

# 276 EAST BAY

Charleston, SC 29401



## OFFICE/RETAIL BUILDING FOR LEASE IN HISTORIC DOWNTOWN CHARLESTON

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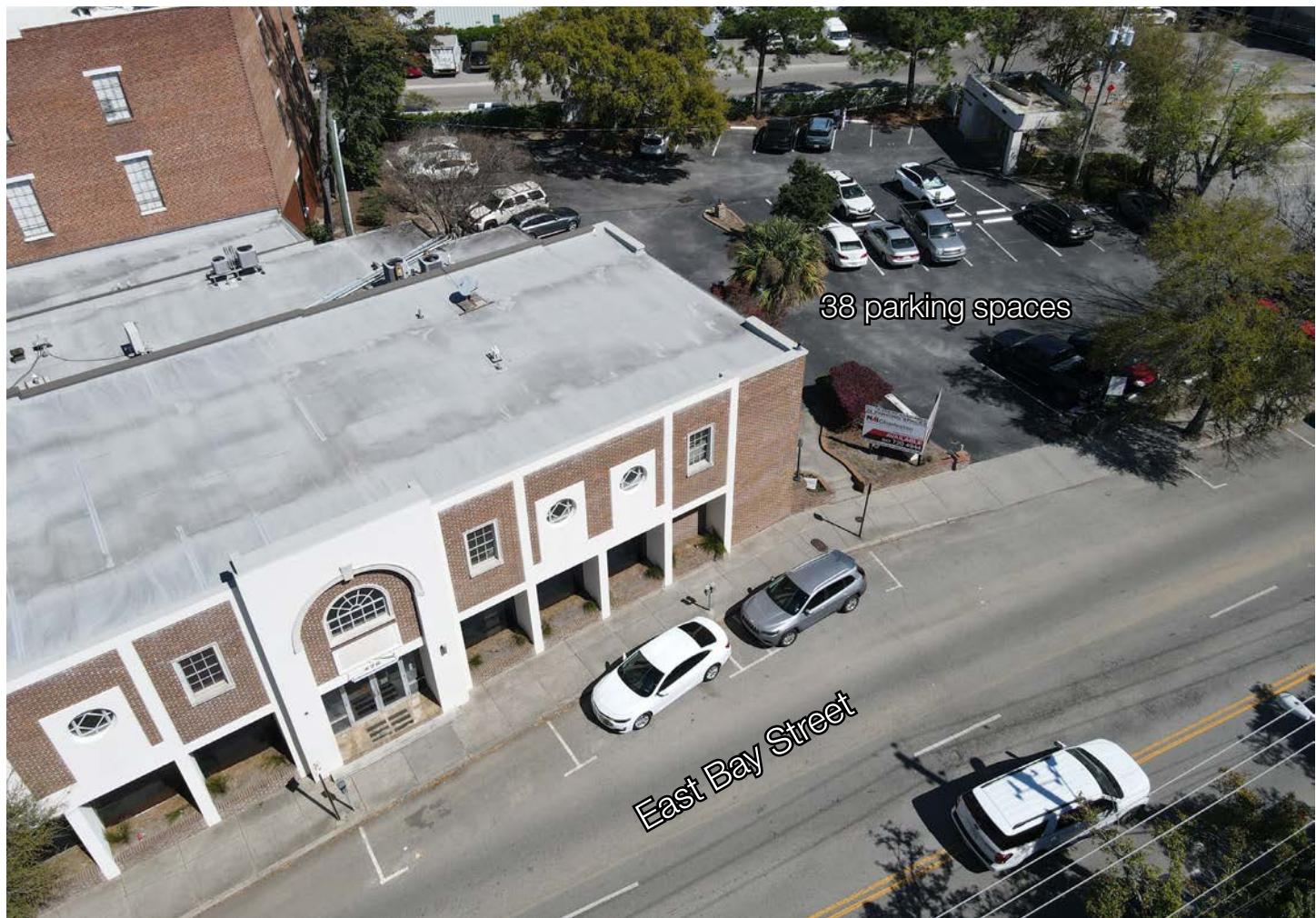
sshelley@naicharleston.com

