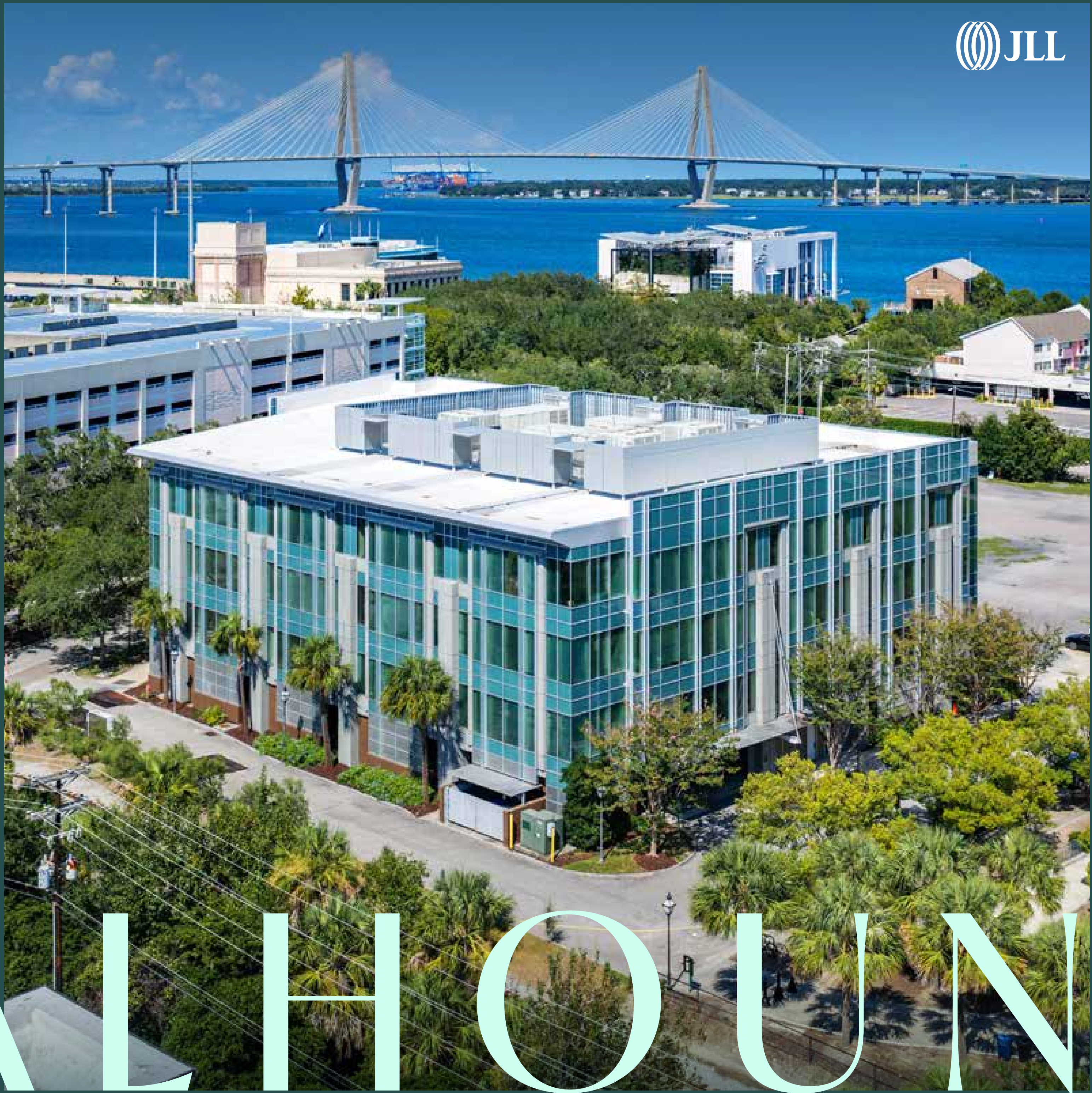
25 CALHOUN

CHARLESTON, SOUTH CAROLINA



THE OFFERING

CHARLESTON, SOUTH CAROLINA

Jones Lang LaSalle Americas, Inc. ("JLL") has been retained as the exclusive sales representative for 25 Calhoun, a Class A office asset totaling 65,216 square feet in Charleston's sought after Peninsula submarket. The Property is currently 100% occupied with 5.2 years of WALT, boasts top of the line finishes, and is occupied by a notable tenant roster. The Asset has 53 spaces of parking underneath the building as well as an agreement with the adjacent Aquarium City Garage for 62 spaces allowing tenants ample parking. 25 Calhoun has experienced 18K SF+ of leasing in the past 24 months allowing Ownership to provide strong cash returns and mitigate rollover risk with a sticky rent roll.

