



 *The*
CUTT

- MOUNT PLEASANT, SC -



INTEGRATING WORK & PLAY

**200,000 SF
Class A Office
Opening 2026**

**Restaurant & Retail
Opportunities
Available**

IN A NEW VIBRANT
DESTINATION

Representative Rendering

About The Project

AN UNMATCHED RETREAT

The Cutt is a complete reimagination of the intersection of work and life, play and downtime, gathering and community. Thoughtfully blending functional, modern design with unique touches that honor Charleston's rich and charming history, it's a place designed for forward-thinking businesses seeking amenities to inspire their employees' best work.

Anchored by a spacious courtyard, community lawn and ground-floor market, The Cutt injects a new, palpable vibrancy and energy thanks to much-needed Class A office space, exciting new food and beverage concepts, retail tenants, year-round events and family-friendly activities.



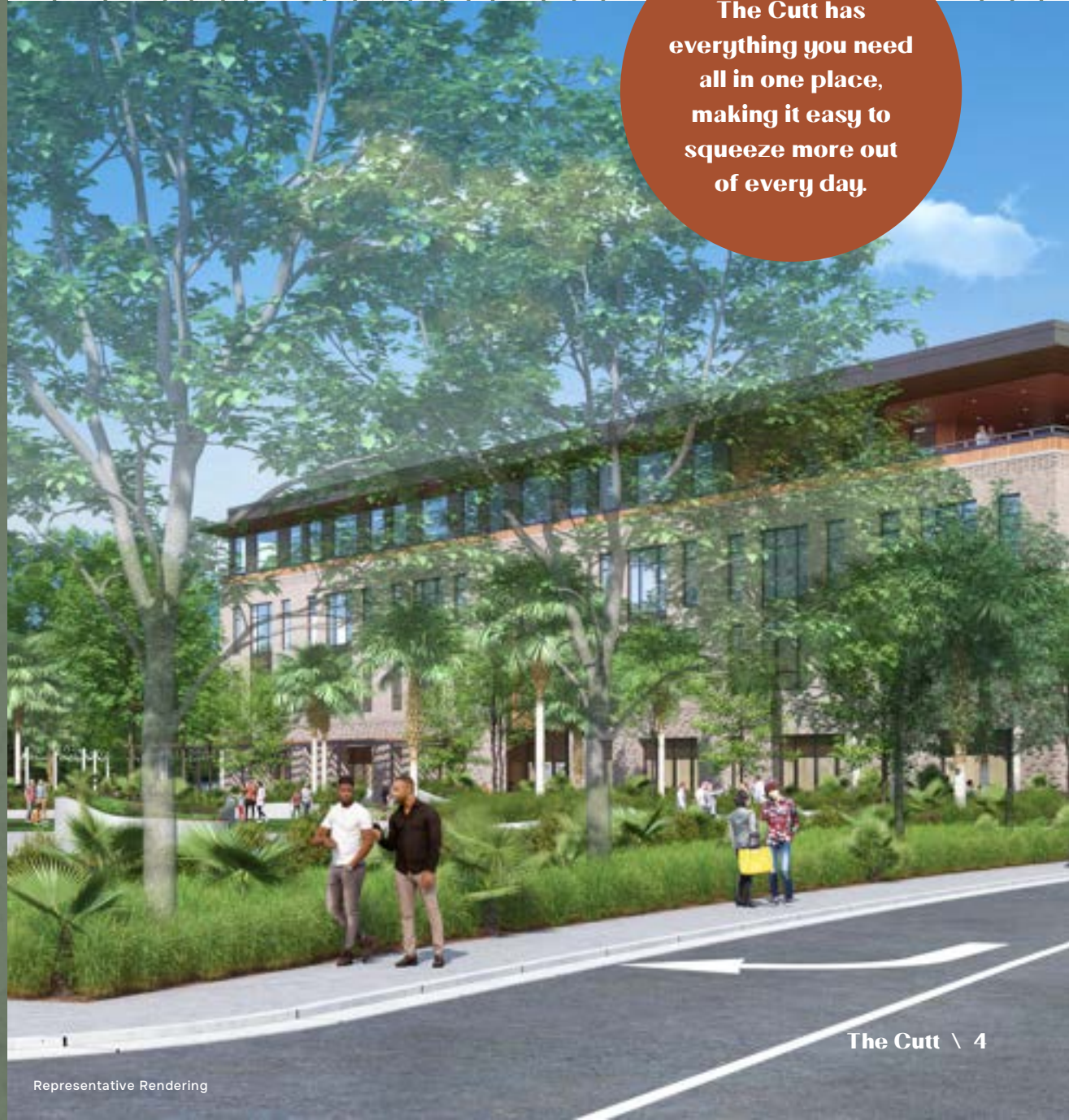
Location

FUSING WORK & PLAY ACROSS THE HARBOR

Conveniently located in Mount Pleasant, The Cutt's stunning mixed-use office space, dining and community campus offer a quick bike ride or drive for those commuting to work from the Charleston area, and a fun, family-friendly spot for wholesome entertainment, play time, activities and dining.

