

TEN STOREHOUSE ROW



Studios for Artists & Design Professionals
Innovative Restaurant Space
Available for Lease Summer 2005



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www.noisettesc.com

TEN STOREHOUSE ROW

Building Specifications

- Former Navy Storehouse Built in 1939
- The 40,000 SF Mixed-Use Facility Will Be the New Home of the American College of the Building Arts (ACBA)
- Approximately 20,000 SF Has Been Planned Particularly for Design Professionals, Creative Specialists, and Artisans
- A Large Exhibition Space is Located in the Central Portion of the Building
- Ten Storehouse Row Will Have Wireless Internet Throughout for Both Visitors and Occupants & Ample Parking Directly Across Noisette Blvd.
- Ten Storehouse Row Will Be the Urban Core of Noisette, a Gathering Place for Visitors, Local Employees, and Students

Office Lease Specifications

- Six 750 SF Studios Will Be Available in Late Summer of 2005
- Lease Rate: \$1000 Gross For Year 1; \$837 Plus CAM Charges For Years 2 & 3
- Special Pricing Available for Herman Miller Furniture
- 20' Ceilings with Semi-Glossed Wood-Finished Interior
- Tenants Will Have Complimentary Use of the Noisette Urban Alliance Studio Conference Area
- Office Space Optimal for Design Firms, Architects, & Website Designers with 2-4 Employees

Artisan Studio Lease Specifications

- Eight 300 SF Artisan Studios Will Be Available in Late Summer of 2005
- Based on Location & Visibility, Rates From \$350 to \$500 Gross Per Month
- Join Other Local Artisans in a Vibrant, Creative Atmosphere
- Excellent Opportunity to Market Custom Designs and Artwork to the Public
- Adjacent 4,000 SF Exhibition Space Will Be Available for Art Walks, Gallery Openings & Other Events
- Ample Parking & Easy Access for Loading Materials

Restaurant Lease Specifications

- 3,000 SF Sub-dividable Restaurant Space Available in Late Summer of 2005
- \$10.50/Rentable SF Per Year; Net Lease Plus CAM Charge
- ACBA Will Guarantee 40-60 Lunches Per Day
- This will Be the First Public Restaurant to Serve the 4,500 People Who Work Daily on the Grounds of the Former Naval Base
- Restaurant will have the Opportunity to Cater Regular Events Such As Art Walks & Exhibitions at Ten Storehouse Row



J. Edward Buxton
Richard B. Morse

Ten Storehouse Row

The Noisette Company is proud to announce the opening of Ten Storehouse Row, an eclectic mixed-use building in the heart of Noisette's *River Center*. This adaptive reuse of a former Navy Base building will host artist studios, creative office spaces, artisan workshops, gallery space, and a café/deli. Ten Storehouse Row will serve as the go-to point for the urban core of Noisette—where visitors will come for gallery events, area employees will come to purchase lunch or a coffee, and students of the American College of the Building Arts will take classes and learn the art of restoration.



Ten Storehouse Row will be a lively commercial marketplace for artisans and design professionals that is the hub of the Storehouse Row historic industrial district. High ceilings and clerestory windows flood the interior with natural light, providing one-of-a-kind office, retail and meeting space in this 40,000 square foot structure.

The American College of the Building Arts will serve as an anchor tenant in the east end of the building. 20,000 square feet has been leased for classroom and shop space in which students will take four year degree courses in the artisan trades of restoration carpentry, plaster work, timber framing, masonry, stone and ironwork. This use will generate a healthy buzz of activity throughout the day with 48 students planned for the first year, and yearly enrollment goals to add a minimum of 48 students each year after.

The remaining 20,000 square feet has been planned particularly for design professionals, creative specialists, and artisans with open event and exhibit spaces that tenants and local groups can use to host temporary exhibitions and events. Ten Storehouse Row's frontage on Noisette Boulevard provides optimal spaces for a café, deli and gallery. Extensive parking includes on-street spaces adjacent to the building.

Ten Storehouse Row is unlike any space being offered in the Charleston area today. We are looking for tenants that are interested in being a part of a creative, vibrant and exciting facility that further defines the future of Noisette.

The River Center

Ten Storehouse Row sits within the Storehouse Row district of River Center at Noisette. These buildings served as the storehouses and offices for the US Navy when the area served as a base. In 1996 the base closed down, and in 2001 the ambitious Noisette was announced. By December of 2003 Noisette produced a Master Plan for 3000 Acres within the city of North Charleston. This Plan includes 350 acres at the former base, which has been laid out as River Center, Noisette's urban downtown neighborhood. Much of the restoration of the historic buildings is already underway at Noisette, as well as the construction of the 10-acre Riverfront Park, which is scheduled to open this summer and is a short walk from Ten Storehouse Row. There are now over 4,500 people working on the footprint of the old navy base.

