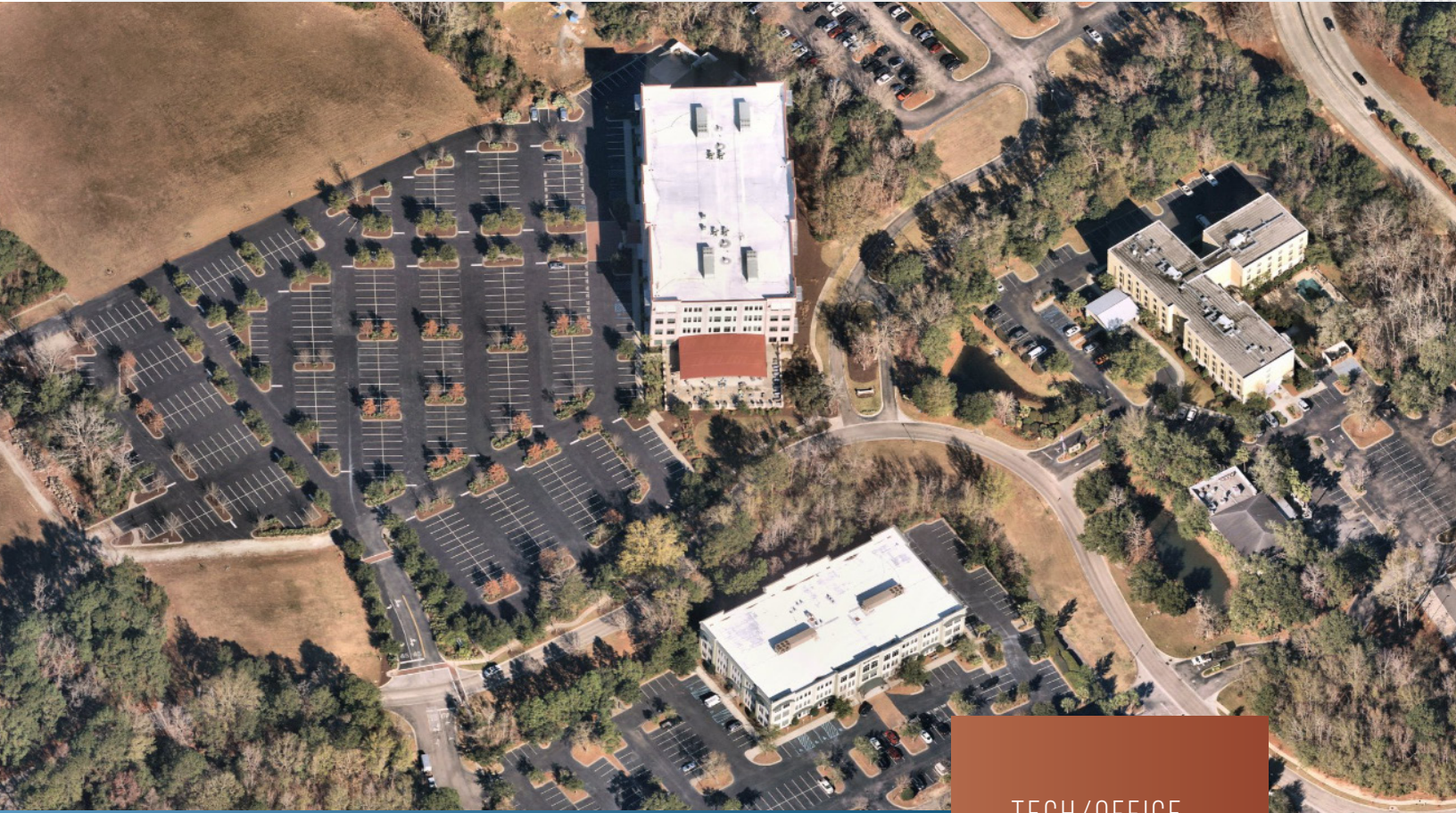
## SPORTS & RECREATION

- 5 Beaches: Folly Beach, Sullivan’s Island, Isle of Palms, Kiawah Island, Seabrook Island
- 11,000+ acres of parks
- Francis Marion National Forest
- Kayaking, Stand Up Paddleboarding
- Boating & Fishing
- 30+ Golf Courses
- Charleston RiverDogs Baseball
- South Carolina Stingrays
- Cooper River Bridge Run
- Volvo Car Open



CHARLESTON/SC ACCOLADES

- 2022 #1 Best Small City in the U.S. (Condé Nast Traveler)
- 2022 #1 Top City in the U.S. (Travel + Leisure)
- 2022 #2 Trending Destination in the U.S. (Traveler’s Choice)
- 2022 #1 Best Place to Retire (WalletHub)
- 2022 #1 Best South Carolina Beach in 2022 - Kiawah Island (U.S. News & World Report)
- 2022 #3 Top State for Doing Business (Area Development)
- 2021 #2 Top Small U.S. City for Travelers (Condé Nast Traveler)
- 2022 #1 The South’s Best City (Southern Living)
- 2022 #1 The South’s Best Brewery (Southern Living)
- 2021 #2 Best Place to Retire (WalletHub)
- 2021 #6 Best City to Start a Career (WalletHub)
- 2022 #23 Best Cities to Retire in America (Niche)
- 2022 #31 Best Cities for Young Professionals in America (Niche)



PLEASE CONTACT THE LEASING TEAM FOR  
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