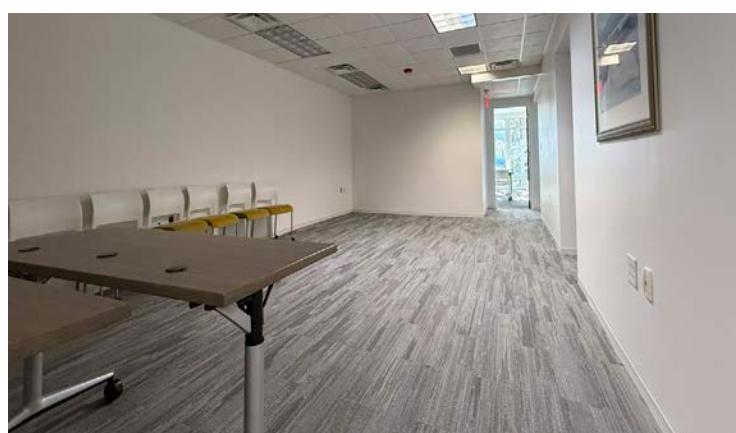
**NAI**Charleston

# Summary

- ±14,518 SF freestanding building for lease in historic downtown Charleston, within walking distance to restaurants and shopping - possible uses could be retail, banking, office, or restaurant
- Adjacent to Union Pier, a 65-acre waterfront property in historic downtown Charleston approved for mixed-use development, and one block away from future College of Charleston Business School
- 28,300 VPD on East Bay (SCDOT 2024) with a walkability score of 83%
- Includes 38 on-site parking spaces (rare!), and street signage
- 1st Floor: ±10,318 SF; 14 private offices, 2 large conference rooms/training center, large bullpen area, kitchen, and bathrooms
  - Can be subdivided into:
    - ±4,563 SF space ideal for retail/bank/restaurant/office use
    - ±5,755 SF space ideal for office use
- 2nd Floor: ±4,200 SF, 8 private offices, 3 private cubicles, 1 large conference room, bullpen area, restrooms and kitchen area
  - Available within 90 days notice
- **LEASE RATE:** \$29.75-\$38/SF, NNN