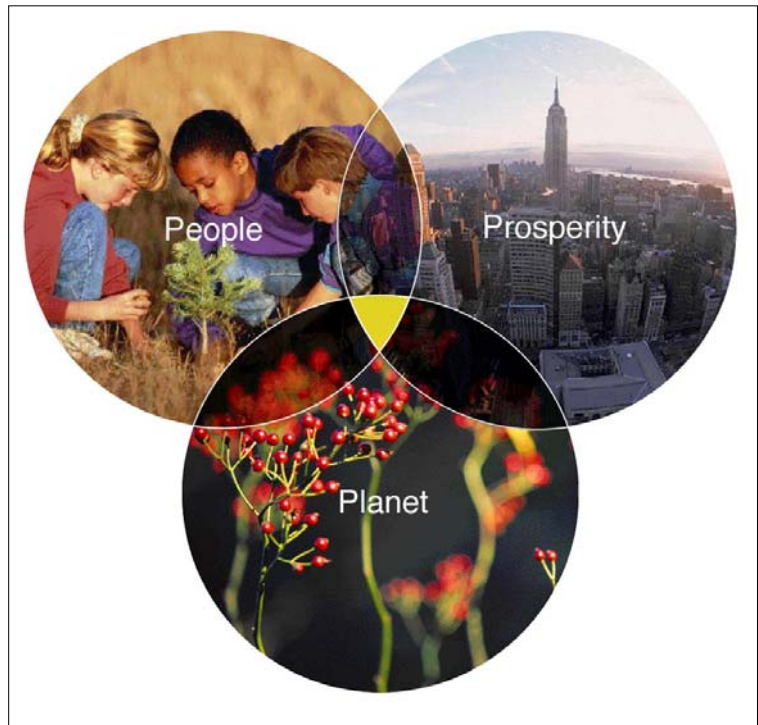
There has been significant interest and leasing activity in the Storehouse Row district in the past 12 months. Several major tenants include Berkeley-Charleston-Dorchester Council of Governments the tri-county region's planning council, RL Bryan Company one of the state's largest furniture dealers and printers, Wilbur Smith a South Carolina based international engineering firm, Charleston Marine Container Inc. an industry leader in intermodal container systems, the Department of Health and Environmental Control, and Elderlink a non-profit resource center for seniors. Storehouse Row is also home to The Noisette Company and the Noisette Urban Alliance Studio for construction technology transfer, both US Green Building Council LEED certified facilities. These spaces are unique in how they have suited tenant needs, and have been planned and designed using environmentally conscious approaches and materials to provide employees with natural light-filled, healthy and unique working environments.

Future developments in the area of Ten Storehouse Row also impact the appeal of the project. The American College of Building Arts will have offices in Eleven Storehouse Row directly next door to accommodate administration, a library and additional classroom space. In the outdoor plaza between Nine and Ten Storehouse Row, a farmers market will take place on scheduled days. Additionally, Eight and Nine Storehouse Row have been designed as loft housing and commercial space to meet an underserved market in the greater Charleston area today.

The Noisette Story

Noisette is a 3,000-acre, sustainable urban redevelopment effort in North Charleston, South Carolina, one of the state's largest and fastest growing cities. It includes about 350 acres that were part of the Charleston Naval Complex, a mainstay of national defense until its closure in 1996. Noisette is the product of a unique public-private partnership between the Noisette Company, the City of North Charleston, and the 13,000 residents who live inside the Noisette footprint.

Working with community groups, city representatives, and leading architecture and land-planning firms, the company created a redevelopment master plan detailing environmental restoration, infrastructure improvements, expansion of parks and recreation areas, improvements to retail and mixed-use areas, school improvements, integration of arts and culture, and other facets of a truly sustainable community.



*The Noisette Urban Redevelopment Project is Based Upon the
Triple Bottom Line —
A Balance among People, Planet & Prosperity*

What is meant by *sustainability*?

Sustainability means creating the good life in ways that don't compromise the ability of future generations to do the same. It is a growing trend in urban redevelopment based on the triple bottom line: *people-planet-prosperity*. Truly sustainable communities are socially just, environmentally responsible and economically viable. They are durable, efficient, healthful and comfortable places to live work and play. They embrace their heritage while celebrating their roles as ecosystems, marketplaces and communities.

What will be built at Noisette?

In addition to environmental restoration, expansion of parks and recreation, improvements to infrastructure and many other sustainability efforts, plans call for about 8,000 new housing units, 5,000 rehabilitated housing units, and five million square feet of retail and commercial space.

The Noisette Company is directly responsible for development of the old naval base property, and the plans account for about three quarters of the new housing and 80 percent of the commercial space. Called River Center, it will be a true urban core including facilities for business, residents, education, retail, cultural, entertainment and the arts, bordered by a three-quarter mile Cooper Riverfront Park and a 200-acre preserve surrounding a restored Noisette Creek.



