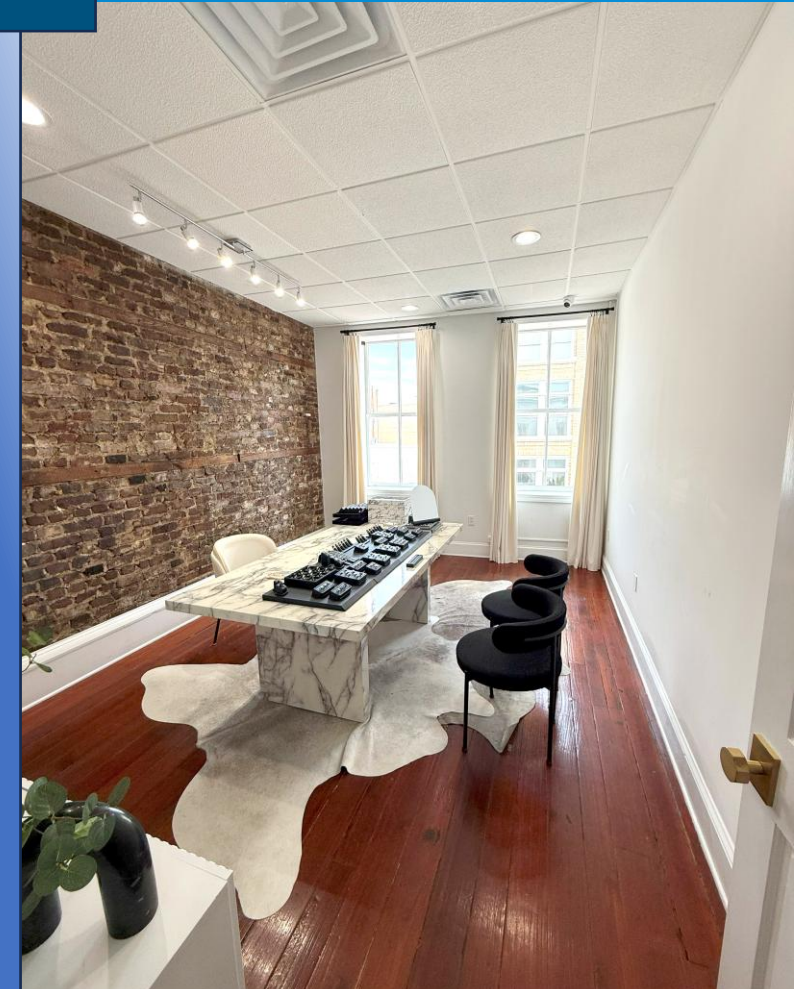


King Street Office Space

263 King Street Suite B & C
Charleston, SC 29401

For Lease



Entrance & Signage

Our Team

Jack Crenca

Vice President
jack@charlestoncommercial.com
240-328-4380

Josh Schaap

Managing Director
josh@charlestoncommercial.com
843-670-5727

Confidentiality and Restricted Use Agreement

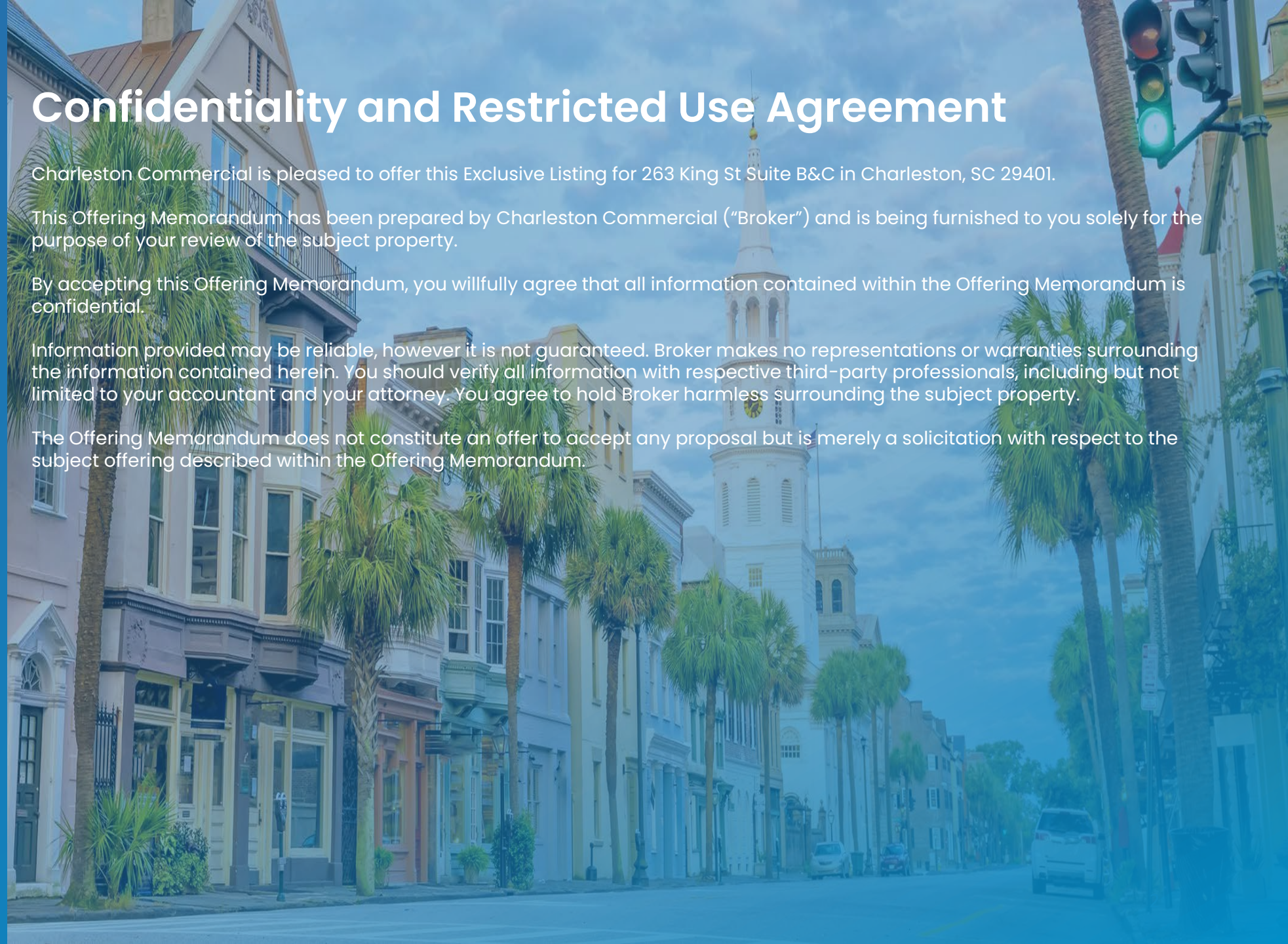
Charleston Commercial is pleased to offer this Exclusive Listing for 263 King St Suite B&C in Charleston, SC 29401.

This Offering Memorandum has been prepared by Charleston Commercial ("Broker") and is being furnished to you solely for the purpose of your review of the subject property.

By accepting this Offering Memorandum, you willfully agree that all information contained within the Offering Memorandum is confidential.

Information provided may be reliable, however it is not guaranteed. Broker makes no representations or warranties surrounding the information contained herein. You should verify all information with respective third-party professionals, including but not limited to your accountant and your attorney. You agree to hold Broker harmless surrounding the subject property.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.