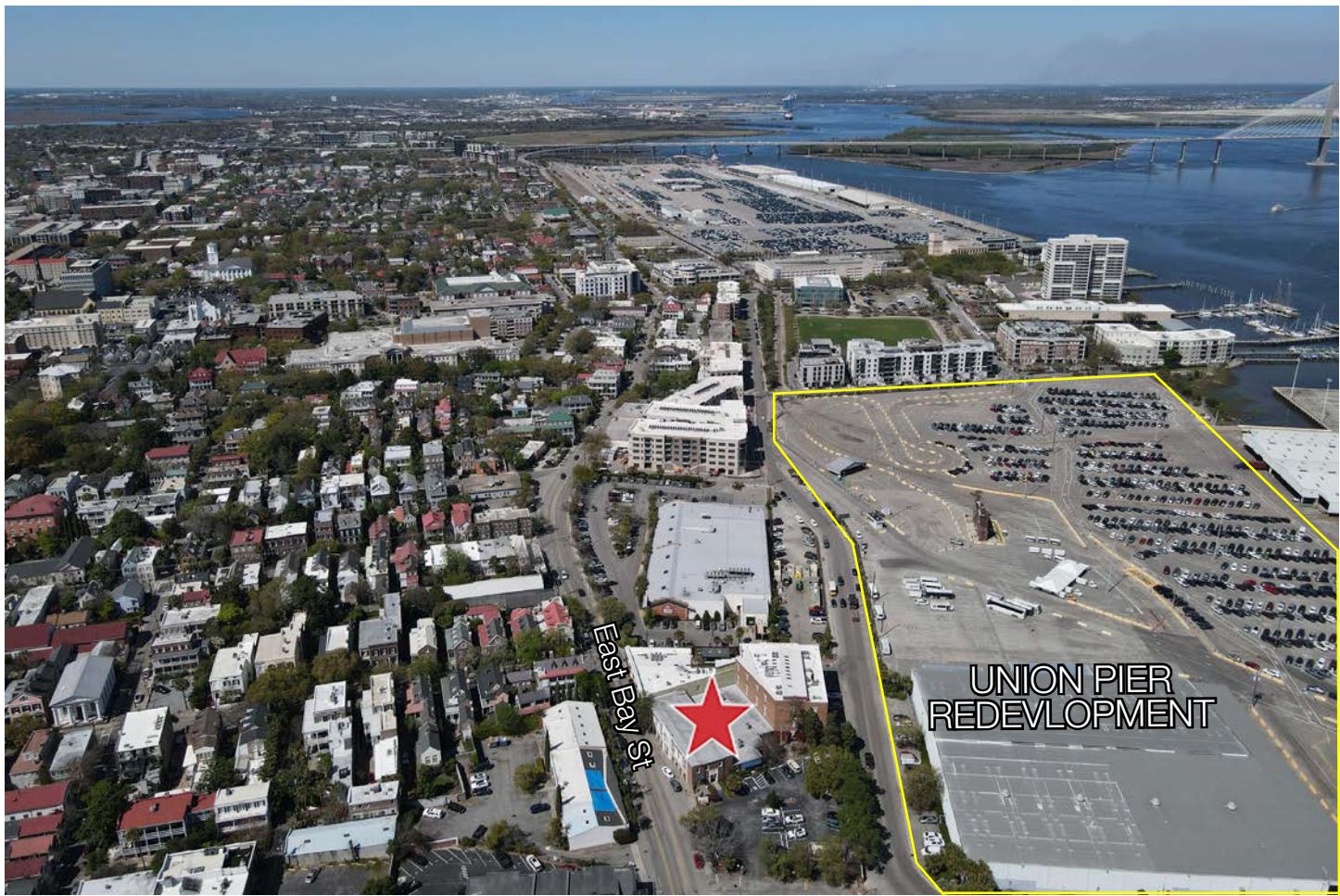