25 Calhoun is located in the most accessible area of downtown Charleston, offering tenants unparalleled access to an abundance of retail and lifestyle amenities as well as access to I-26 and US-17. Notable neighborhoods in close proximity include Mount Pleasant, James Island, West Ashley and Daniel Island. As the largest city in South Carolina, Charleston is one of the fastest growing cities in the United States with high barriers to entry. With limited supply and limited land area to expand current infrastructure as a coastal metropolitan, this is an irreplicable opportunity to enter the market and take part of the growth that is to come.

ADDRESS	25 Calhoun St, Charleston, South Carolina
YEAR BUILT	2011
WALT	5.2 Years
NET RENTABLE AREA	65,216 SF
ACRES	0.59 Acres
OCCUPANCY	100%
PARKING | RATIO	53 covered spaces (25 Calhoun) and 62 spaces (Contracted in the Aquarium City Garage)

25

GENERATIONAL INVESTMENT OPPORTUNITY

The Peninsula is one of the top performing submarkets in the Sunbelt with exceptional barriers to entry. Bounded by the Charleston Harbor, Cooper River, and Ashley River, developable land across nearly 5 square miles is extremely scarce, and available land sites have priced at astronomic levels which prohibits new office building development. High-end residential and historic neighborhoods surrounding 25 Calhoun restrict new development, driving significant rental rate growth. Office buildings rarely trade on the Peninsula, and 25 Calhoun's 2011 vintage makes it one of the newer assets in the submarket.

Strong demand for live-work-play environments and limited supply create rental premiums for high-quality assets like 25 Calhoun. Vacant sites favor hospitality and multifamily development over office due to parking requirements, eliminating new CBD/Peninsula office construction for the foreseeable future.

Downtown Charleston's geographic constraints, historic preservation requirements, stringent zoning regulations and high land values make it one of the Southeast's most challenging development markets. These barriers to entry ensure minimal office competition for 25 Calhoun as Charleston grows.

25 CALHOUN HIGHLIGHTS

RARE OPPORTUNITY TO PURCHASE ON THE PENINSULA

100% LEASED WITH 5.2 YEARS OF WALT

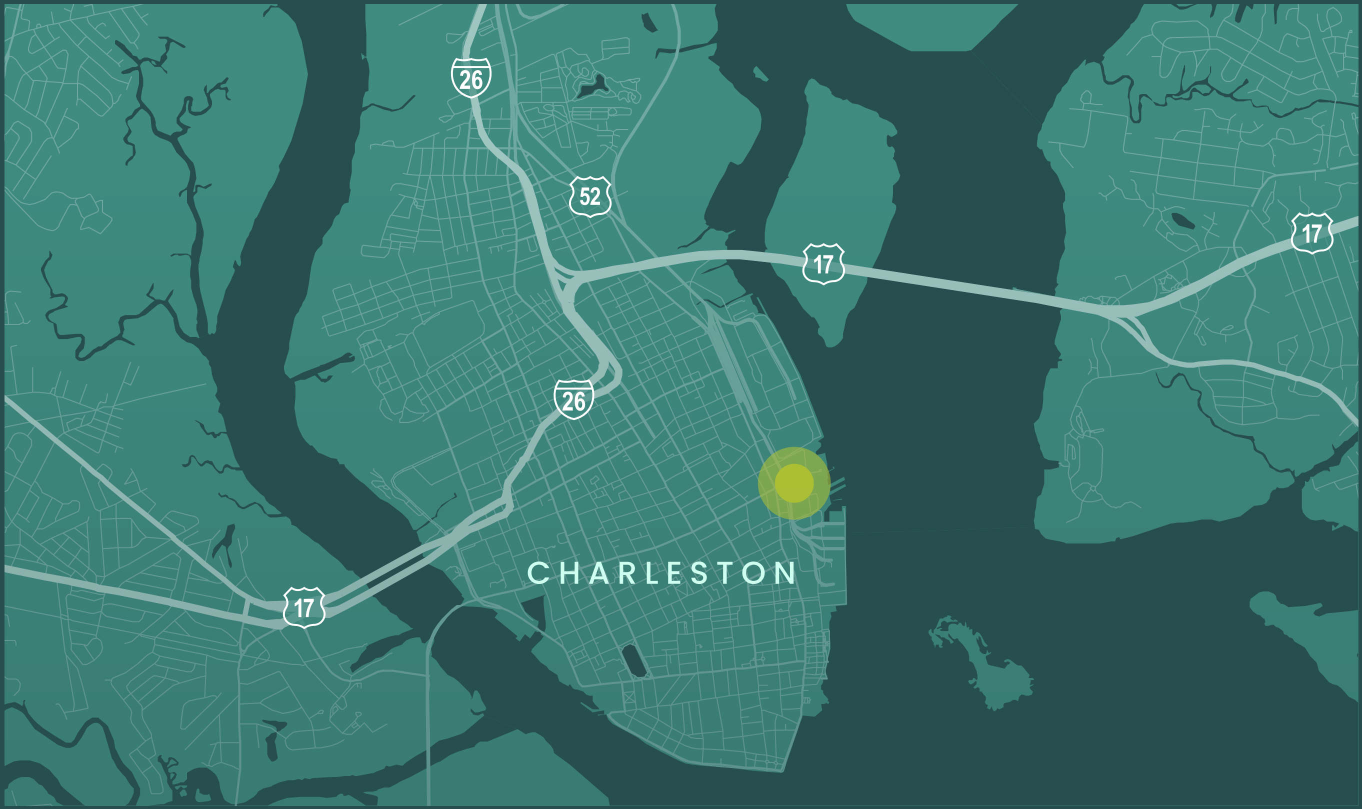
SIGNIFICANT MARK-TO-MARKET OPPORTUNITY TO NEW DEVELOPMENT

