7410

NORTHSIDE



JLL

CHARLESTON, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM





01

EXECUTIVE SUMMARY

THE OFFERING / INVESTMENT SUMMARY / INVESTMENT HIGHLIGHTS

7410 NORTHSIDE

CHARLESTON | SOUTH CAROLINA

Jones Lang LaSalle Americas, Inc. (“JLL)” has been retained as the exclusive sales representative for the sale of 7410 Northside, a 70,253-square-foot, office building in the dynamic North Charleston market. Currently 82.3% leased to a diverse tenant roster. In the past 12 months, 7410 Northside has successfully executed four lease agreements, comprising both new and renewal transactions, demonstrating significant tenant demand. With nearly $4 million in recent capital projects completed by current Ownership, this investment opportunity offers a clear path to grow NOI by approximately 30% through lease-up.

Located just off I-26, 7410 Northside benefits from exceptional access to the immediate amenities in the area, the Charleston International Airport, and provides exceptional access to the greater Charleston MSA. As the largest metropolitan in South Carolina, Charleston is one of the fastest growing cities in the United States. With limited supply and limited land area to expand current infrastructure as a coastal metropolitan, this is an irreplaceable opportunity to enter the market and take part of the growth that is to come.

ADDRESS
7410 NORTHSIDE DRIVE,
NORTH CHARLESTON, SC 29420

YEAR BUILT / RENOVATED
1982 / 2017

NET RENTABLE AREA
70,253 SF

OCCUPANCY
82.3%

WALT
3.2 YEARS

ACRES
2.75 ACRES

PARKING
215 SURFACE PARK
SPACES, (3.07/1,000 SF)





