



DOWNTOWN OFFICE CONDO FOR SALE & LEASE

192 E Bay Street
Charleston, SC 29401

Steve Hund | Senior Broker | shund@cbcatlantic.com



**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

EXECUTIVE SUMMARY



PRICE

\$645,000



CONDO SIZE

2,107 SF



TAX ID

458-09-02-085 ; -086



ZONING

GB – General Business
(City of Charleston)



COUNTY

Charleston County



AVAILABLE

Suites 206 & 207



LEASE RATE

\$2,700/Month
Gross Lease



SUITE 210 E

1,200 SF



LEASE RATE

\$575/Month
Gross Lease



SUITE 210 D

150 SF

PROPERTY OVERVIEW

Second-floor office condo for sale and lease on East Bay St in the heart of Historic Downtown Charleston. The entrance to the building is directly to the right of the prominent local restaurant, Slightly North of Broad. Accessible by key-fob, a hallway with exposed brick, mirrors and tiles leads you to the elevator or stairs that you can take up to the second floor suites. A portion of Suite 210 is leased as executive office space, with 1,200 SF & 150 SF available for immediate occupancy. This is an excellent opportunity for an owner/user to occupy the move-in ready 1,200 SF & 150 SF office within the condo, and either continue leasing out the other executive offices or grow into them as needed. The entire office condo was recently repainted, with new HVAC, ceiling tiles, and flooring. Tenants also have access to a 240 SF shared conference room at the end of the hall. From this location you can easily walk to a number of Downtown Charleston's great parks, restaurants, bars, and shopping.