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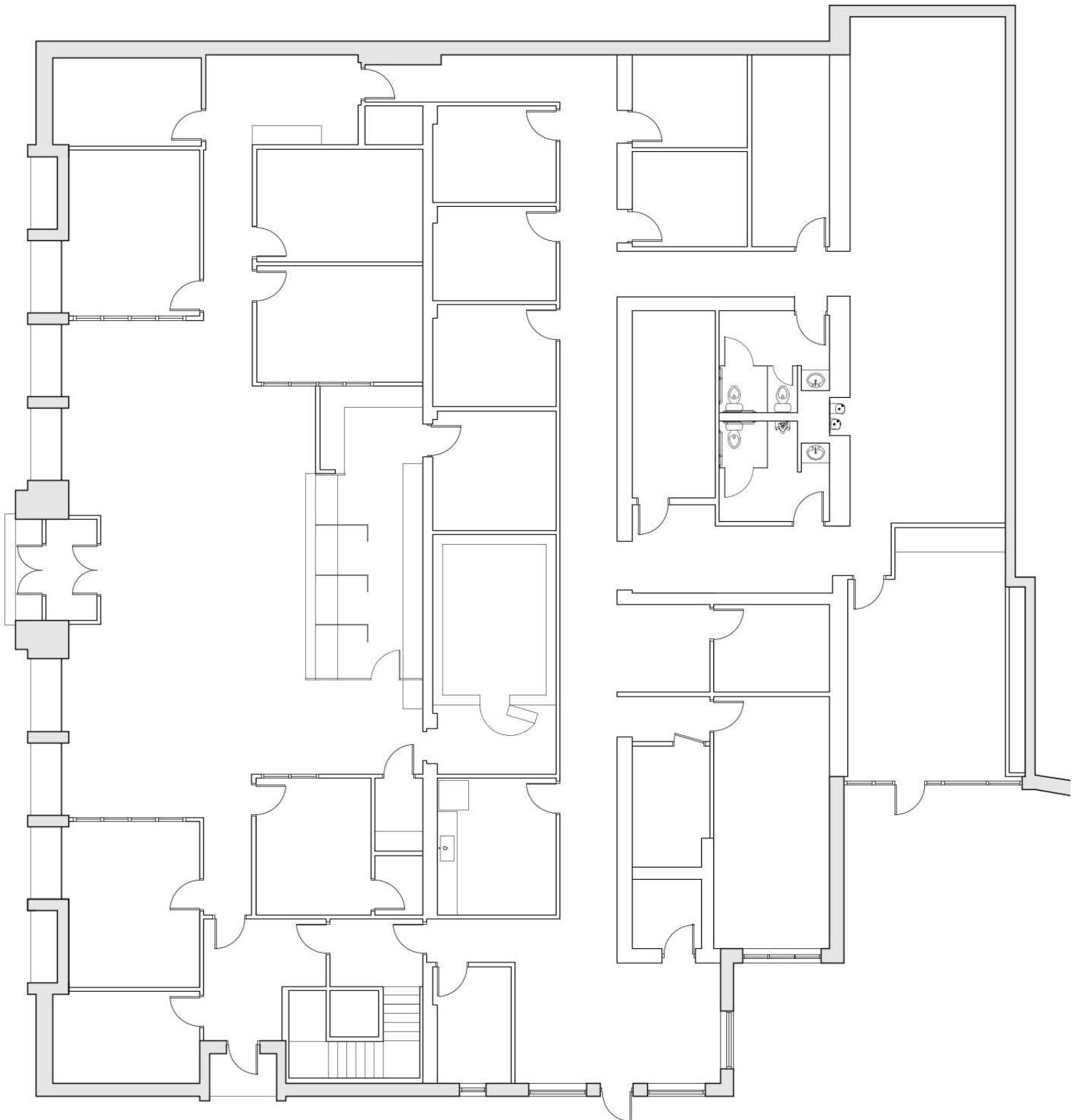




