

AVAILABLE SPACE

The Lowcountry Innovation Center is a historic 40,000 square foot renovated structure located at the former Navy Yard in North Charleston, South Carolina. Spaces are tailored to accommodate knowledge-based companies in a variety of offices from as large as 8800 square feet to as small as an individual office of 100 square feet. Creating a variety of environments for all phases of development in a company's life cycle adds to the feeling of community.

Office Suites Available

- 800 square feet
- 800 square feet
- 1060 square feet
- 1600 square feet
- 1600 square feet
- 1860 square feet
- 1860 square feet
- 2200 square feet
- 3200 square feet
- 4800 square feet
- 8800 square feet

Individual Offices

- 6 individual offices are currently available and are outfitted with desk, chair, filing cabinets, phone, mailbox, and internet connection.

Benefits of being at The Lowcountry Innovation Center

- Location convenient to I-26, I-526, Airport, SPAWAR, Port
- Free on-site parking
- Flexible open "Loft" style office space
- Tenant coffee bar
- Common access conference rooms
- ADA compliant
- Convenient central/secure mail area
- Non-Smoking Policy
- Locked bicycle storage

Energy/Cost Saving Features

- New double pane, high impact insulated windows
- Insulated partitions between offices to reduce sound transmission
- 12” concrete between floors to reduce sound transmission
- Natural light maximized to reduce electrical costs
- Use of high efficiency lighting
- New individual thermal control HVAC units for each suite
- Data and electrical systems accessible for easy reconfiguration

Green Features

- Low VOC materials used
- High efficiency electrical systems
- Low flow plumbing fixtures
- Local indigenous plantings
- Motion activated light sensors

The Lowcountry Innovation Center will focus on companies that fall within the fields referred to as “Knowledge-Based.” Target tenants will include information technology, software development, telecommunications, engineering, architecture, life sciences, archeology, graphic arts, logistics, and historic preservation. However, we are also looking for companies that can contribute to as well as benefit from joining the community.