

2000 DANIEL ISLAND DRIVE CHARLESTON, SC 29492



+/- 52,000 SF OF CLASS A OFFICE
SUBLEASE OPPORTUNITY

2000 DANIEL ISLAND DRIVE

A UNIQUE SUBLEASE OPPORTUNITY

TABLE OF CONTENTS

4

SECTION 1

THE OPPORTUNITY

6

SECTION 2

THE PROPERTY

12

SECTION 3

THE LOCATION

For more information, contact:

Lee Allen

Executive Vice President

JLL Charleston

lee.allen@am.jll.com

(o) +1 843 805 5111

(c) +1 843 566 2064

Kevin Coats

Associate Broker

JLL Charleston

kevin.coats@am.jll.com

(o) +1 843 805 5112

(c) +1 434 760 0863

JLL Charleston

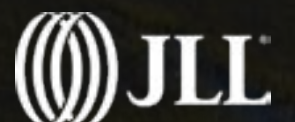
701 East Bay Street

Suite 308

Charleston, SC 29403

+1 843 805 5100

www.jll.com



THE OPPORTUNITY | 4TH FLOOR SUBLEASE

2000 DANIEL ISLAND DRIVE | 4TH FLOOR SUBLEASE OPPORTUNITY | 4

2000 DANIEL ISLAND DRIVE | 4TH FLOOR SUBLEASE OPPORTUNITY | 5

WELCOME TO 2000 DANIEL ISLAND DRIVE

2000 Daniel Island Drive is one of Daniel Island's iconic office buildings. Situated within the thriving island community and serving as Blackbaud's current corporate headquarters, 2000 Daniel Island Drive presents this unique sublease opportunity. The fourth floor, roughly 52,000 square feet with the possibility of up to 127,000 square feet, of this Class A office building is available for sublease through July of 2023. As a full service sublease, all utilities, amenities, furnitures and fixtures are included to grant the sublessee all the comforts and conveniences the building has to offer.



CURRENT BLACKBAUD HEADQUARTERS	CLASS A OFFICE BUILDING	FULL SERVICE CAFETERIA	CONFERENCE CENTER FOR 75–100 PEOPLE
RECENTLY RENOVATED INTERIORS	FURNITURE, FIXTURES, & EQUIPMENT INCLUDED	CLOSE PROXIMITY TO AMENITIES	SECURED CAMPUS ENVIRONMENT

+/- 52,000 SF
(THE ENTIRE
FOURTH FLOOR)

\$23.00/SF FULL
SERVICE
LEASE RATE

THE PROPERTY | FEATURES

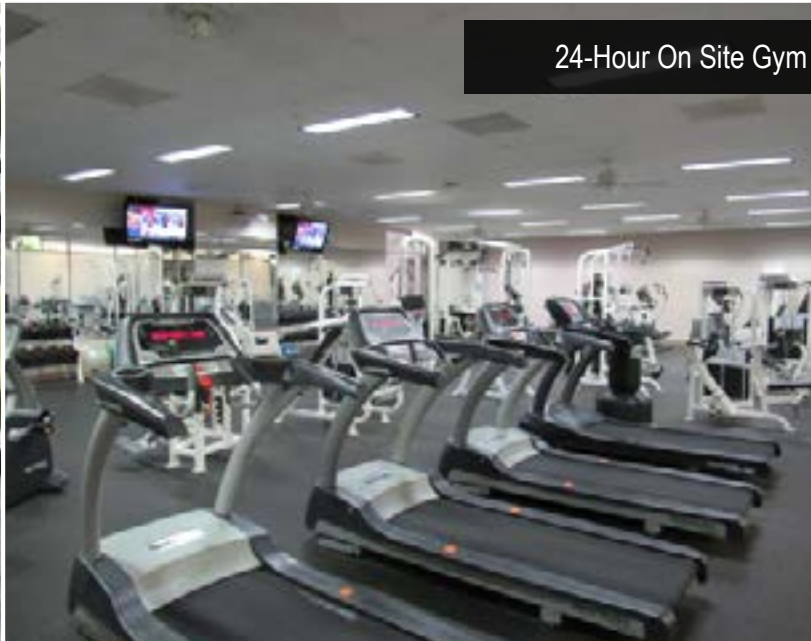
Center Atrium Includes lounge areas and work stations with access to the gym, game rooms, cafeteria, and cafe