ADDRESS	263 King St Suite B & C
Ask Price	\$23.50 PSF
Square Footage	2,200 – 4,400 SF
Lease Structure	Triple Net
Availability	March, 2026
Levels	Two
Elevator	Yes
King Street Frontage & Access	Yes
Renovated	Yes
TMS #	457-08-01-049



INVESTMENT OVERVIEW



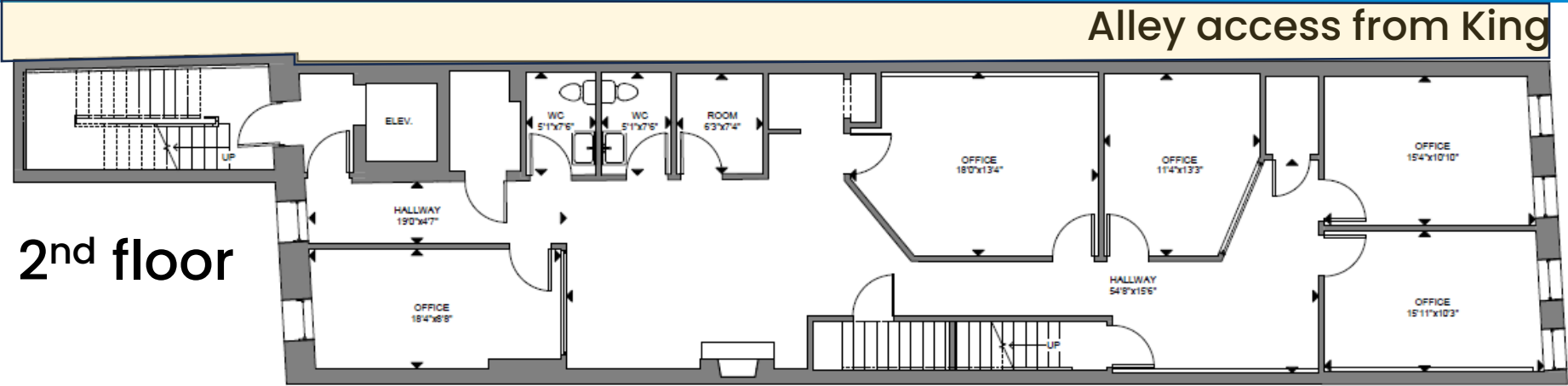
Charleston Commercial, on behalf of ownership, is pleased to exclusively offer 263 King Street Unit B & C For Lease. The property features signage and access along King Street, as well as a secured private entrance with elevator and stairwell to the 2nd and 3rd floor space. Each floor is approximately 2,200sf (4,400 square feet total), and features hardwood floor, exposed brick, renovated lighting and fixtures, and natural light.

Currently, the space is set up with five private offices, two restrooms, and kitchenette per floor (10 offices, 4 restrooms, and 2 kitchenettes total), with access to stairwell and elevator on each level. Additionally, there is an internal staircase to travel between floors. None of the interior walls are load bearing (to be confirmed), in case renovations are needed.

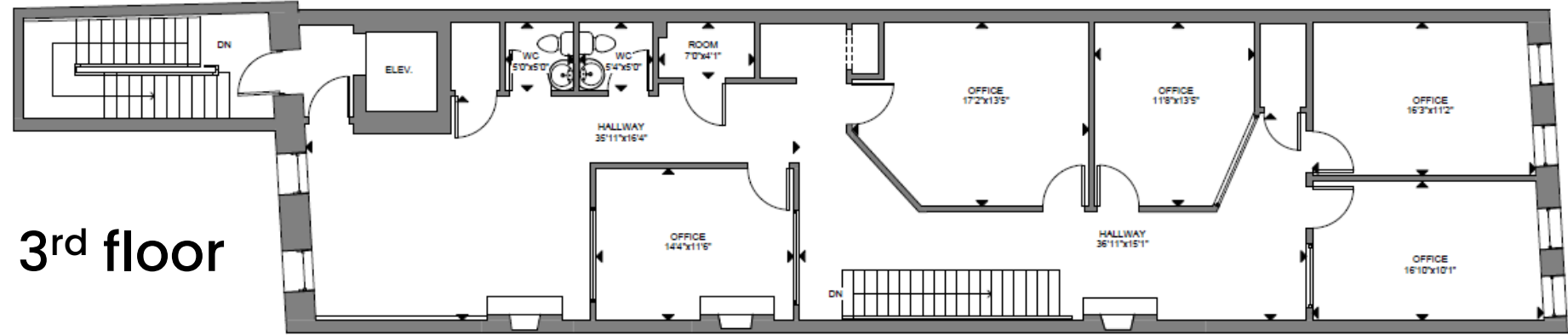
Please reach out for more information.