With exceptional restaurants filling the ground-floor retail space and Whole Foods and Starbucks a short stroll away, grabbing a midday coffee, biking or walking the Arthur Ravenel Jr. Bridge, picking up groceries on your way home or grabbing a quick bite to eat on your lunch break is all easily accessible. Ample parking makes coming and going a breeze for tenants, customers and visitors.

The Cutt has
everything you need
all in one place,
making it easy to
squeeze more out
of every day.



Representative Rendering

Location

DOWNTOWN
CHARLESTON

ARTHUR RAVENEL
JR. BRIDGE

COLEMAN BOULEVARD

HOUSTON NORTHCUTT BOULEVARD

HIGHWAY 17

the
CUTT

Location



connected
TO EVERYTHING



DRIVE
TIME

1. CHARLESTON INT. AIRPORT: 20 MIN
2. WEST ASHLEY: 18 MIN
3. JAMES ISLAND: 17 MIN
4. DOWNTOWN CHARLESTON: 10 MIN
5. DANIEL ISLAND: 16 MIN
6. SULLIVAN'S ISLAND: 10 MIN
7. KIAWAH ISLAND: 55 MIN
8. ISLE OF PALMS: 15 MIN



GOLF
COURSES

8. STONO FERRY
9. COUNTRY CLUB OF CHARLESTON
10. PATRIOTS POINT LINKS
11. DANIEL ISLAND CLUB
12. BULLS BAY
13. WILD DUNES

