

THE NAVY  
YARD  
at noisette™



**CUSHMAN &  
WAKEFIELD®**

Global Real Estate Solutions<sup>SM</sup>

# Overview



*View looking south down Noisette Boulevard*

Cushman & Wakefield, Inc., on behalf of the Noisette Company, LLC ("Noisette") is soliciting proposals for the purchase of land parcels, joint ventures in vertical development and indications of interest in build-to-suit facilities at The Navy Yard at Noisette (the "Navy Yard" or the "Site"). The Navy Yard offers developers and end users the ability to participate in one of the largest sustainable developments in the U.S., and one of the few large-scale urban developments in the coastal Southeast. Positioned as the new urban core of the Charleston, South Carolina metropolitan statistical area, the Navy Yard will be a true urban, live-work-play-educate, 24/7 environment with abundant green space, restored historic buildings and new mixed-use buildings featuring 21st century architecture. The Navy Yard is located along the west bank of the Cooper River and is crossed by Noisette Creek.

## HIGHLIGHTS

- In Phase 1, Noisette has available 22 parcels totaling 41.7 acres, entitled and programmed for 1.3 million sf of commercial development and up to 1,800 residential units, by outright sale or as joint ventures for the development of a wide range of property types.
- Noisette is seeking a limited number of select, highly sophisticated development partners that fully appreciate this unique and significant development and understand the long-term opportunity.
- Now is the time to "plant a flag" and have a development presence in North Charleston for years to come.
- The first release of this offering of 5 Phase 1 development parcels (totaling 10 acres) in 2007 will be shovel-ready with full infrastructure in place, including paving, streetscapes, water, sewer, electric, gas, telephone, broadband and a chilled water loop.
- The PDD has been fully approved by the City of North Charleston, eliminating development entitlement risk. This development agreement is locked in for a minimum period of ten years.
- All infrastructure construction and amenities will be completed and financed by Noisette with its capital partner Brownfields Capital LLC and supported by tax increment bond financing ("TIF") from the City of North Charleston. The property is subject to TIF enabling legislation passed by the South Carolina General Assembly in 1994 and resides in a TIF district created by North Charleston City Council action in 2004. A bond issue would not occur until after completion of the infrastructure and dedication to the City.

# Development Plan

The Site is designed to be a unique residential and commercial center differentiated from the larger community by its 21st century architecture, high urban density and strict sustainability standards. Noisette seeks to convey, in a three phase process, individual parcels within the Site through land sales or leases, or through participation in joint ventures for vertical development including varied types of uses on specific parcels.

Noisette's plan is to proceed in conveying portions of the Site in three phases. Phase 1 covers 175 acres and represents 51.5% of the Site. The entitled development rights total 4.0 million sf commercial space, with 1.3 million sf planned, plus up to 1,800 residential units. Phase 2 encompasses 87 acres, or 25.5% of the Site. Planned development is for 650,000 sf commercial space plus 1859 residential units. Phase 3 comprises 78 acres, or 23.0% of the Site. Development is planned for 1.6 million sf commercial space plus 1450 residential units.



*Riverfront Park*

# Property Description

The Site lies on a former U.S. Naval base in North Charleston - the heart of the Lowcountry of South Carolina. Located midway between New York and Miami, and within a short drive of population centers Charlotte, Atlanta and Jacksonville, the Charleston region is one of America's most popular growth areas.

The Navy Yard is centrally located near the intersection of the two most important travel ways in the Charleston region - Interstate 26 and Interstate 526. The location is within a ten minute drive of historic downtown Charleston, ten minutes from Charleston Airport, five minutes from the Amtrak Station, 30 minutes from ocean beaches and is accessible to points north via I-26 towards Summerville. The Navy Yard is less than 10 minutes from the region's largest entertainment and meeting venue which includes the Convention Center, North Charleston Coliseum and Performing Arts Center. North Charleston is home to over 4,800 hotel rooms, with a majority falling within a 15 minute drive of the Navy Yard.



*Chicora Gardens*

# Infrastructure

The Navy Yard has an existing, functioning infrastructure in place that will be substantially modified to create a sustainable, vibrant, urban setting. Combined with recently completed amenities like Riverfront Park, and planned amenities such as Powerhouse Basin, The Navy Yard will become a premier address for residents and businesses. With sustainability as its core principle, the Navy Yard is combining the latest in sustainable infrastructure practices, such as district cooling, low impact stormwater management, and recycled materials.

Phase 1 infrastructure (\$60 million) is under construction and funded, with all infrastructure and amenities to be completed and financed by Noisette with its capital partner Brownfields Capital LLC and supported by tax increment bond financing from the City of North Charleston. The property is subject to TIF enabling legislation passed by the South Carolina General Assembly in 1994 and resides in a TIF district created by North Charleston City Council action in 2004. A bond issue would not occur until after completion of the infrastructure and dedication to the City.



*Historic Powerhouse*



*Cosgrove Avenue Entranceway*

# Contacts



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