INVESTMENT HIGHLIGHTS

PREMIER NORTH CHARLESTON LOCATION

EXCEPTIONAL CONNECTIVITY & RICH AMENITY BASE

PROVEN LEASING MOMENTUM

SIGNIFICANT RECENT CAPITAL IMPROVEMENTS

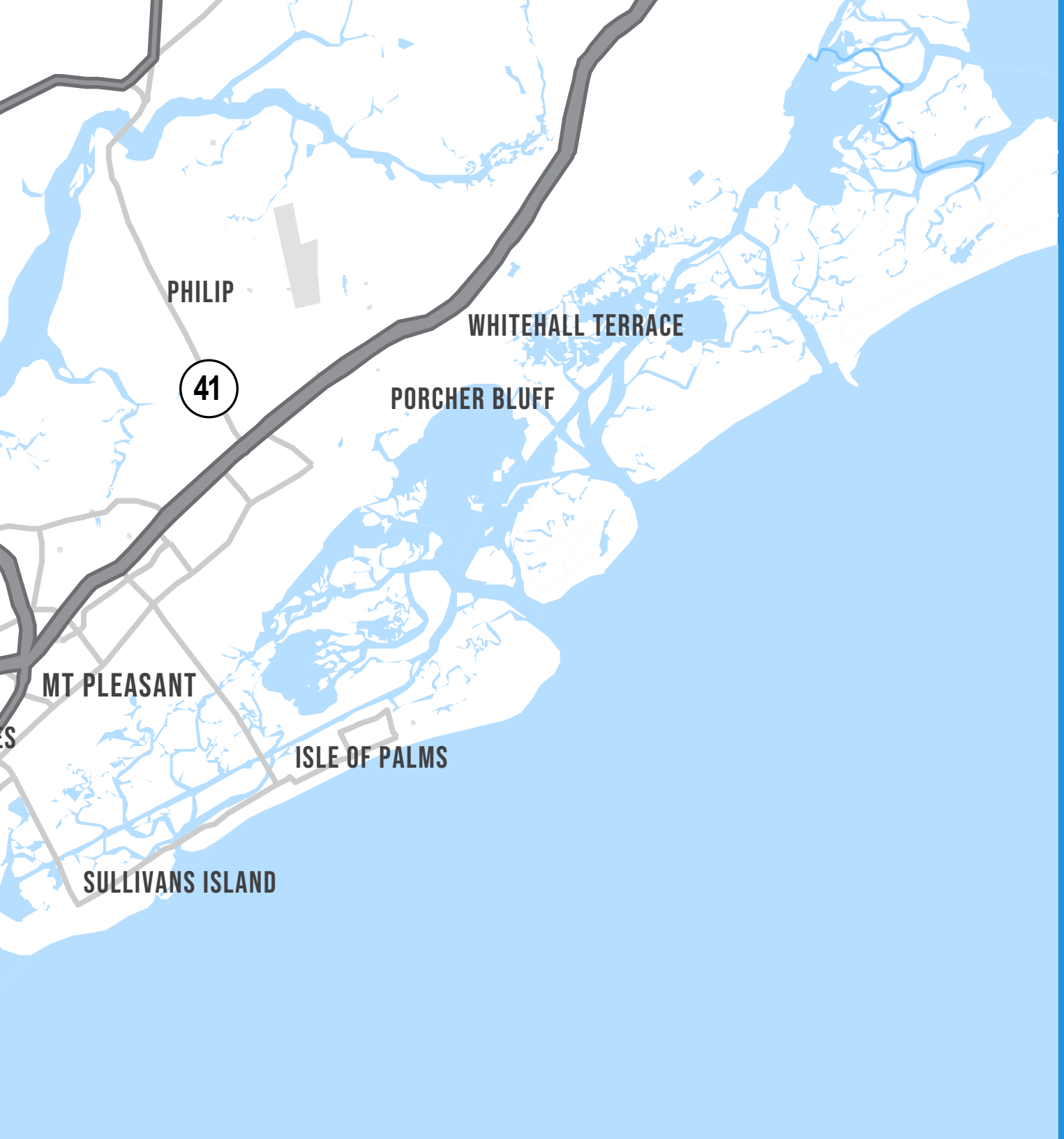
OPPORTUNITY TO GROW NOI 30% THROUGH LEASE UP



STRATEGIC LOCATION

WITH EXCELLENT ACCESS TO GREATER CHARLESTON

7410 Northside enjoys exceptional connectivity through its strategic location with direct visibility along I-26, providing seamless access throughout the Greater Charleston MSA for both tenants and visitors. The asset's positioning offers accessibility to I-526, US-78, and the Charleston International Airport along with West Ashley, Downtown Charleston, and Mount Pleasant just minutes away.





PROXIMITY TO KEY DESTINATIONS

10-MIN
TO CHARLESTON INTERNATIONAL AIRPORT (CHS)

15-MIN
TO DOWNTOWN CHARLESTON

18-MIN
TO MOUNT PLEASANT

20-MIN
TO WEST ASHLEY


7410
NORTHSIDE
ASHLEY PHOSPHATE RD.
26
26
26



SUPERIOR CONNECTIVITY
AND LOCAL AMENITIES

7410 Northside occupies a strategic position along Northside Drive, offering immediate access to Interstate 26 and Ashley Phosphate Road. The surrounding micro-market features a dense concentration of national hospitality brands, including DoubleTree, Marriott, and Residence Inn, alongside major retailers like Lowe's and The Home Depot. Numerous dining options sit in close proximity to the property, offering convenient choices for tenants and visitors.

