

263 King St Suite D

1,250 SF Office/ Retail
For Lease



SPACE:

1,250 SF (Suite D)

USES:

Retail, Office or Studio

LEASE TERMS:

\$35.52 PSF Modified Gross
\$3,700 / month

AVAILABLE:

June 2023

NEARBY RETAILERS & LANDMARKS:

- H&M
- Gucci
- Lululemon
- The Rise
- Basic Kitchen
- Lenoir
- Target
- Marion Square
- Charleston Place
- C of C
- The Restoration
- The Renaissance
- Grand Bohemian



SUMMARY:

A rare opportunity to lease move-in ready office, retail or studio space in the heart of King Street. This multi-level, free standing building offers two rooms & restroom on the first floor, which could be used as offices, lounge or lobby, as well as a spacious open floor plan & additional restroom on the second level. The site's premiere location is located through an alleyway on King Street beside Scotch & Soda and Quiet Storm retailers. Blade signage and window decals on King are available for Tenants.

This unique opportunity allows for great visibility, high foot traffic, and centralized location for both locals and tourists. Please inquire for more information.

Jack Crenca
Vice President
M | 240-328-4380
jack@charlestonconnection.net

Josh Schaap
Managing Director
M | 843-670-5727
josh@charlestonconnection.net

Overview

**263 King St
Suite D**

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YEAR BUILT:

~1900

DAILY TRAFFIC COUNT:

Wentworth & King: 9,000

COSTAR WALK-SCORE:

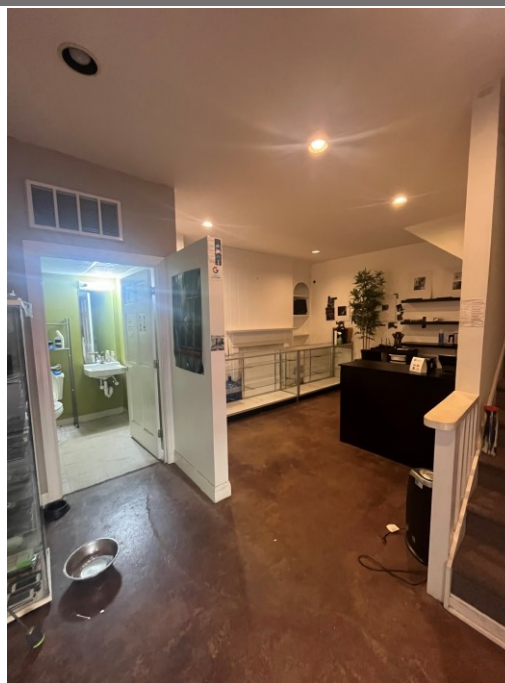
99 - Walker's Paradise

PROPERTY INFO:

- Positioned along King Street and just across from the Charleston Place Hotel
- Modified Gross Structure: Tenant responsible for janitorial, internet and utilities
- King Street signage capabilities
- Suitable for both service retailers, office users or studio operators
- Multiple restrooms
- Flexible floor plans

PROPERTY HIGHLIGHTS:

- City of Charleston Zoning: General Business
- Diverse Mix of Locals and Tourists
- Eclectic Mix of Commercial Businesses
- Parcel # - 457-08-01-049