FLOOR PLAN



① Second Floor
1/4" = 1'-0"



② Third Floor
1/4" = 1'-0"

King Street



Entrance



Entrance



PHOTOS



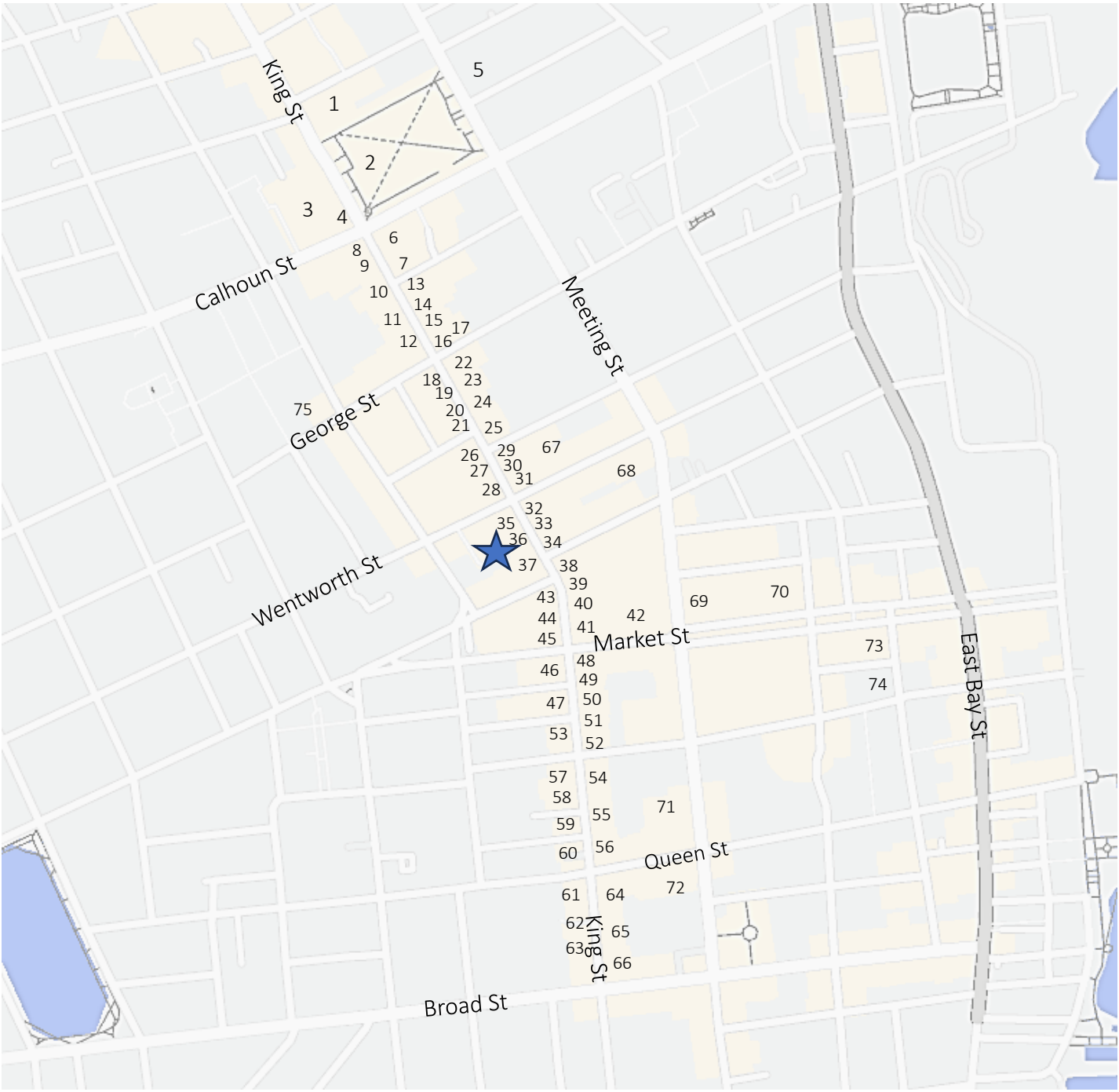
TRADE MAP

The Center of it All

RETAILERS & LANDMARKS

1	Hotel Bennett	26	SEPHORA	51	Shirtini
2	Marion Square	27	H&M	52	Under The Almond Trees
3	Francis Marion Hotel	28	Lululemon	53	167 Raw
4	Starbucks	29	Marine Layer	54	RTW
5	Dewberry Hotel	30	UNTUCKit	55	Madison-Mathews
6	Walgreens/ Chipotle	31	Blue Mercury	56	Billy Reid
7	Alice and Olivia	32	Kendra Scott	57	Clorinda Anrinoei
8	Urban Outfitters	33	Anthropologie	58	The Impeccable Pig
9	Paige	34	Golden Goose	59	Charleston Shoe Co
10	Williams-Sonoma	35	Aerie	60	Lake Weekend
11	Kenny Flowers	36	Buck Mason*	61	Yves Delorme
12	Chubbies	37	Faherty	62	Lovely Bride
13	YETI	38	Gucci	63	Grit & Grace
14	Millie Lynn	39	Kate Spade	64	Queen St Garage
15	Freebird	40	Louis Vuitton	65	Millers All Day
16	Veronica Beard	41	Tommy Bahama	66	Berlin's
17	The Pinch Hotel	42	Charleston Place Hotel	67	The Renaissance Hotel
18	Pottery Barn	43	Rangoni	68	Grand Bohemian Hotel
19	Vans	44	Spartina 449	69	Planters Inn
20	Apple	45	The Riviera Theater	70	Hotel Emeline
21	Quicksilver	46	Target	71	Future Four Seasons
22	Brandy Melville	47	Brooks Brothers	72	Mills House