EXCELLENT ACCESS TO THE GREATER CHARLESTON METRO

HIGH BARRIERS FOR NEW DEVELOPMENT

HEALTH OF PENINSULA – 91% OFFICE OCCUPANCY


COOPER RIVER
25
CONCORD STREET
CALHOUN STREET
E BAY STREET



PREMIER OFFICE ASSET
IN THE HEART OF CHARLESTON

Delivered in 2011, 25 Calhoun stands as one of Charleston's most distinguished office buildings, strategically positioned overlooking Gadsdenboro Park. The building seamlessly blends modern architecture with cutting-edge sustainable design, offering tenants a vibrant walkable location, impressive common areas, exceptional views, and ample parking with its onsite garage. As Charleston's first building to achieve LEED Core & Shell certification from the U.S. Green Building Council, 25 Calhoun provides both environmental leadership and unparalleled convenience, with close proximity to numerous restaurants and entertainment throughout Downtown Charleston. 25 Calhoun leaves a lasting impression on tenants and visitors with significant tenant investment in the spaces allowing for extremely attractive buildouts and demonstrates current tenants' long-term commitment to the asset.




KING STREET
ONE OF THE WORLD'S LEADING RETAIL DISTRICTS
CHARLESTON FARMERS MARKET
ALBERT SIMMONS CENTER FOR THE ARTS
THE DEWBERRY & CITRUS CLUB
JOSEPH MANIGAULT HOUSE
RESTORED 1803 ADAMS-STYLE RESIDENCE
HOTEL BENNETT
COLLEGE OF CHARLESTON
12,000 STUDENT ENROLLMENT
THE CHARLESTON MUSEUM
TD ARENA
THE COLLEGE OF CHARLESTON
FRANCIS MARION HOTEL
CHARLESTON COUNTY PUBLIC LIBRARY
MAIN LIBRARY
CHARLESTON GAILLARD CENTER
PERFORMING ARTS CENTER
HILTON CLUB LIBERTY PLACE
BAY STREET BIERGARTEN
BLAKE GRIMKE HOUSE
BEECH CAFE & MARKETPLACE
ANSONBOROUGH SQUARE
MARBLED & FIN CHARLESTON
GADSDENBORO PARK
JIBE CYCLING
CHARLESTON SYMPHONY
THE GADSDEN HOUSE
NATIONAL HISTORIC REGISTER & PRIVATE EVENT VENUE
LIBERTY SQUARE
MARION SQUARE
10-ACRE PUBLIC PARK & HISTORIC SITE
SAFFRON BAKERY & RESTAURANT
FUTURE LUXURY CONDOS
TED'S BUTCHERBLOCK
INTERNATIONAL AFRICAN AMERICAN MUSEUM
SPIRIT OF SOUTH CAROLINA TALL SHIP
FORT SUMTER VISITOR CENTER

CHARLESTON
SOUTH CAROLINA

RETAIL, ENTERTAINMENT, & CULTURAL DESTINATION

The Peninsula is one of the leading mixed-used environments in the South with award winning restaurants, premium shopping experiences, 5-star hotels, entertainment destinations and a significant historic landmarks.