Lounge Areas



24-Hour On Site Gym



4th floor conference rooms wired with modern IT infrastructure with views of the surrounding marshes

Modern Break Rooms



2000 Daniel Island Drive recently underwent a building-wide renovation project. Common spaces, work stations, and private offices have been converted into a contemporary, open work environments.

Full Service Cafeteria



THE PROPERTY | 1ST FLOOR

The first floor of 2000 Daniel Island Drive serves as the community center of the building - the hub of collaborative, relaxing and working spaces. Employees can enjoy a meal at the full service cafeteria, enjoy a freshly brewed coffee, play a video game or work up a sweat in the 24-hour gym. Blackbaud's goal was to create an inviting space for all people within the building. Distinct building features on the first floor include:

- 24-hour security
- Game room equipped X-Box, Playstation, Ping Pong tables, and a pin ball machine
- 8 large training style rooms
- Updated AV systems in all conference rooms
- Interview rooms and small conference rooms
- One master training room that can serve as an "all hands" space to fit up to 100 people
- Cafeteria including breakfast, lunch, and snack options
- Starbucks cafe with locally sourced coffee
- Center Atrium with modern furniture can serve as event space
- 24-hour gym access with full locker rooms and showers
- FedEx shipping center



1ST FLOOR LEGEND	
Cubicle/Work Stations	
Conference Rooms	
Training Rooms	
Standard Offices	
Break Rooms	
Copy/Printing	
Restrooms	
Dataroom	
Shipping/Receiving/Mail	
Cafeteria	
Fitness Center/Lockers	

THE PROPERTY | 4TH FLOOR

The fourth floor of 2000 Daniel Island Drive provides employees with a more exclusive work environment. Serving as the only floor of the people with an executive suite holding ten large, private offices, this floor also has four modern break rooms, an executive board member meeting room, and over 300 work stations. Employees can host meetings in conference rooms with marsh and downtown Daniel Island views or collaborate in the floor's many lounge areas.

As a plug-and-play space, the sublessee will be able enjoy the following fourth floor features and amenities:

- Large conference rooms with updated AV
- 4 break rooms with updated appliances
- Two board rooms
- Exterior conference rooms with great views
- Small huddle spaces
- Recently renovated executive suite with 10 large private offices
- 307 work stations
- 62 total private offices
- 4th floor views of Central Atrium, MUSC Health Stadium, and surrounding marshes



4TH FLOOR LEGEND

Cubicle/Work Stations	
Conference Rooms	
Executive Offices	
Standard Offices	
Break Rooms	
Copy/Printing	
Restrooms	
Dataroom	