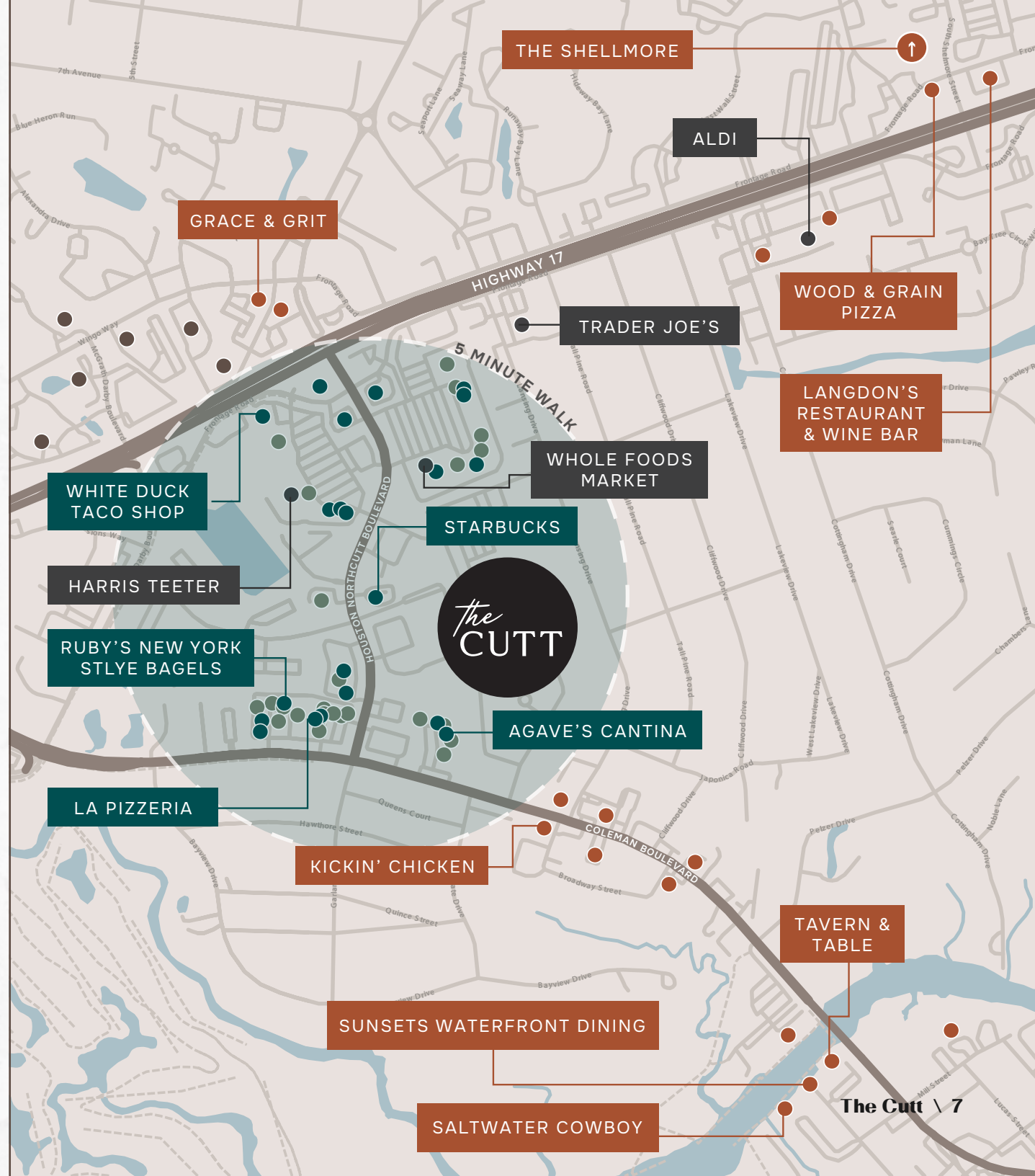
Location

SURROUNDED BY THE BEST OF MOUNT PLEASANT

THE TOWN OF MOUNT PLEASANT

is a vibrant reflection of Charleston's authenticity. The location has it all – high-end homes, affordable living, everyday conveniences, and most notably – some truly delicious eateries. Mount Pleasant has something for everyone, and The Cutt is in the center of it all.

- WALKABLE RESTAURANTS
- FURTHER RESTAURANTS
- GROCERY STORES
- WALKABLE ENTERTAINMENT
- HOTELS



THE SHELLMORE

ALDI

GRACE & GRIT

TRADER JOE'S

WOOD & GRAIN PIZZA

LANGDON'S RESTAURANT & WINE BAR

WHITE DUCK TACO SHOP

WHOLE FOODS MARKET

STARBUCKS

HARRIS TEETER

RUBY'S NEW YORK STLYE BAGELS

AGAVE'S CANTINA

LA PIZZERIA

KICKIN' CHICKEN

COLEMAN BOULEVARD

TAVERN & TABLE

SUNSETS WATERFRONT DINING

SALTWATER COWBOY

The Cutt | 7

The Site

Representative Rendering

PHASE 2
PARKING DECK

PHASE 2
OFFICE

PHASE 1
OFFICE

HOUSTON NORTHCUTT BOULEVARD

The Site

LOWCOUNTRY VIBE, HIGH-TECH DRIVE

*designed
around
nature*



BOASTING OVER 200,000 SQUARE FEET OF MIXED-USE SPACE,

The Cutt is anchored by a central courtyard and sprawling green space flanked by two four-story, Class A office buildings. Inside, efficiently designed yet flexible floor plans allow for endless customization with a focus on employee health, productivity and an amplified connection to nature, thanks to outdoor balconies and expansive glass that brings in plenty of natural light.

JUST OUTSIDE THE LOBBIES, meandering walking paths lead to new discoveries daily, from a favorite new lunch spot, a coffee shop to focus and get some work done, play areas for the kids, pocket parks and more, including a stage for concerts, movie nights and community events. Designed to cater not only to tenants and employees but also residents, neighbors and families, the entire campus is designed around nature, bringing the outdoors in and vice versa to create healthy, inspiring places to work and enjoy down time together.