EXCEPTIONAL CULINARY EXPERIENCES

FIG, Hall's Chophouse, Husk, Wild Common, Vern's, The Obstinate Daughter, 82 Queen, Magnolias, Fleet Landing, Hyman's Seafood, Poogan's Porch, Leon's Oyster Shop, Lewis Barbeque, Rodney Scott's BBQ, and much more.

PREMIUM RETAIL

Free People, Harvest Moon, Two Cumberland, Urban Outfitters, Ansonborough Square, The White Magnolia, James Ascher, Julia Amory, Las Olas.

PRIME ENTERTAINMENT

Historic Downtown Charleston, King Street, College of Charleston, South Carolina Aquarium, International African American Museum, Charleston Symphony, TD Arena, Liberty Square, Gadsdenboro Park.

DIRECT CONNECTIVITY

2 miles to Interstate-26, providing access to the Greater Charleston Metro Region.

NOTABLE NEW DEVELOPMENTS

UNION PIER

Sitting adjacent to 25 Calhoun, Union Pier's $2.4B development represents the most significant waterfront redevelopment opportunity on the Charleston peninsula in generations. The site, formerly operated as a working port terminal and cruise ship facility by the South Carolina Ports Authority, was acquired in spring 2024 by Ben Navarro's Beemok Capital, whose principals have committed to stewarding the property with an intentionality and patience atypical of conventional development.

$2.4 BILLION DEVELOPMENT | 70 ACRES | PUBLIC PARKS | RESTAURANTS | RETAIL | RESIDENTIAL HOUSING

COOPER HOTEL

Opened in spring 2026, The Cooper at 176 Concord Street is Charleston's first luxury waterfront hotel, owned and operated by Ben Navarro's Beemok Hospitality Collection. Situated directly adjacent to the Union Pier redevelopment site and under common ownership with The Charleston Place, The Cooper signals a generational commitment to Charleston's lower peninsula waterfront.

191 ROOMS | ROOFTOP INFINITY POOL | FULL-SERVICE RECOVERY SPA | PRIVATE MARINA | 105-FOOT 1920'S YACHT AND HINCKLEY VESSELS FOR CHARTER

FOUR SEASONS

Developed by Strategic Property Partners, a Tampa-based firm backed by Cascade Investment, the Four Seasons Hotel and Residences Charleston will deliver South Carolina's first Four Seasons property upon its anticipated 2028 completion, replacing the former Days Inn at 155 Meeting Street. The private residences will range from 2,000 to 3,700 square feet, with pricing starting at $5 million. Owners receive a private entrance, in-residence dining, and full concierge services. With only 36 units available, the Residences establish a new pricing ceiling for branded residential product on the peninsula.