THE LOCATION | CHARLESTON MSA



ACCOLADES & RECOGNITION

**CHARLESTON VOTED BEST
CITY IN THE WORLD**
TRAVEL & LEISURE MAGAZINE

**S.C. RANKED #2 BEST BUSINESS
CLIMATE IN THE COUNTRY**
SITE SELECTION MAGAZINE

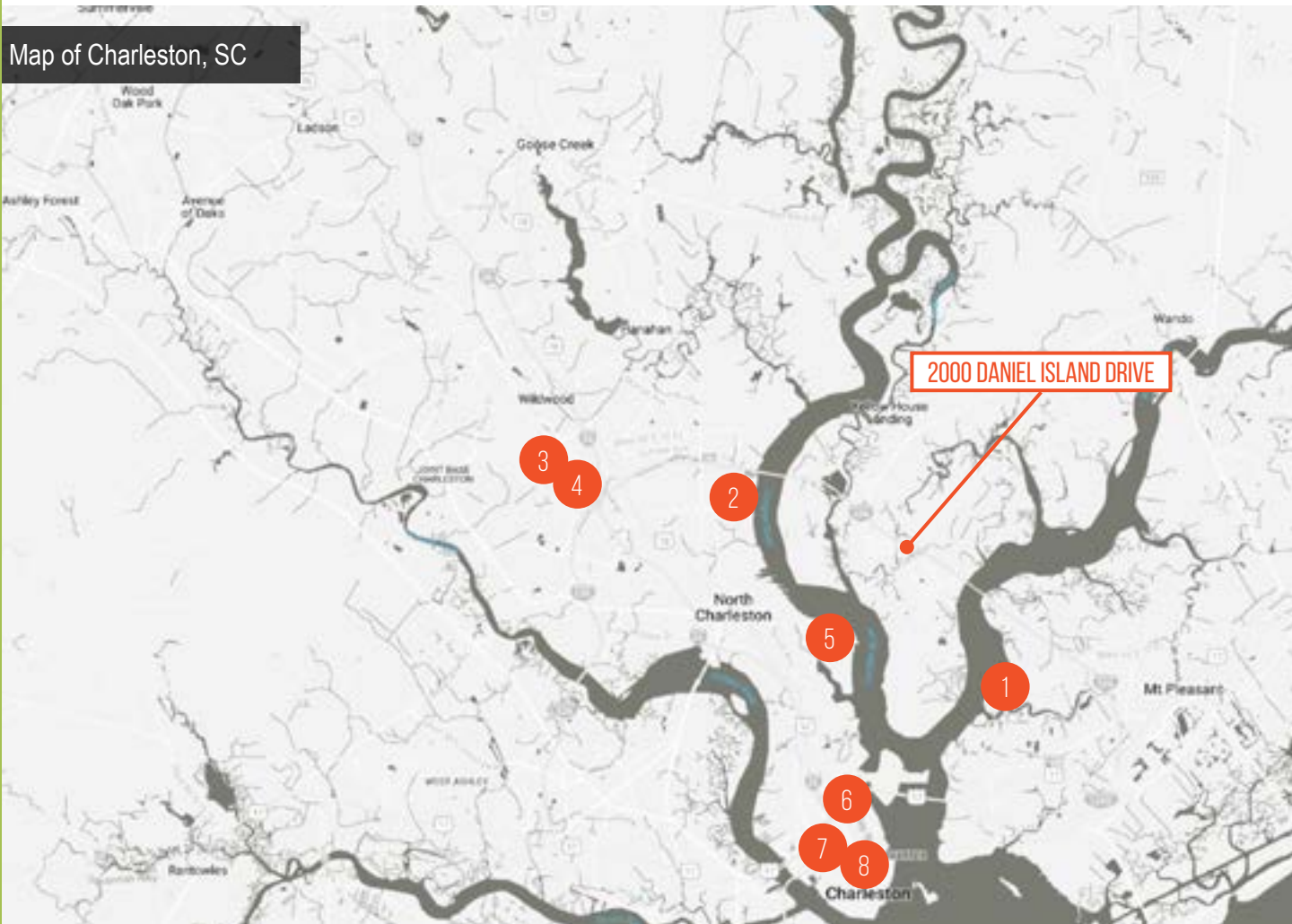
**CHARLESTON RANKED #9
'BEST PLACE TO LIVE'**
U.S. NEWS & WORLD REPORT

**CHARLESTON RANKED #3
BEST CITY FOR JOBS SUMMER 2016**
FORBES MAGAZINE

**CHARLESTON RANKED #7
BEST MID-SIZE CITY FOR JOBS 2016**
FORBES MAGAZINE

**CHARLESTON RANKED #7
FOR ECONOMIC GROWTH POTENTIAL**
BUSINESS FACILITIES MAGAZINE

THE LOCATION | CHARLESTON MSA



The Charleston Metropolitan Statistical Area is one of the nation's fastest developing markets. Over the past decade, the Charleston MSA has experienced substantial economic growth and continues to see major economic development announcements, over 3.9 billion dollars in FY 2015 -2016. Known for it's diverse economy, Charleston is home to major corporate headquarters and economic drivers including the Port of Charleston, Daimler, Volvo, and Boeing. In recent years, Charleston has received recognition for becoming a technology hub for local start-ups and spearheading business developments. Businesses and corporation seek out areas like Charleston because of its positive business environment, strong economic activity, readily available work force and overall higher quality of life.