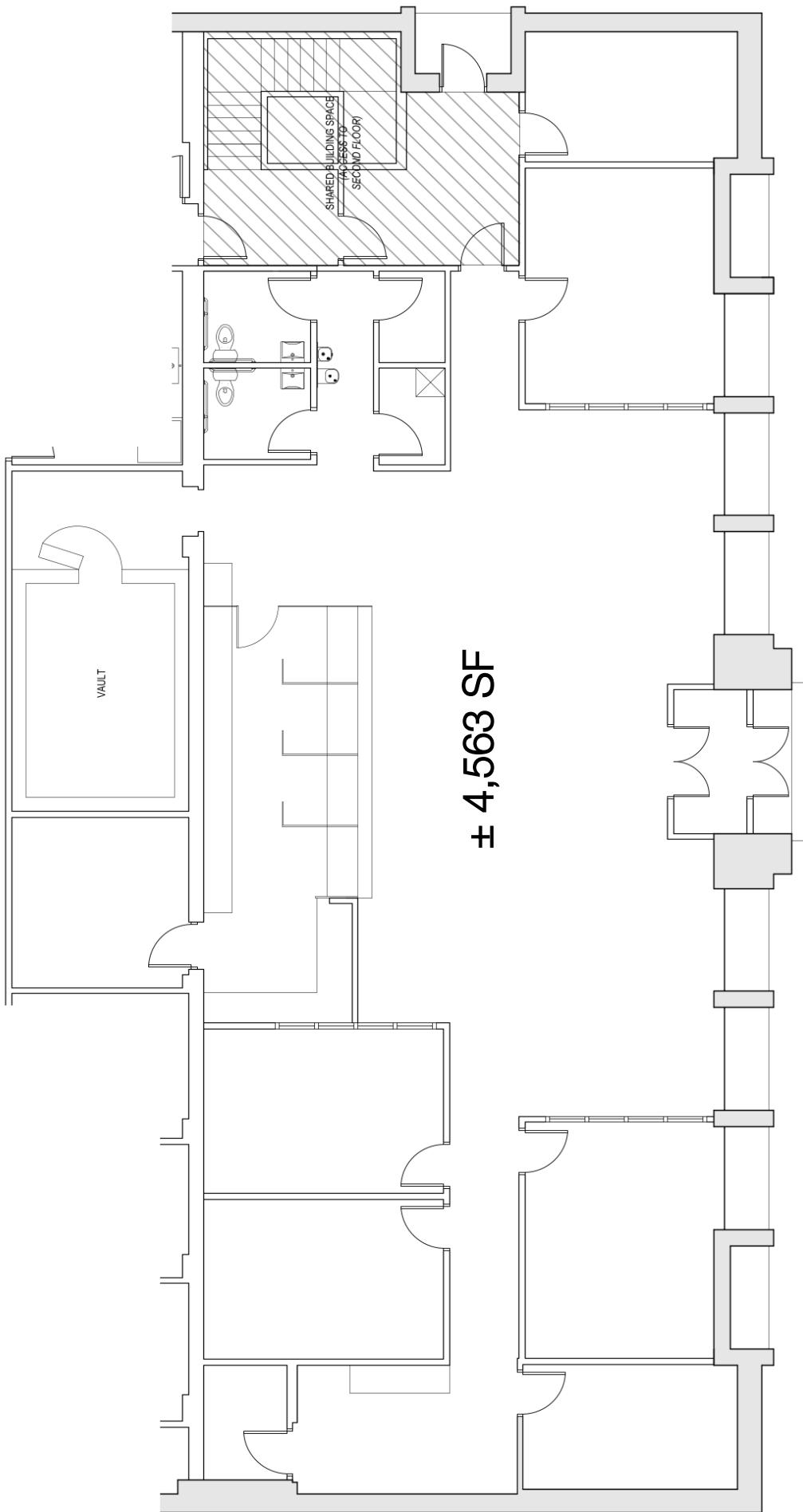


**ENTIRE FIRST FLOOR**  
**OPTION:**

±10,318 SF ideal for retail/office/  
restaurant use



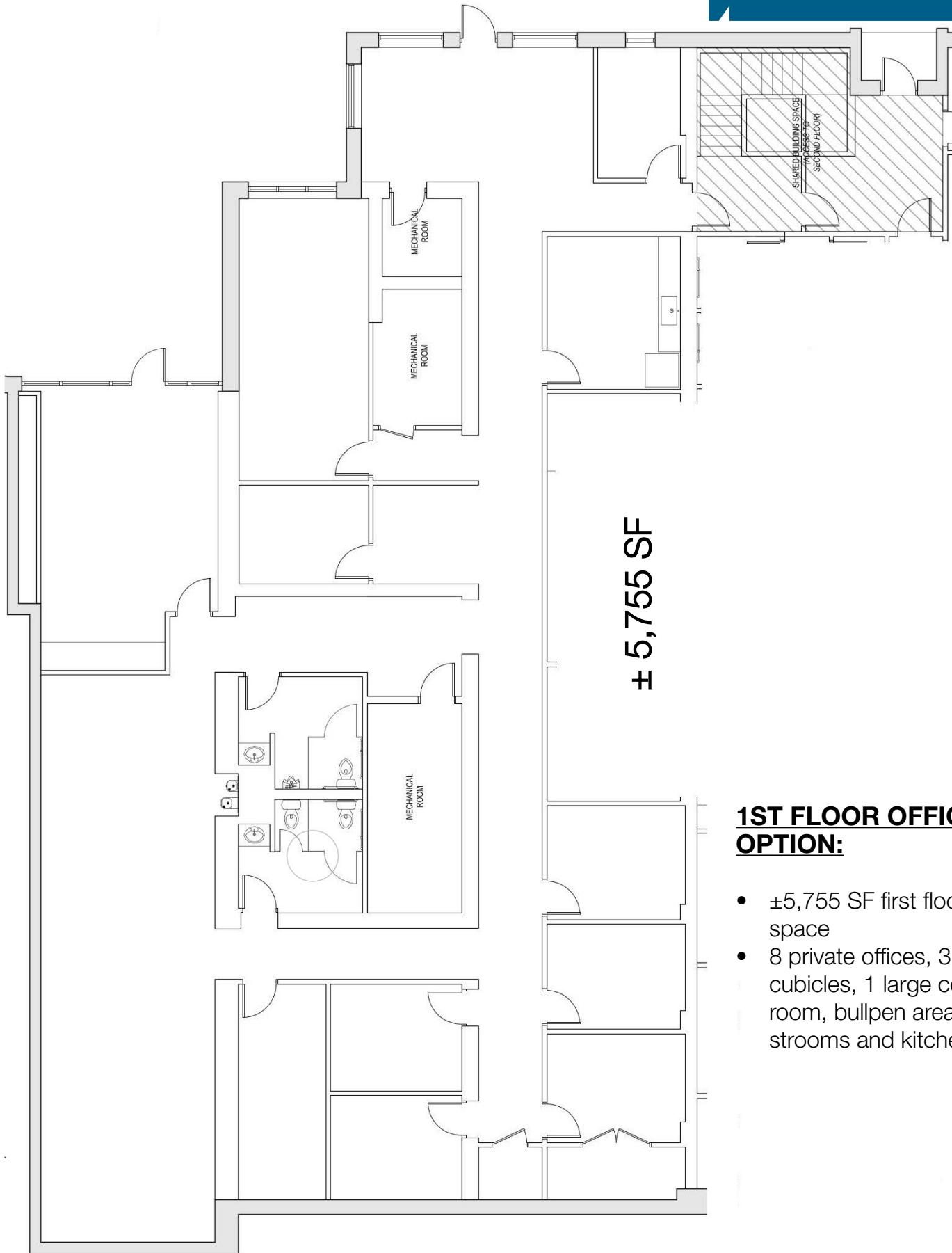