FOOD AND BEVERAGE

1. Ruby Tuesday
2. McDonald's
3. Waffle House
4. Los Parados
5. Taco Bell
6. Wendy's
7. Denny's
8. Penalty Box Sports Lounge
9. Mei Thai Restaurant & Sushi Bar
10. Olive Garden
11. Outback Steakhouse
12. Chik-fil-A
13. Pizza Hut
14. Jimmy John's
15. Chipotle Mexican Grill
16. Starbucks (1)
17. Panera Bread
18. Panda Express
19. Chuck E. Cheese's
20. Starbucks (2)
21. LongHorn Steakhouse
22. Cold Stone Creamery
23. Firehouse Subs
24. Smokey Bones Bar & Fire Grill

EDUCATION

25. ECPI University
26. Trident Technical College

HOTEL & LODGING

27. SpringHill Suites by Marriott
28. Fairfield Inn & Suites by Marriott
29. Hyatt Place North Charleston
30. DoubleTree by Hilton Hotel
31. Holiday Inn Express & Suites

RETAIL

32. Lowe's
33. The Home Depot
34. Northwoods Mall
35. Barnes & Noble
36. Best Buy
37. Walmart Supercenter
38. Target
39. North Rivers Town Center

ATTRACTIVE TENANT ROSTER

7410 Northside features a highly diversified and resilient tenant profile, anchored by established professional sectors that significantly mitigate investment risk. Engineering and business services comprise over 60% of the occupied space, aligning perfectly with North Charleston's thriving industrial, aerospace, and defense-driven economy. This strong commercial foundation is complemented by recession-resistant healthcare, legal, and nonprofit users who provide highly stable, long-term cash flow. By avoiding concentration in any single industry, this balanced roster shields investors from sector-specific downturns while capturing the upside of the region's rapid growth.

INDUSTRY	SF	OCCUPIED SF
Engineering	20,823	36.0%
Business Services	14,407	24.9%
Legal Services	7,511	13.0%
Healthcare	6,475	11.2%
Real Estate	3,719	6.4%
Education / Nonprofit	3,563	6.2%
Transportation / Logistics	1,328	2.3%
TOTAL OCCUPIED	57,826	100.0%





ACCELERATING LEASING VELOCITY & MARKET MOMENTUM

The Property's ability to attract and retain tenants from the area's foundational industries, like engineering and logistics, provides a highly stable income stream and demonstrates an investor's clear ability to execute a business plan by leasing up the remaining vacancy. This strength is clearly demonstrated by recent leasing momentum, with four new leases, renewals, and expansions signed since September 2025. Recent commitments from Gray Construction, AI Engineers, and TRX Trucking underscore the asset's ongoing appeal, while RecordQuest's decision to nearly triple its footprint established a new market rent benchmark of $23.50 per square foot.

AI Engineers

RecordQuest

AI ENGINEERS, INC	
STATUS	New
SF	2,271
LCD	11/1/26
RATE	$23.00
TERM	50 Months

RECORDQUEST LLC (210)	
STATUS	Relocation
SF	4,852
LCD	9/1/26
RATE	$23.50
TERM	83 Months



MAJOR CAPITAL PROGRAM

SUBSTANTIALLY COMPLETE

Current ownership has executed a comprehensive $4 million+ capital improvement program at 7410 Northside, touching every major building system and virtually every suite in the building. Completed improvements include full replacement of the roof, boiler, and chiller, suite-by-suite HVAC modernization across all three floors, and extensive tenant improvement buildouts delivered to anchor and in-line tenants alike. These investments leave an incoming investor with a well-capitalized, low-deferred-maintenance asset in one of the Southeast's fastest-growing markets.

Since the 2017 renovation, current ownership has demonstrated a strong commitment to the asset, investing nearly $2 million in tenant improvements alone to build out high-quality interior spaces. In addition to these tenant-specific investments, ownership has deployed significant capital to modernize core building infrastructure, including HVAC, mechanical, and electrical systems, and has made strategic investments in exterior building enhancements to elevate the property's overall aesthetic.