NUMBER	ECONOMIC DRIVER	DISTANCE TO 2000 DANIEL ISLAND DR. (MILES)
1	Wando Welch Terminal	6.6
2	N. Charleston Terminal	7.9
3	Charleston International Airport	10.5
4	Boeing Facility	10.5
5	Navy Base Terminal	10.8
6	Columbus Street Terminal	13.4
7	MUSC	14.8
8	Downtown Charleston	15.00

Distances calculated by Google Earth

745,000
TOTAL MSA POPULATION

50%
POPULATION BETWEEN 20-54 YEARS OLD

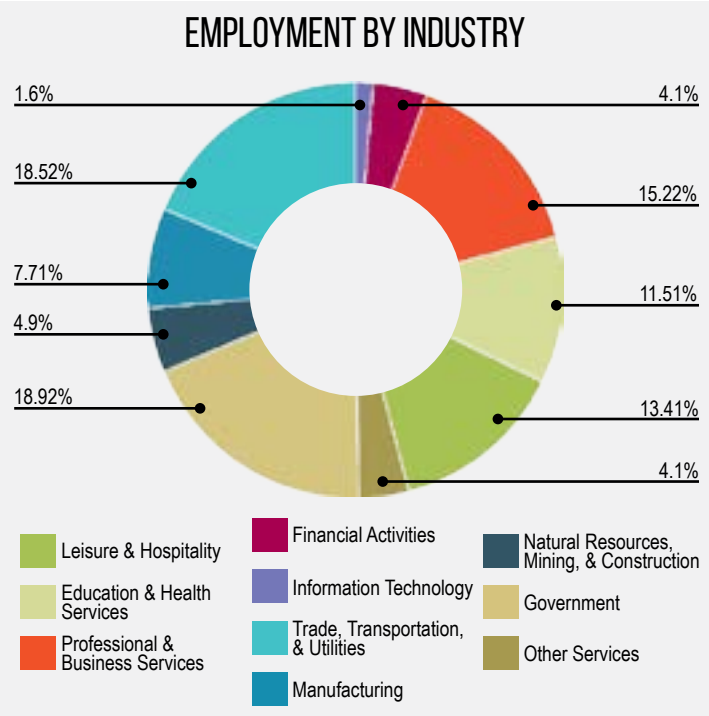
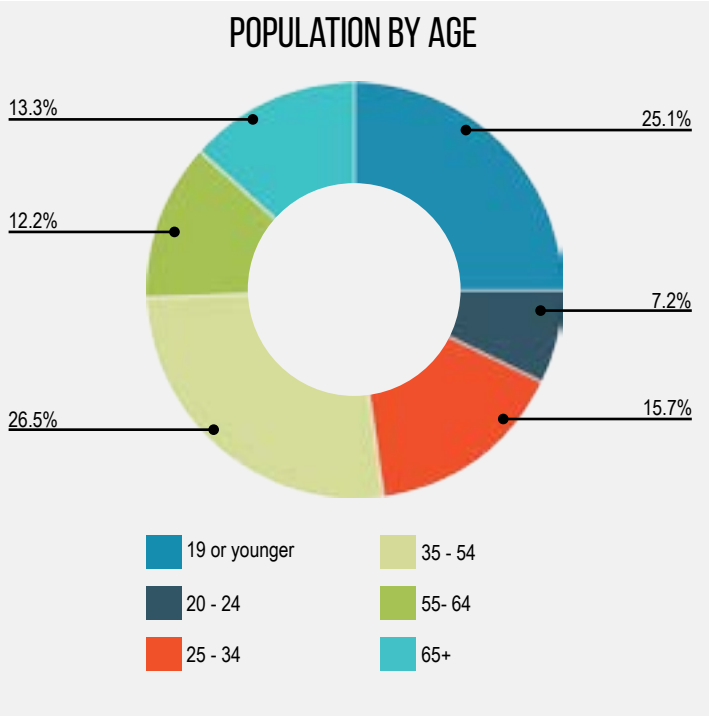
48
AVERAGE NEW RESIDENTS PER DAY