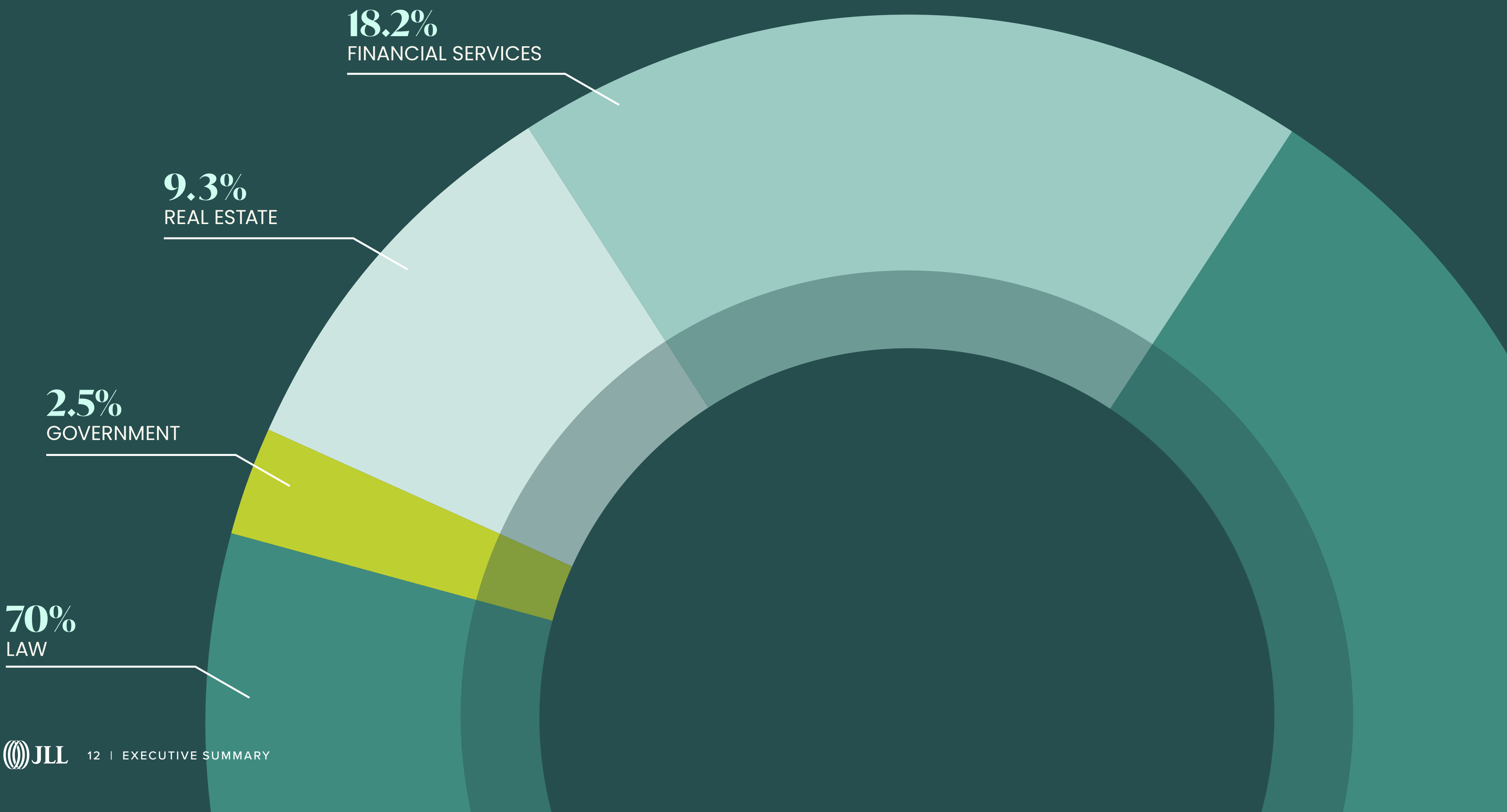
2028 COMPLETION | 139 LUXURY GUEST ROOMS | 36 BRANDED PRIVATE RESIDENCES | FOUR RESTAURANTS | SPA | ROOFTOP POOL


COOPER HOTEL
FOUR SEASONS
UNION PIER
25

A DIVERSE & STABLE TENANT MIX

25 Calhoun presents investors with an exceptional opportunity anchored by a diverse, credit-worthy tenant base spanning multiple industries including law, government, financial services, and commercial real estate. At 100% occupancy with a 5.2-year weighted average lease term, the Property delivers immediate stable cash flow while benefiting from a flight-to-quality trend where tenants are drawn by the Property's connectivity and surrounding amenity base.

INDUSTRY	SF	% OF BUILDING
FINANCIAL SERVICES	11,901	18.2%
REAL ESTATE	6,052	9.3%
LAW	45,642	70.0%
GOVERNMENT	1,621	2.5%
TOTAL	**65,216**	**100%**



STRONG COMMITTED TENANCY

25 CALHOUN HAS EXPERIENCED 18,853 SF OF LEASING IN THE PAST 24 MONTHS WITH ACCOUNTS FOR 29% OF THE RENT ROLL. ALMOST EVERY TENANT HAS A MINIMUM AVERAGE TENURE OF 5 YEARS.

CLEMENT RIVERS, LLP
ATTORNEYS AT LAW

COMMENCED 2011
34,462 SF | LXD 2032
HQ LOCATION

Full service law firm representing individuals, businesses, and institutions across diverse industries

BC
BRIDGE
COMMERCIAL

COMMENCED 2018
6,052 SF | LXD 2029
HQ LOCATION

Regionally focused commercial real estate firm

BAIRD

COMMENCED 2019
8,210 SF | LXD 2029
ONLY CHARLESTON LOCATION

One of the largest employee-owned financial services firm in the US providing private wealth management, asset management, investment banking, capital markets and private equity