## RETAIL OPTION FLOOR PLAN



### **RETAIL OPTION:**

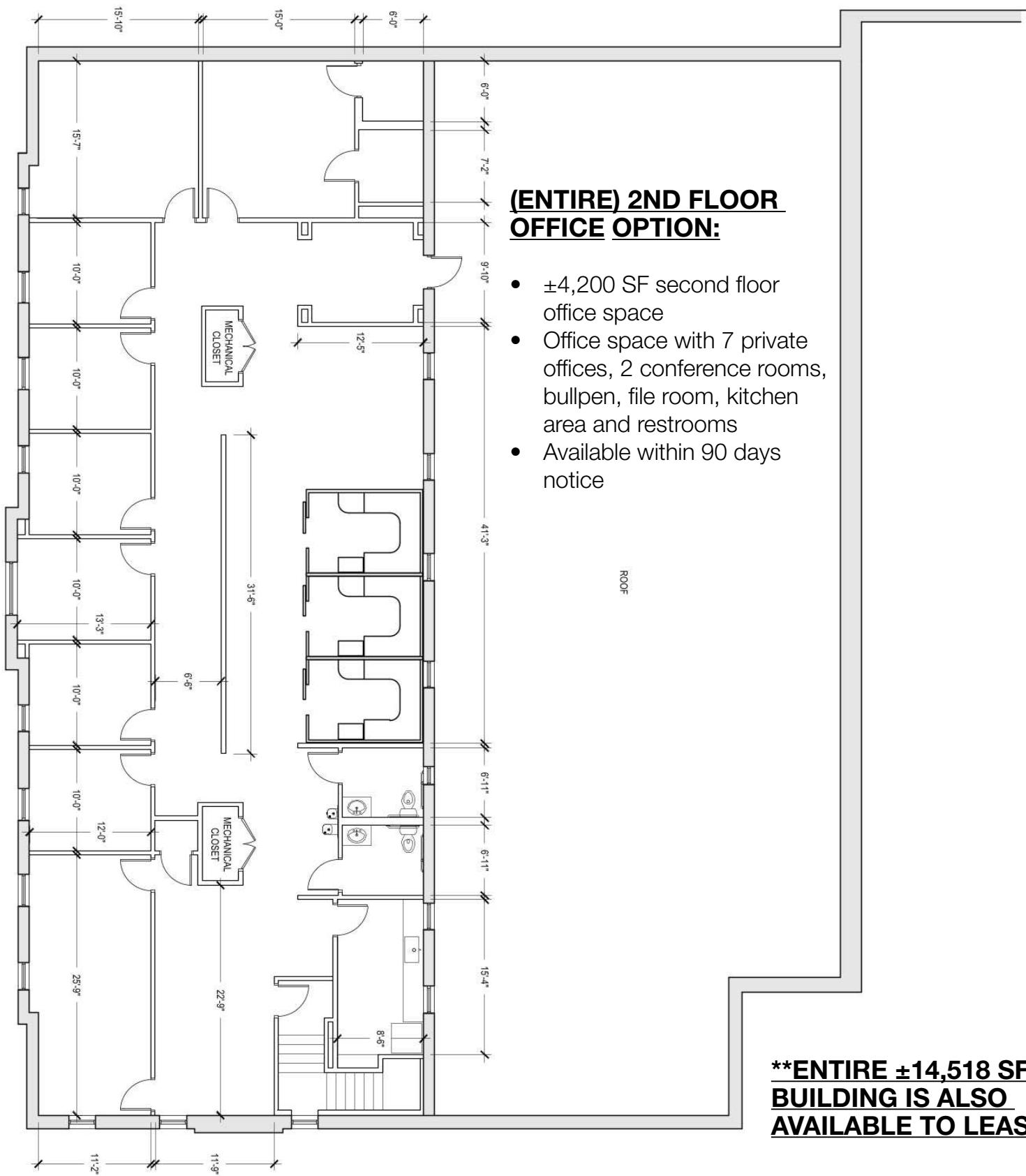
- ±4,563 SF ideal for street level retail store or restaurant space