PROPERTY PHOTOS

First floor

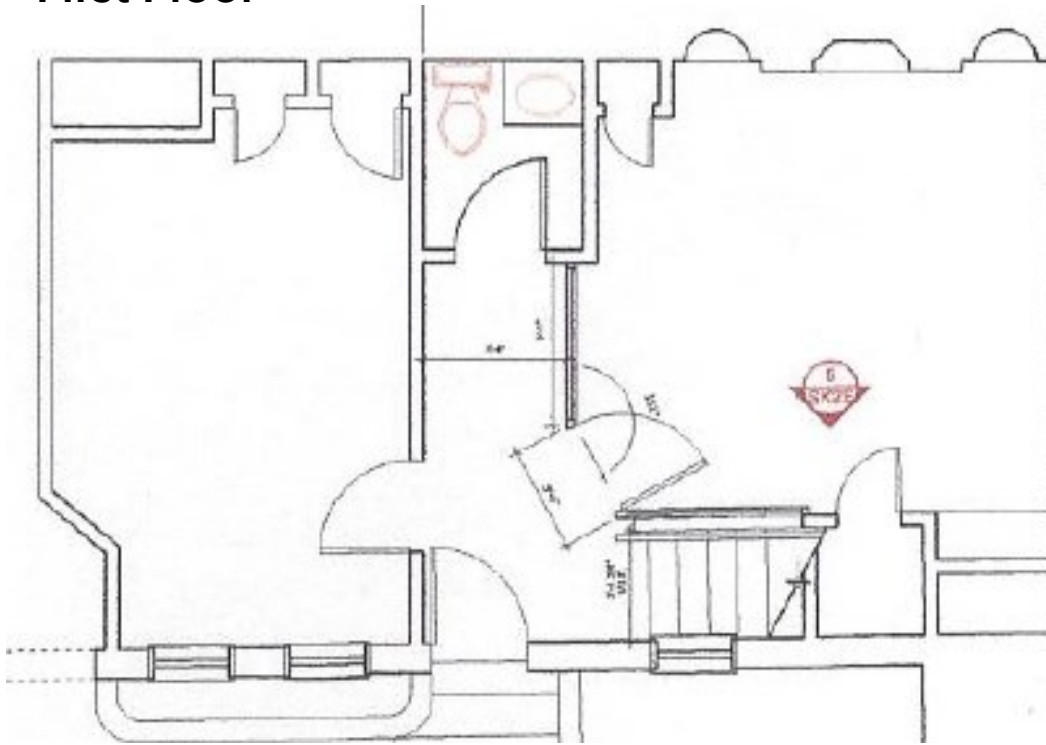


Second floor

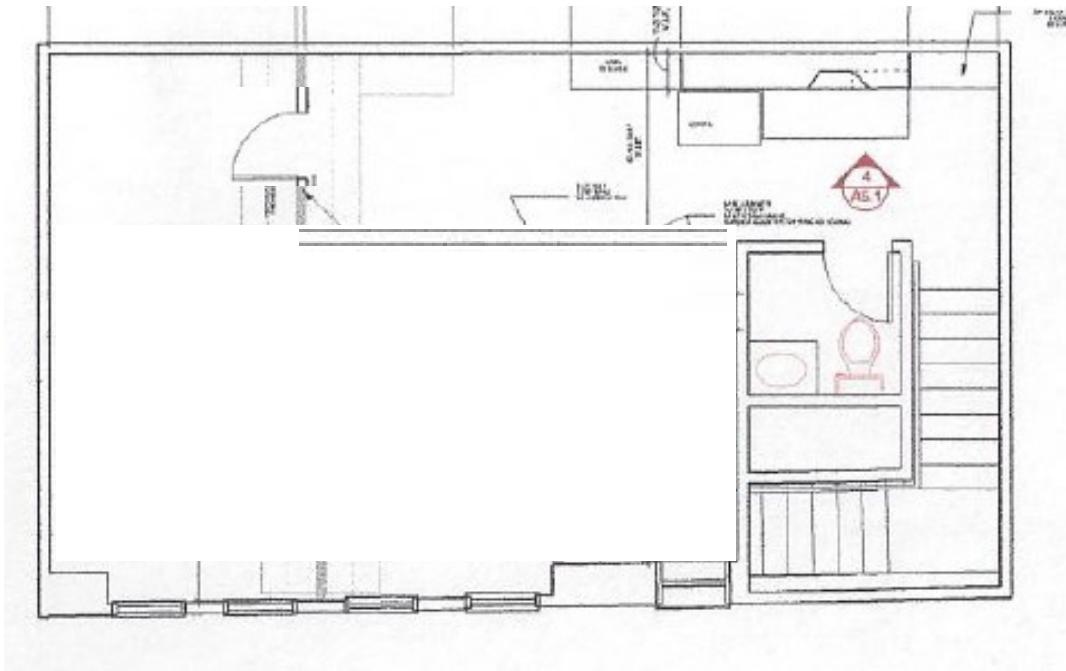


FLOOR PLAN (approximate)