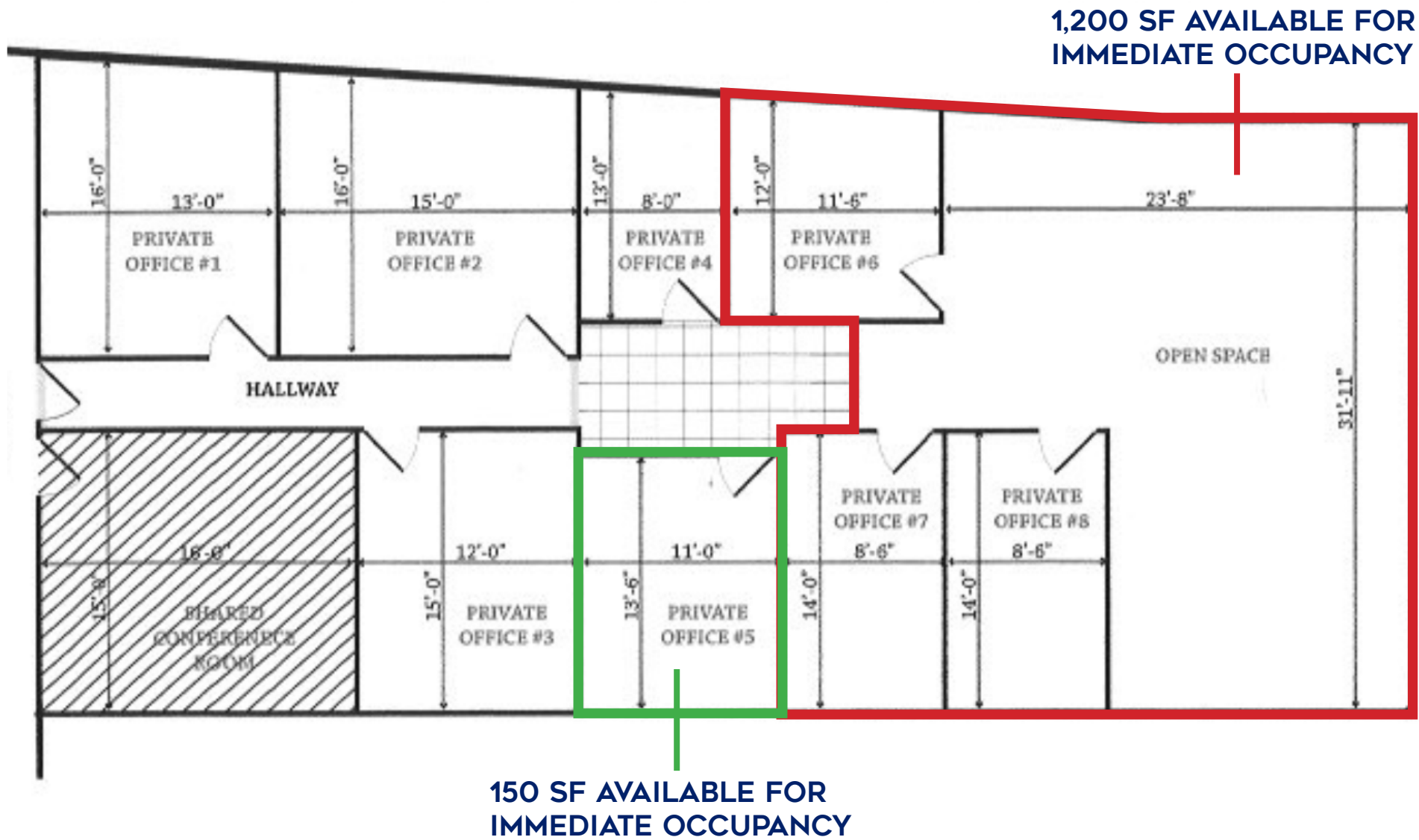


COLDWELL BANKER
COMMERCIAL
ATLANTIC

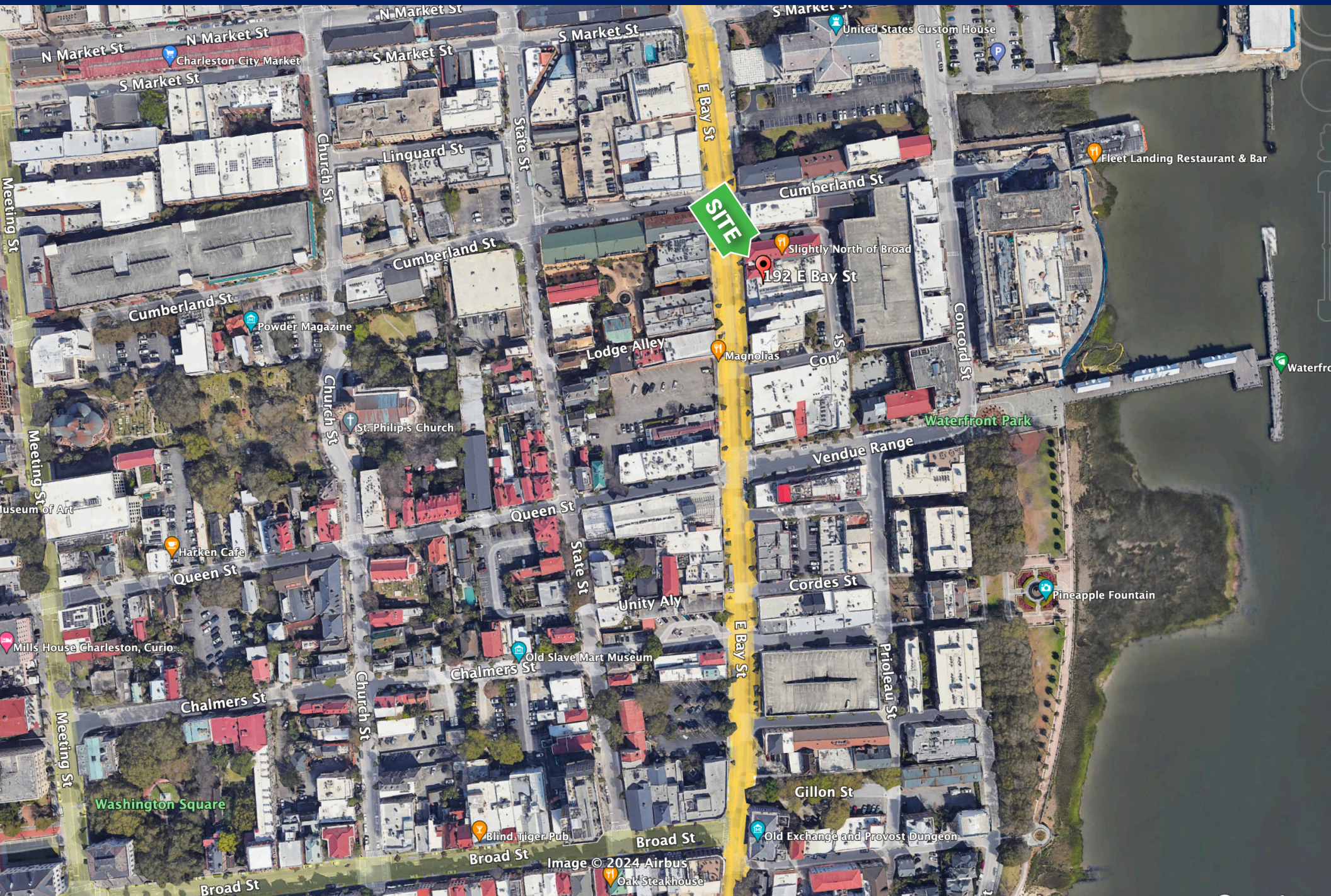
192 E Bay Street | Charleston, SC 29401

DOWNTOWN OFFICE CONDO FOR SALE & LEASE

FLOOR PLAN



AREA MAP



192 E Bay Street | Charleston, SC 29401

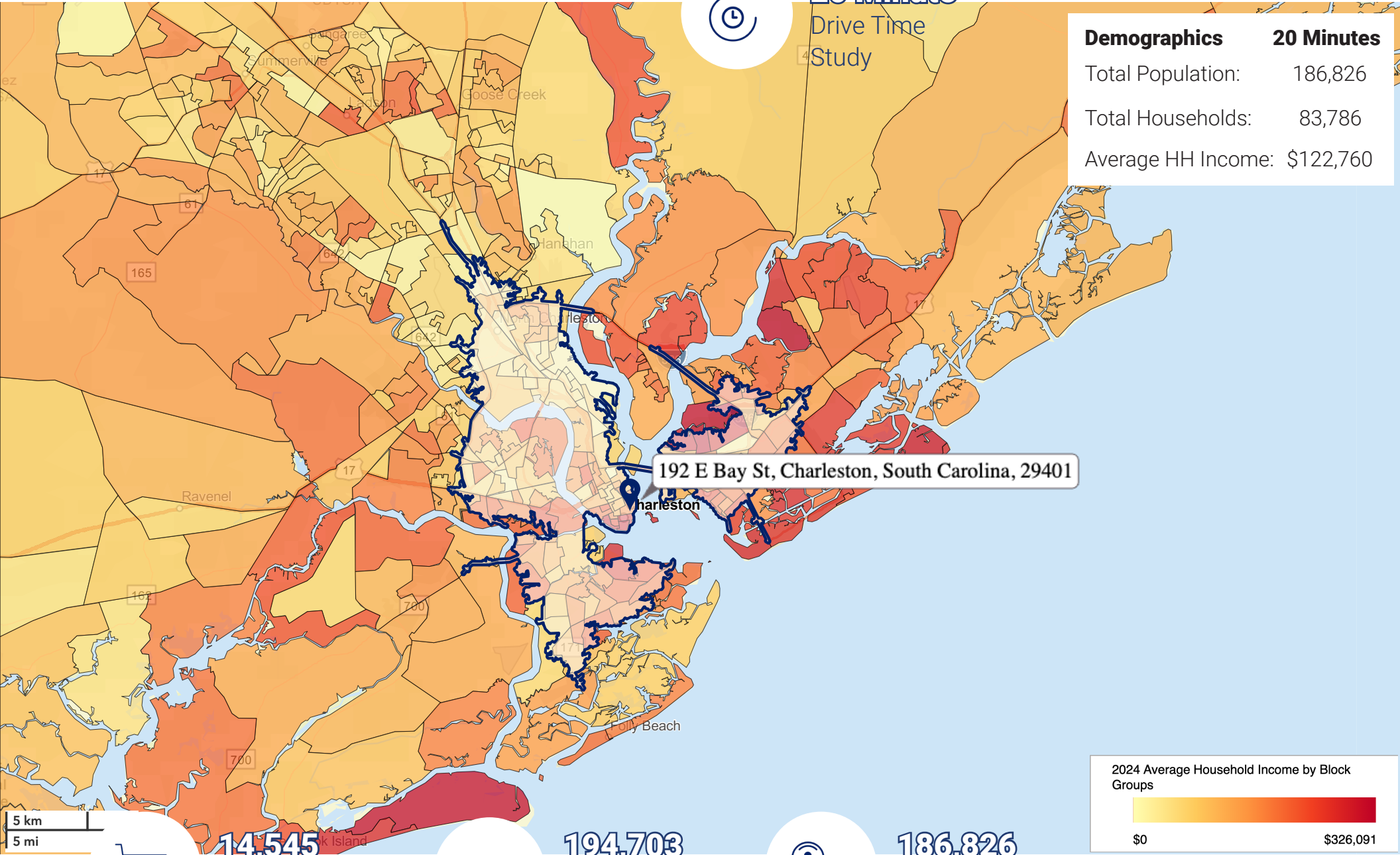
DOWNTOWN OFFICE CONDO FOR SALE & LEASE

DEMOGRAPHICS



20 Minute
Drive Time
Study

Demographics	20 Minutes
Total Population:	186,826
Total Households:	83,786
Average HH Income:	\$122,760



14,545
Businesses
within 20 Mins



194,703
Employees
within 20 Mins



186,826
Population
within 20 Mins

All demographics based on Esri forecasts for 2024



Steve Hund
Senior Broker
(C) 843.990.2417
shund@cbcatlantic.com



COLDWELL BANKER
COMMERCIAL
ATLANTIC

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.