Project Overview

THE SITE

- **100,000 SF Phase I**
Four-Story Class A Office
- **100,000 SF Phase II**
Four-Story Class A Office
- Onsite Retail & Restaurants

RETAIL

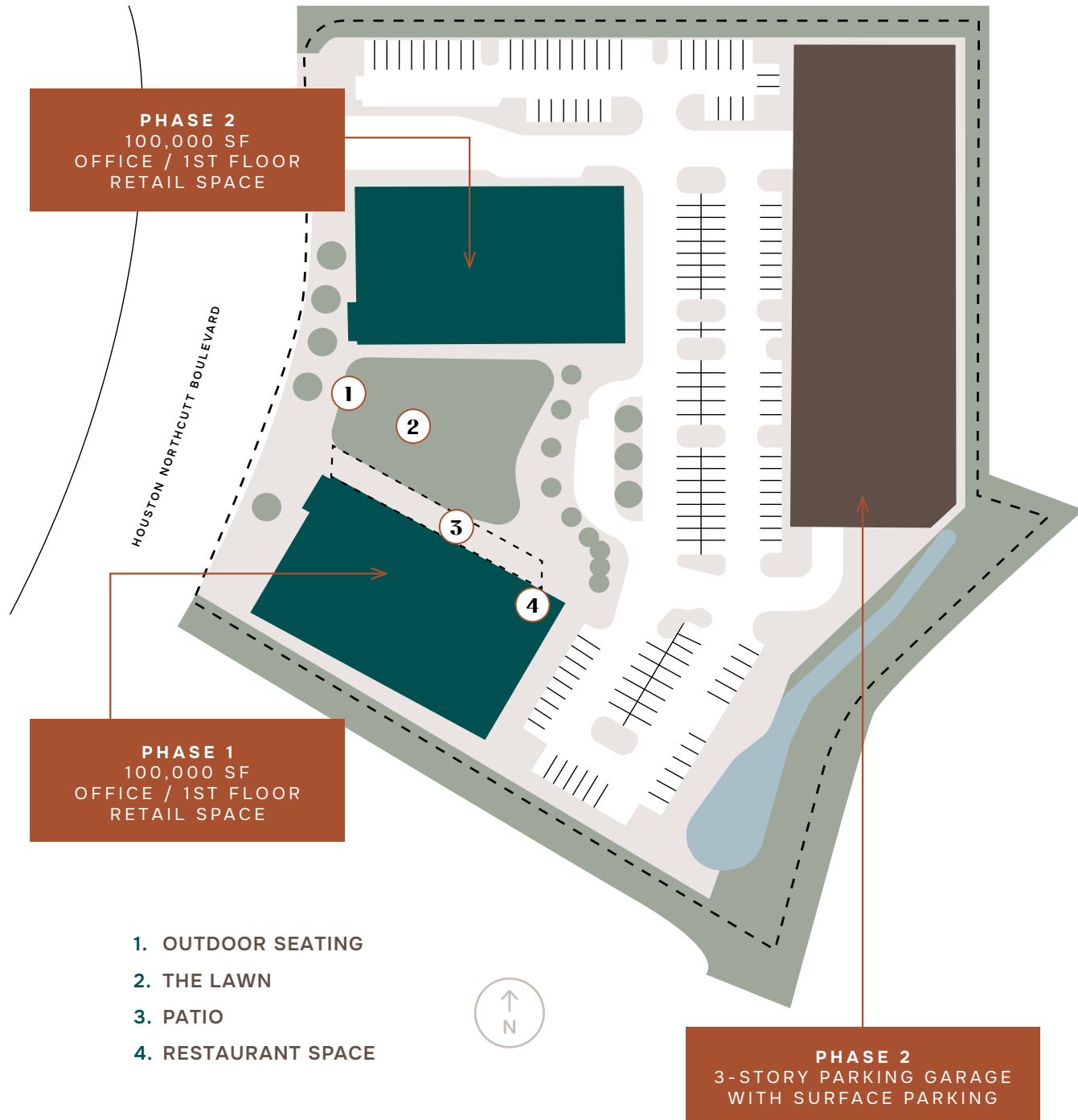
- Ground-Floor Retail & Restaurants
- Healthy Lunches and After-Work Drinks
- Outdoor Dining
- Grab & Go Concepts

