

CHARLESTON'S ONLY CLASS-A OFFICE BUILDING WITH SPACE INTENDED FOR LIFE SCIENCE TENANTS

Design Your Own Space Around Unrivalled Views or Take Advantage of the Only Plug-and-Play Lab Opportunity in Charleston

Accessing the unique mix of office, meeting and lab resources of Studio 22, Labs and the Harbour Club, WestEdge offers “plug and play” facility options for both emerging and existing life science companies who need a state-of-the-art facility to take their discoveries to the next phase. And, with stunning views over the Ashley River and easy access to Charleston’s abundant restaurants and amenities, it’s an easy place to recruit the requisite workforce.



- Life Sciences is **the fastest-growing sector** of the state’s innovation economy
- **43,000 people employed** in the Life Science Industry
- Home to **three biomedical** research universities:

CLEMSON

Uof SC South Carolina

MUSC
Medical University
of South Carolina

#2 | MID-SIZED METRO FOR WORKFORCE AGED 25-34

#3 | MID-SIZED METRO FOR PHARMACEUTICAL AND MEDICINE MANUFACTURING JOB GROWTH

OVER 300 | LIFE SCIENCES COMPANIES

45,000 | UNIVERSITY AND TECH STUDENTS IN THE TALENT PIPELINE

NOTABLE CHARLESTON LIFE SCIENCES EMPLOYERS

AGFA

alcami

Belimed
Infection Control

BD

charles river

Hillrom

THORNE

VIKORSCIENTIFIC



lifeedge Labs is a collaborative laboratory environment designed as a launchpad for high-potential entrepreneurs in life sciences and biotech startups. The Labs offer fully equipped and professionally-operated laboratory and office space with a significant amount of the necessary services and support that early-stage companies need to begin laboratory operations from day one. The Labs are intellectually and culturally enhanced with researchers participating in a rich collaborative community adjacent to the Medical University of South Carolina Discovery District.

SPEC LAB FLOOR PLAN



- CIRCULATION
- CLOSET
- COMMONS/
COLLABORATION
- CORE
- LAB
- OFFICE
- OPEN OFFICE
- RECEPTION/
GALLERY