\$53,572
MEDIAN HOUSEHOLD INCOME

33%
RESIDENTS HAVE A BACHELORS DEGREE OR HIGHER

\$3.9BB
ECONOMIC IMPACT ANNOUNCEMENTS IN FY '15-'16

CIVILIAN WORKFORCE STATISTICS				
CIVILIAN WORKFORCE	2010	2015	2016 - FORECAST	2017 - FORECAST
Labor Force	327,157	357,721	367,022	378,032
Employed	296,891	338,746	348,908	359,376
Unemployed	30,266	18,975	18,113	18,657
Unemployment Rate	9.3%	5.3%	4.9%	4.9%



U.S. Bureau of Labor Statistics; Forecast data from the Center of Business Research, Charleston Metro Chamber of Commerce; U.S. Census Bureau

THE LOCATION | BUSINESS INCENTIVES



BERKELEY COUNTY, SC

LOWEST COUNTY GOVERNMENT MILLAGE RATE
IN SOUTH CAROLINA

SPECIAL SOURCE REVENUE CREDITS (SSRC)

UP TO \$2,500 PER JOB IN JOB TAX CREDITS

MULTI-COUNTY PARK AGREEMENTS

FEE IN LIEU OF TAXES (FILOT)

LOCAL GRANTS



South Carolina
Commerce

THE STATE OF SOUTH CAROLINA

JOB TAX CREDIT

For new and expanding companies operating in
South Carolina

CORPORATE INCOME TAX MORATORIUM

For companies looking to establish operations in economically
distressed counties

CORPORATE HQ TAX CREDIT

20% tax credit based on the certain value of HQ building or first five
years of the lease

SOLAR ENERGY TAX CREDIT

Credits against income taxes equal to 25% of costs incurred by
purchasing/installing high energy efficient systems

ENHANCED CORPORATE HQ TAX CREDIT

20% tax credit based on the tangible personal property costs of
establishing the HQ

BIOMASS RESOURCE TAX CREDIT

Credits against income taxes equal to 25% of costs incurred of
equipment used to produce power from 90% or more biomass

INVESTMENT TAX CREDIT

One time credit against a company's income tax of up to 2.5% of a
company's investment in new production equipment

RENEWABLE FUELS TAX CREDIT

Credit up to 25% of the cost of constructing or renovating a facility for
the purpose of producing renewable fuel

RESEARCH & DEVELOPMENT TAX CREDIT

Qualified for any one taxable year to credit 5% of the taxpayers
qualified research & development expenses

PORT-VOLUME INCREASE TAX CREDIT

For companies specialized in port-related operations and are to
expand their port volume by 5% over base-year totals

FOR MORE INFORMATION ON S.C. BUSINESS INCENTIVES, VISIT:

www.berkeleymeansbusiness.com

www.sccommerce.com

2000 DANIEL ISLAND DRIVE CHARLESTON, SC 29492

For more information, contact:

Lee Allen

Executive Vice President

JLL Charleston

lee.allen@am.jll.com

(o) +1 843 805 5111

(c) +1 843 566 2064

Kevin Coats

Associate Broker

JLL Charleston

kevin.coats@am.jll.com

(o) +1 843 805 5112

(c) +1 434 760 0863

JLL Charleston

701 East Bay Street

Suite 308

Charleston, SC 29403

+1 843 805 5100

www.jll.com