AMENITIES

- Vibrant, Walkable Environment
- State-of-the-Art Fitness Center
- Activated Outdoor Plaza
- Bike Storage Room
- Generous and Inviting Landscaping Design
- Outdoor Lawn with Programmed Events

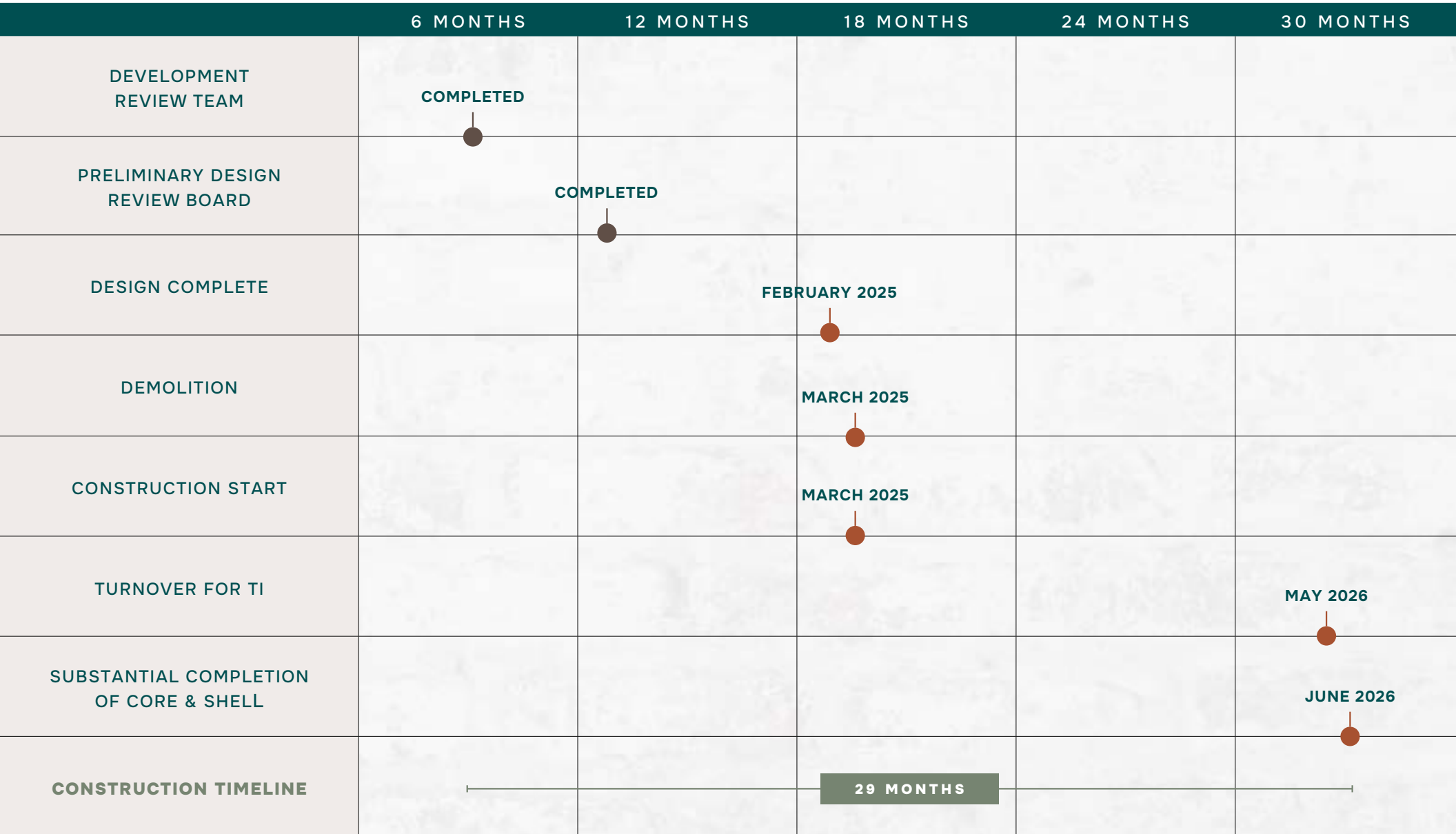
THE LAWN

- Outdoor Common Space
- Outdoor TVs
- Lounge Seating
- Sun Shades
- Wifi
- Lawn Games