First Floor



Second Floor



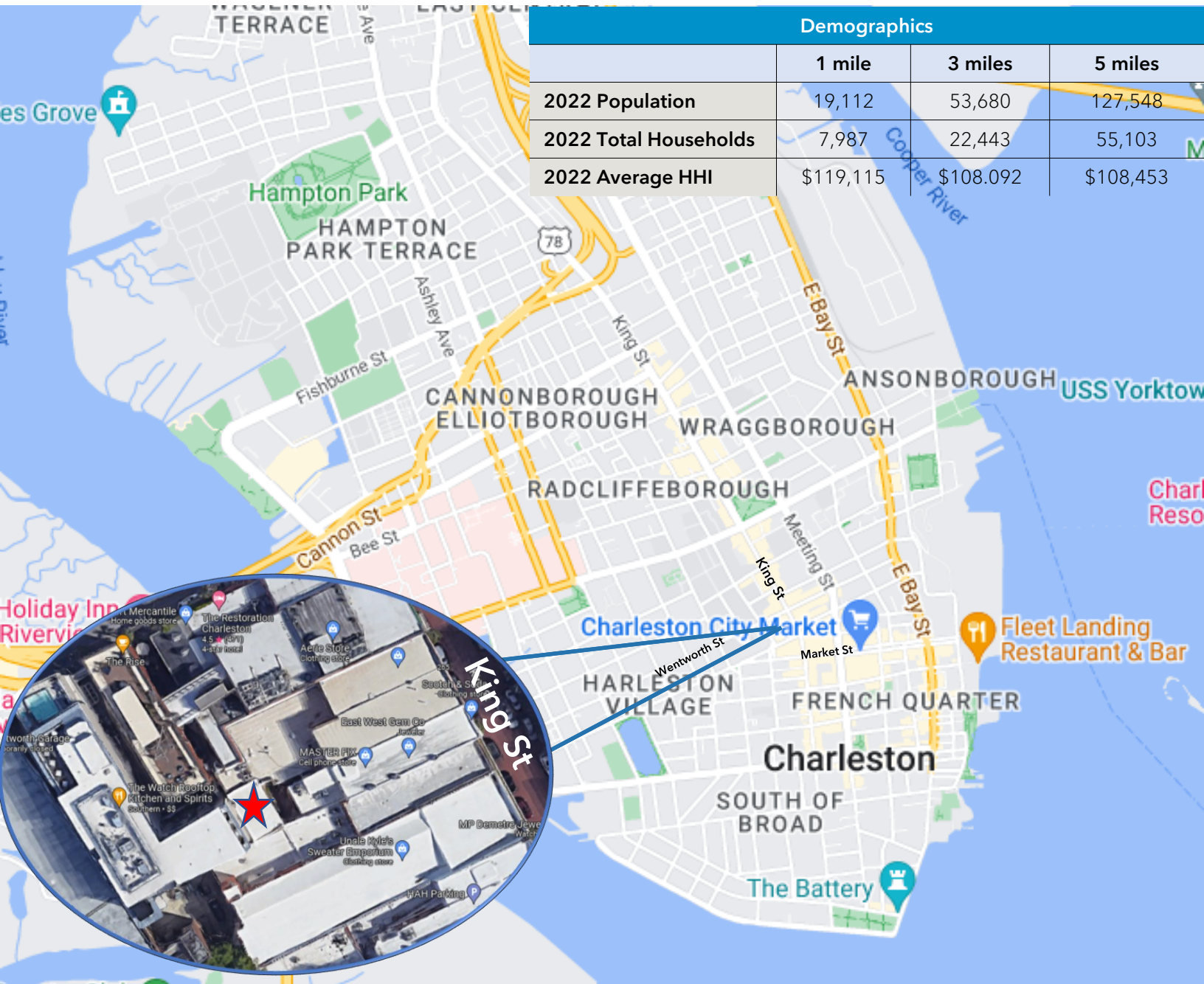
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DEMOGRAPHICS

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