BUTLER | SNOW

COMMENCED 2019
11,180 SF | LXD 2036
ONLY CHARLESTON LOCATION

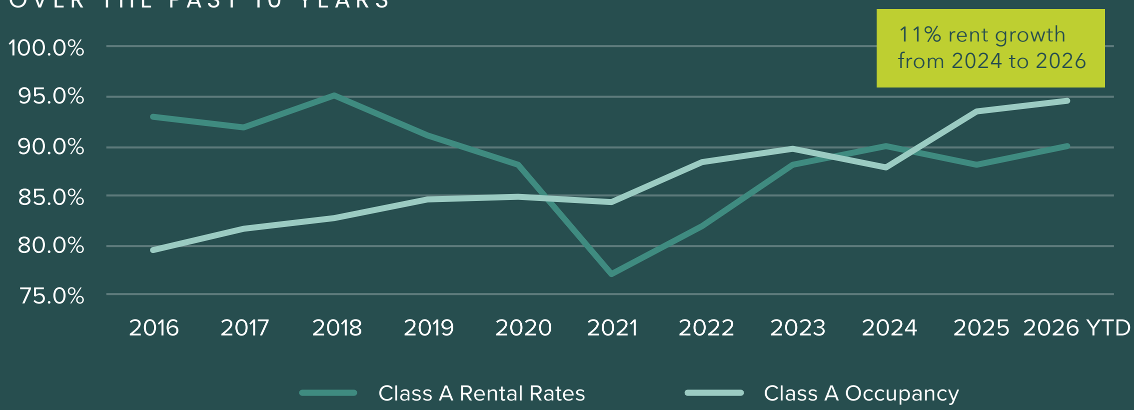
Full service law firm representing corporate transactions, litigation, regulatory compliance, and intellectual property

PENINSULA OFFICE MARKET AT A GLANCE

THE PENINSULA SUBMARKET IS THE HEALTHIEST OFFICE SUBMARKET IN THE SUNBELT. WITH SIGNIFICANT BARRIERS TO NEW DEVELOPMENT AND HIGH TENANT DEMAND, CURRENT OCCUPANCY IS 91%.

PENISULA DEMAND

OCCUPANCY REMAINS TIGHT WITH AN AVERAGE OF 89% & RENTS GROWING 36% OVER THE PAST 10 YEARS



SUNBELT LEADING SUBMARKETS

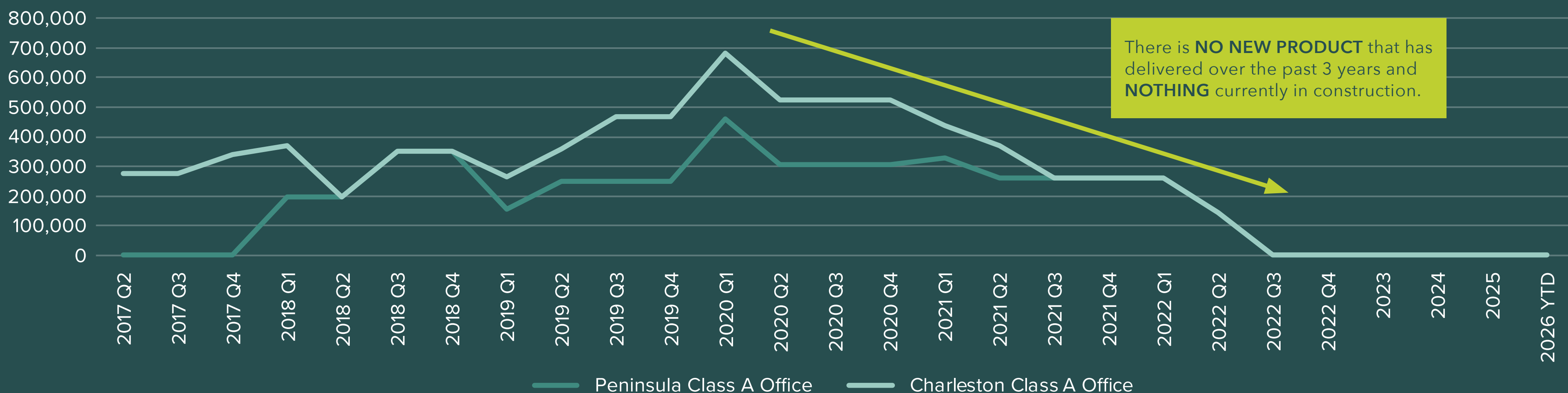
OFFICE OCCUPANCY

BRICKELL MIAMI	90%
SOUTHEND CHARLOTTE	92%
BUCKHEAD ATLANTA	72%
THE GULCH NASHVILLE	87%
DOWNTOWN GREENVILLE	90%
PENINSULA CHARLESTON	91%