Project Timeline

BREAKING BOUNDARIES



● COMPLETED ● SCHEDULED

Amenities

FLEXIBILITY FUELS PRODUCTIVITY

THE CUTT CATERS TO WORKING PROFESSIONALS

by thoughtfully curating amenities that make the time spent here easily accessible and endlessly convenient. You'll find no shortage of spaces that increase productivity – both indoor and out – including ample outdoor seating, indoor working stations, a rooftop patio and terrace, onsite conferencing areas when you need a quiet space to take a call and plenty of options for much-needed breaks throughout the day.

For those commuting by bike or who like to squeeze a workout in before work or during the day, The Cutt's onsite, state-of-the-art gym makes it convenient to break a sweat, with locker rooms and showers for freshening up afterward. With live entertainment, lawn games, boutique fitness concepts and more, The Cutt truly becomes more than a place to work or grab a bite, but a destination designed to inspire new experiences daily.

A destination
designed to
inspire new
experiences
daily.



- Class A Office Space
- Floorplan Flexibility
- Onsite Parking
- Open Lobby with Stairs
- Elevator Access
- Local Offerings
- Rooftop Patio Space
- Central Courtyard
- Walkability of Surrounding Area

- Landscaped Meeting Space with Seating
- Indoor / Outdoor Design
- Live Entertainment
- Pathway Between Buildings
- Local Design Influences



Design

spaces DESIGNED TO WORK FOR YOU

THE USE OF DELIBERATELY SOURCED, INDIGENOUS BUILDING MATERIALS celebrates the local heritage and culture that have come to define Charleston's legacy. Within the walls, floors and benches, tenants will interact daily with touches of Mount Pleasant's rich history, told through design elements that lend a charm and character not often found in new office building construction.

From the wooden trellises honoring the city's shipbuilding past to the abundance of oyster brick in lieu of plain cement sidewalks, an entire "blue room" recognizing South Carolina's second-most significant cash crop, indigo, the incorporation of Wando pottery pieces dating back as far as the 1200s and Charleston brick, the acute level of detail that went into The Cutt's design preserves the region's rich history in a new, modern way.



Representative Rendering

Lifestyle



CULINARY DESTINATION

Charleston has earned a well-deserved reputation as a food lover's paradise. The city's culinary scene showcases a blend of Southern comfort food, farm-to-table dining and innovative cuisine by renowned chefs.

CULTURE RICH

From theatrical performances and live music venues to art galleries and craft markets, immerse yourself in a rich tapestry of creativity and history.



WHY CHARLESTON

COASTAL LIVING

Life is easy in the Lowcountry. With its picturesque beaches, green golf courses, waterfront parks, and opportunities for boating, fishing and water sports, Charleston offers a coastal lifestyle that is highly sought after.

ON THE RISE

Fueled by trailblazing developments in downtown Charleston, developers have tapped into the potential of the area and are creating unique light-filled and amenity-rich office destinations. The Cutt's unique location provides plenty of parking with easy access compared to options on the peninsula.



Developer

a cutt above

INVESTING IN INSPIRING SPACES

BASED IN CHARLOTTE, NORTH CAROLINA, Collett Capital is a real estate private equity firm with over \$650 million in assets under management. The firm is focused on acquiring and developing well-located, income-producing real estate assets with durable cash flows and upside potential. Through its real estate funds, the firm acts as a sponsor, operating partner, and co-investor alongside its institutional and private capital partners.

COLLETT CAPITAL'S INVESTMENT STRATEGY focuses on high-growth markets in the Southeast and Southwest where employment growth and in-migration has outpaced the national average and created desirable investment fundamentals. Leveraging the team's experience with best-in-class investment firms and operators, Collett Capital takes an institutional approach to investment and asset management.

LEASING

the
CUTT



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LEASING



DEVELOPER



ARCHITECT



CIVIL ENGINEER



GENERAL CONTRACTOR



TheCuttMP.com