Noisette Creek is the Environmental Heart of the Noisette Urban Redevelopment Project

What makes Noisette different from other development projects?

A key difference is that the master plan incorporates the public sector, private investors, corporate sponsors and non-profit organizations within the framework of a public-private partnership receiving no funding from any government source. Other major differences:

- Although the Noisette Company is directly responsible for only developing 350 acres on the former base property, the Noisette project master plan for urban revitalization covers the entire community.
- Instead of displacing current residents with an influx of affluent newcomers, promoting diversity at Noisette is a key goal. Development includes a range of housing options to meet the needs of various socio-economic groups, and there are many efforts in place to help strengthen long-standing roots within the area.
- The Noisette Project is a true “urban infill” project, one being created within an existing community. About 13,000 people live in the district, and the fabric of many historic neighborhoods remains intact. This is a departure from standard “Greenfield” development, which pushes development further into agricultural and natural areas.
- The on-base Tax Increment Financing district will allocate 25 percent of its revenues to public schools within the Noisette redevelopment, on the condition that the Charleston County School District implements sustainable design practices in school building improvements.

Has a prototype for a Noisette-style development ever been built?

No similar sustainable redevelopment has been attempted in South Carolina, but there have been some experimental projects in mixed-use sustainable redevelopment elsewhere in the country, notably in Portland, Oregon. However, nothing on the scale of the Noisette project has yet been attempted for environmentally-conscious, socially durable development. Related projects include the Stapleton redevelopment near Denver, Colorado, where land from the former Denver airport is being subdivided into a collection of sustainable urban villages. Elsewhere, Austin, Texas, has the first-ever green building codes in the United States with standards for commercial development.

STOREHOUSE TEN / AMERICAN COLLEGE OF THE BUILDING ARTS

THE NOSSETTE COMPANY + B N I M ARCHITECTS

- PROFESSIONAL OFFICE SPACE
- ARTIST STUDIOS
- RESTAURANT SPACE
- GALLERY SPACE
- OPERATIONS
- ACBA - UNCONDITIONED
- ACBA - OUTDOORS
- RESTROOMS

SCALE: 1" = 30'

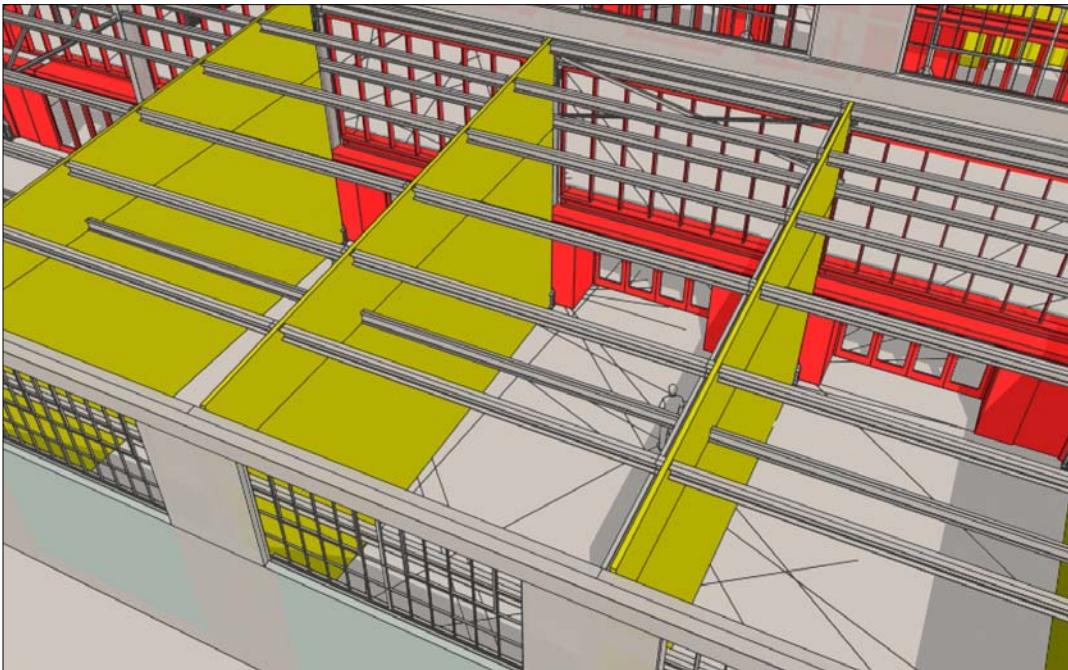
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An Inside Perspective from the 750 SF Office Studio



Aerial View of the Unique Truss System and 20' Ceilings



G1 View of West Facade Looking Northeast



G9 View of West Facade Looking Southeast



A1 Interior View of Restaurant Looking Northwest



A9 Interior View of Restaurant Looking Southwest



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CONSTRUCTION DOCUMENTS 65555