2017 RENOVATION	AMOUNT	$PSF
Sitework & Landscaping	$103,327	$1.47
Exterior and Façade	$371,576	$5.29
Roof	$156,797	$2.23
Interior Finishes	$370,039	$5.27
Mechanical & Electrical	$116,344	$1.66
Tenant Uplifts	$343,664	$4.89
TOTAL RENOVATION	**$1,461,747**	**$20.81**
TOTAL CAPITAL SPENT	**$4,282,274**	**$60.96**

THE CASE FOR CHARLESTON:
ONE OF AMERICA'S FASTEST GROWING CITIES

Nº 1
CITY IN THE US
(CONDÉ NAST TRAVELER READERS' CHOICE AWARDS, 2025)

Nº 1
BEST PLACE TO LIVE
(SOUTHERN LIVING SOUTH'S BEST AWARDS, 2026)

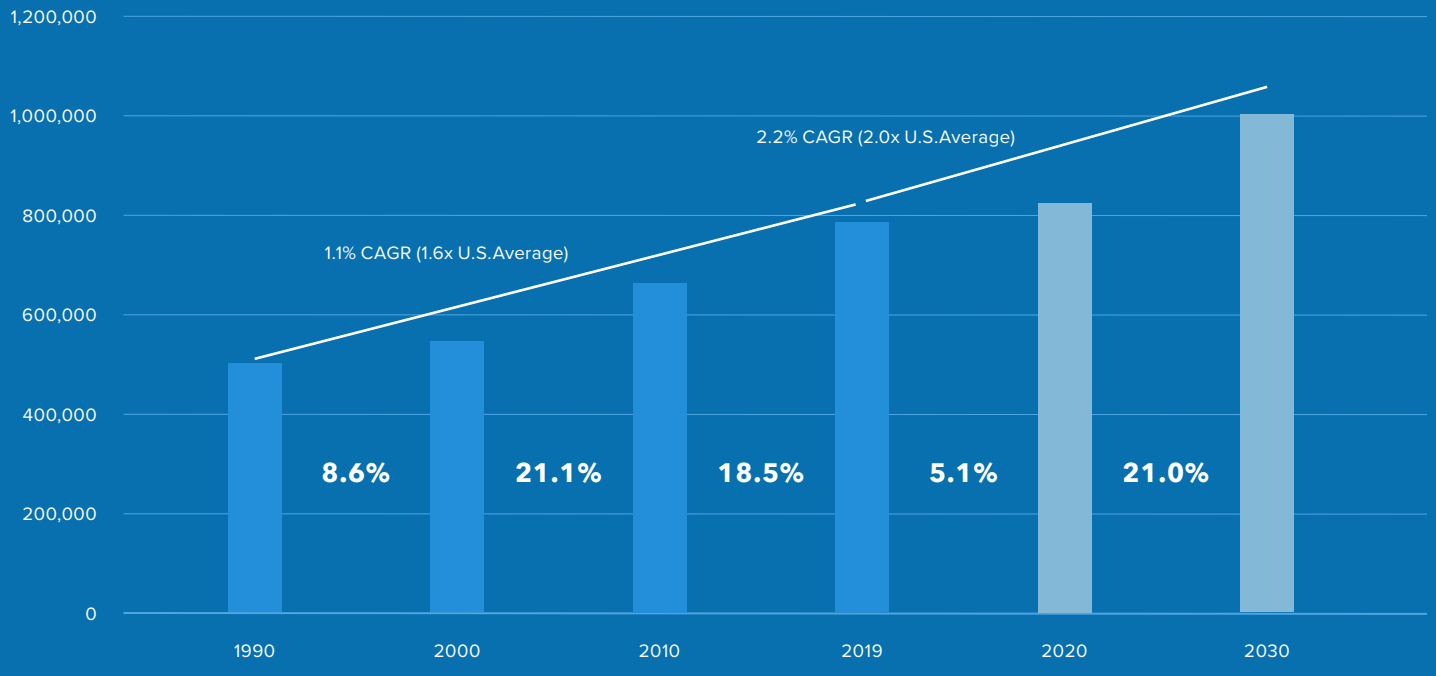
Nº 1
BEST CITY TO RAISE A FAMILY
(WALLETHUB, 2026)

TOP 10
HOUSING HOT SPOT
(NATIONAL ASSOCIATION OF REALTORS)

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)



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