PENISULA SUPPLY

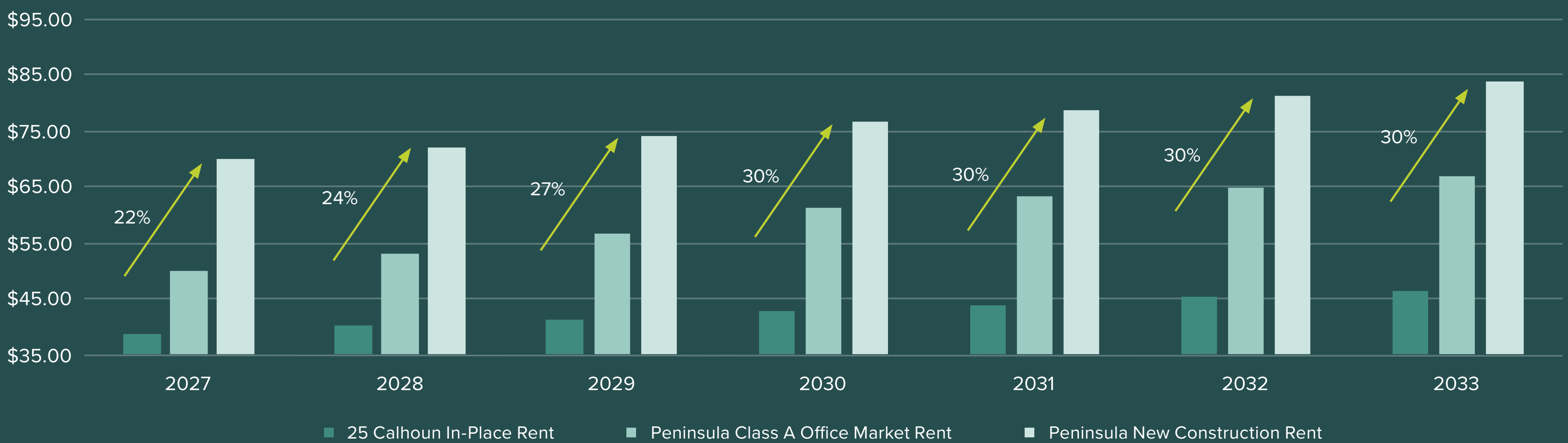
A contributing factor to boasting one of the tightest occupancy rates across the southeast is the lack of new construction. With an ongoing flight to quality in the market, new construction assets are full boasting a 96% average occupancy..

SQUARE FEET UNDER CONSTRUCTION OVER THE PAST 10 YEARS HAS EXPERIENCED A STEEP DECLINE



25 CALHOUN MARK-TO-MARKET

Charleston's office market has experienced a dramatic resurgence driven by limited new developments and significant in-migration, creating an exceptional rent growth runway as land costs and lack of available land prohibit new office development in the market for the foreseeable future.