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DATE: 2018.08.15
 PROJECT NO: 18-001
 FILE NUMBER: 18-001

Revision	Description

SHPO INFO SHEET

G004



Ten Storehouse Row

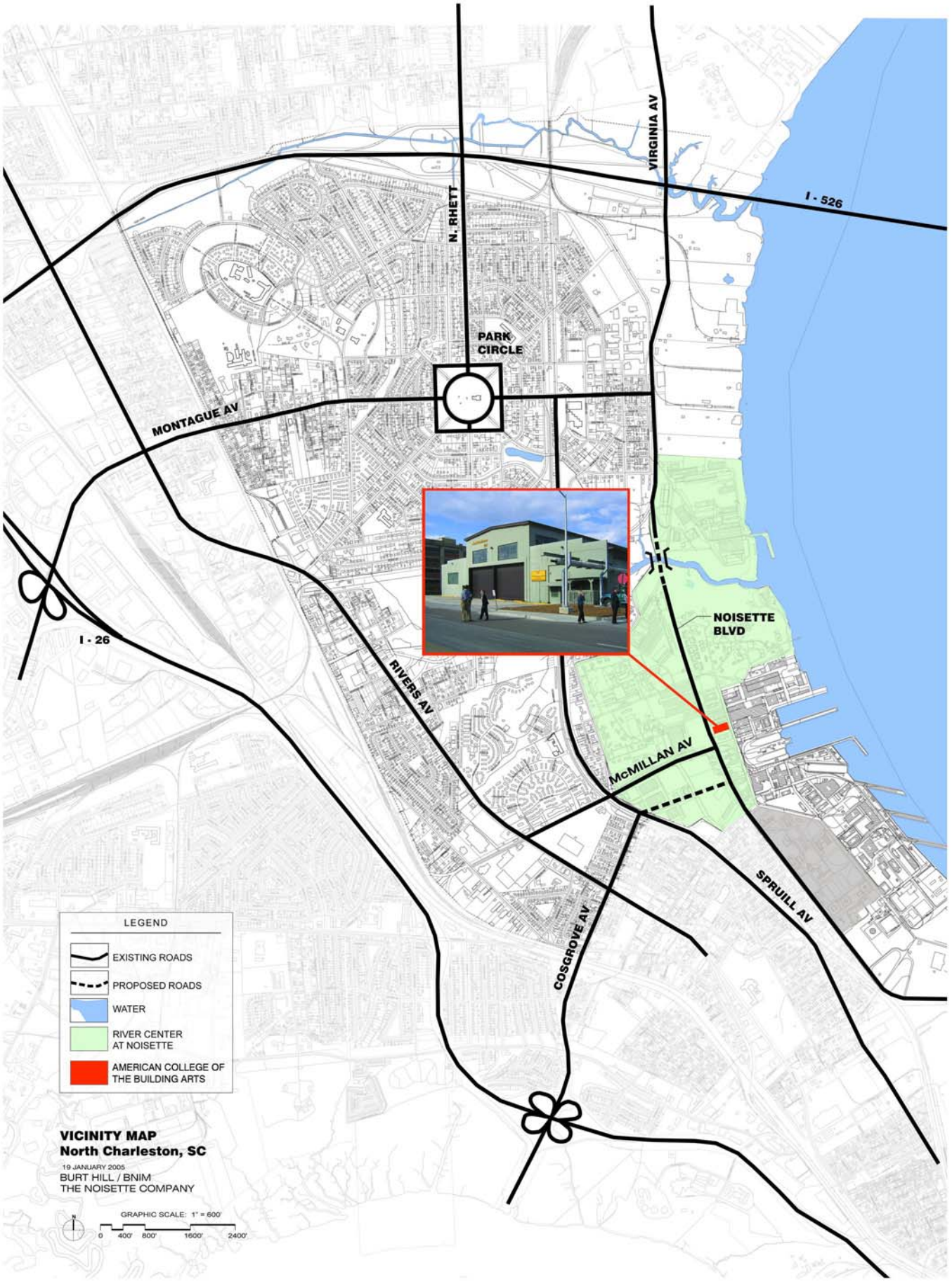


Cosgrove Road Entrance



**PHASE 1 SITE PLAN
RIVER CENTER AT NOISETTE**

BURT HILL / BNIM
THE NOISETTE COMPANY



LEGEND

	EXISTING ROADS
	PROPOSED ROADS
	WATER
	RIVER CENTER AT NOISETTE
	AMERICAN COLLEGE OF THE BUILDING ARTS

VICINITY MAP
North Charleston, SC
 19 JANUARY 2005
 BURT HILL / BNIM
 THE NOISETTE COMPANY