23	Hampden	48	LoveShack Fancy	73	The Spectator
24	Bar Taco	49	J.McLaughlin	74	The Loutrel
25	M Dumas & Sons	50	Kings Courtyard Inn	75	College of Charleston

* Premise is located above Buck Mason



ACCOLADES

Charleston, SC



Located in the epicenter of the “No. 1 City in the U.S.”, the property’s central location is in walking distance of everything downtown, including shopping, restaurants, hotels, schools, attractions, parks and employers.

King Street is home to over 200 businesses along a 2-mile stretch. Additionally, the property is situated a few blocks from Marion Square, a beautiful 10-acre park that plays host to frequent events. Tens of thousands of visitors are regularly drawn by these events which include, Charleston Farmer’s Market, Piccolo Spoleto Arts Festival, Charleston Wine & Food Festival, Charleston Fashion Week, Southeastern Wildlife Festival, Cooper River Bridge Run, and Second Sunday, among others.

“No. 1 City in the U.S.”

Travel and Leisure – July, 2024
12th consecutive year

“#1 Small City in the U.S.”

Conde Nast Traveler – October, 2024
13 out of last 14 years

“#1 U.S. City for Economic Opportunity”

Yelp – February, 2018

“Top 10 Best Shopping Streets in the USA”

Attractions of America – December, 2017