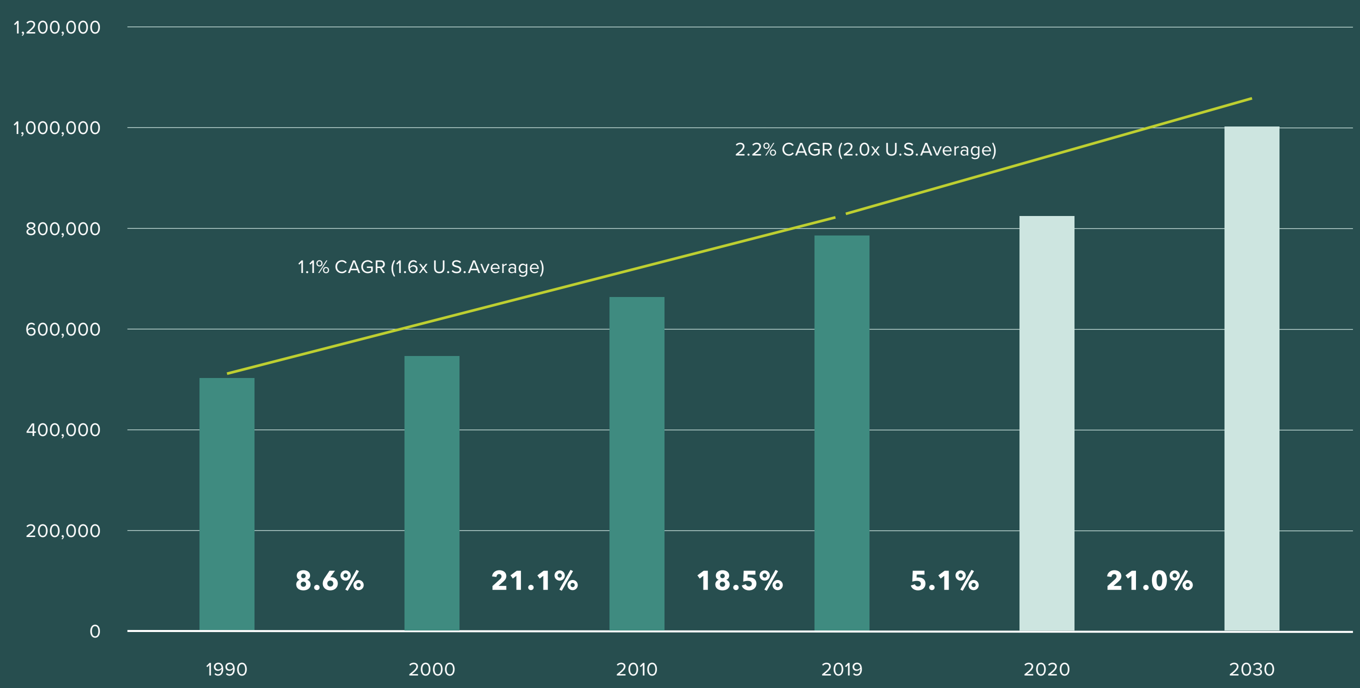
THE CASE FOR CHARLESTON

ONE OF AMERICA'S FASTEST GROWING CITIES

CHARLESTON IS CURRENTLY WELCOMING 34 NEW RESIDENTS TO THE REGION EACH DAY

The Charleston/North Charleston MSA is now the largest city in South Carolina growing 1.6x faster than the U.S Average. The three-county region has grown its population by an impressive 49% since the year 2000 and continues to add residents to the tune of 34 persons per day, each attracted to the abundance of amenities, relatively low cost of living and thriving economic opportunities the region offers. The Charleston region is currently home to an estimated 836,000 residents and is expected to break 1,000,000 residents by 2030.

CHARLESTON AREA POPULATION GROWTH
(1990-2030 Projected)



Nº 1
CITY IN THE US
(TRAVEL & LEISURE 2013-2023)

Nº 1
BEST PLACE TO LIVE
(OUTSIDE MAGAZINE 2019)

Nº 1
CITY IN THE US
(CONDE NAST 2011-2017)

Nº 3
TOP STATES FOR DOING BUSINESS
(SOUTH CAROLINA, AREA DEVELOPMENT 2019)

COMPANIES DRIVING DIVERSE GROWTH

BAE SYSTEMS
Mercedes-Benz
Benefitfocus*
blackbaud*
BOEING
BOSCH
GREYSTAR*
Ingevity*
MUSC Health Medical University of South Carolina
NUCOR
ROPER ST. FRANCIS HEALTHCARE
SAIC*
SOUTH CAROLINA PORTS
SONOCO*
SRC
VOLVO
WOMBLE BOND DICKINSON

*Headquarters

ECONOMY

Nº 5
WHERE JOBS WILL BE IN THE 2020S
(Forbes, 2019)

Nº 11
BEST PERFORMING CITY IN THE U.S.
(Milken Institute, 2024)

Nº 5
AMONG METROS FOR NET TECH EMPLOYMENT JOB GROWTH
(CompTIA, 2024)

Nº 5
AMONG U.S. METROS FOR TECH JOBS FORECAST
(CompTIA, 2023)

TOURISM

7M+
ANNUAL VISITORS

$12.8B+
TOTAL TOURISM SPENDING

~1,500
NEW HOTEL ROOMS CONSTRUCTED

No. 1
FASTEST GROWING TOURISM SECTOR ON THE COAST

EDUCATION

Three of the state's longest standing universities also call the Peninsula home. The Citadel (3,500 students and 1,400 employees) and College of Charleston (12,000 students and 2,000 employees), and Medical University of South Carolina (4,000 students and 17,000 employees) provide the area with unique blend of students from all backgrounds.

THE CITADEL
MUSC Medical University of South Carolina
COLLEGE of CHARLESTON

INVESTMENT ADVISORS

HUSTON GREEN
Managing Director
404.275.1069
huston.green@jll.com

DANIEL FLYNN
Senior Director
919.573.4641
daniel.flynn@jll.com

RYAN CLUTTER
Senior Managing Director
704.299.5857
ryan.clutter@jll.com

CJ LIUZZO
Director
919.608.1830
cj.liuzzo@jll.com

ANALYST

SARAH HOLLOWAY
Associate
843.592.2010
sarah.holloway@jll.com

BEN WAYER
Analyst
703.559.5124
ben.wayer@jll.com

DEBT & STRUCTURED FINANCE

CJ KELLY
Managing Director
404.790.6696
cj.kelly@jll.com

KATE RATHMAN
Director
843.805.5101
kate.rathmanr@jll.com

650 SOUTH TRYON STREET | SUITE 600 | CHARLOTTE, NORTH CAROLINA | 28202
4509 CREEDMOOR RD | SUITE 300 | RALEIGH, NORTH CAROLINA | 27609