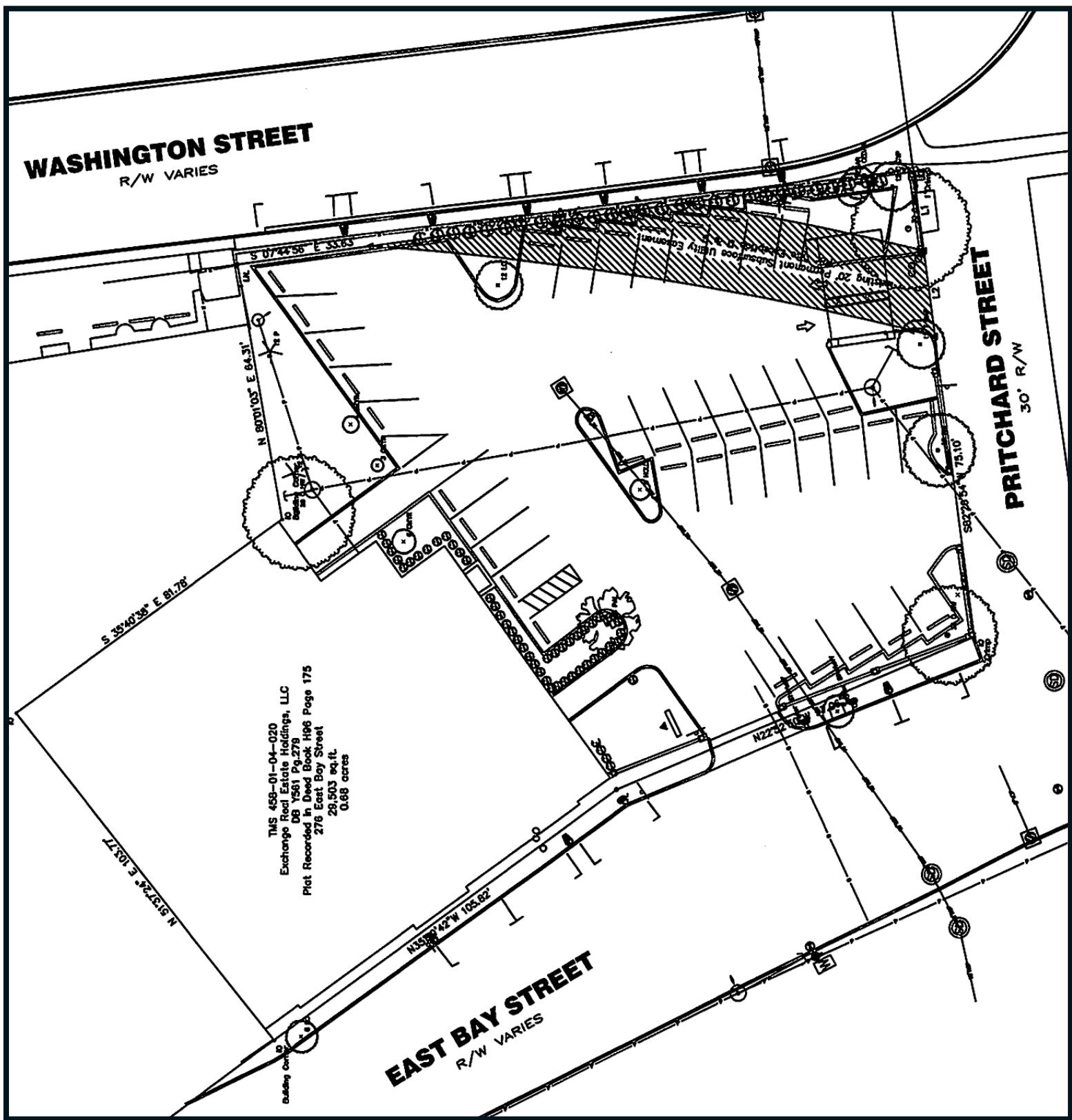
1ST FLOOR  
OFFICE OPTION

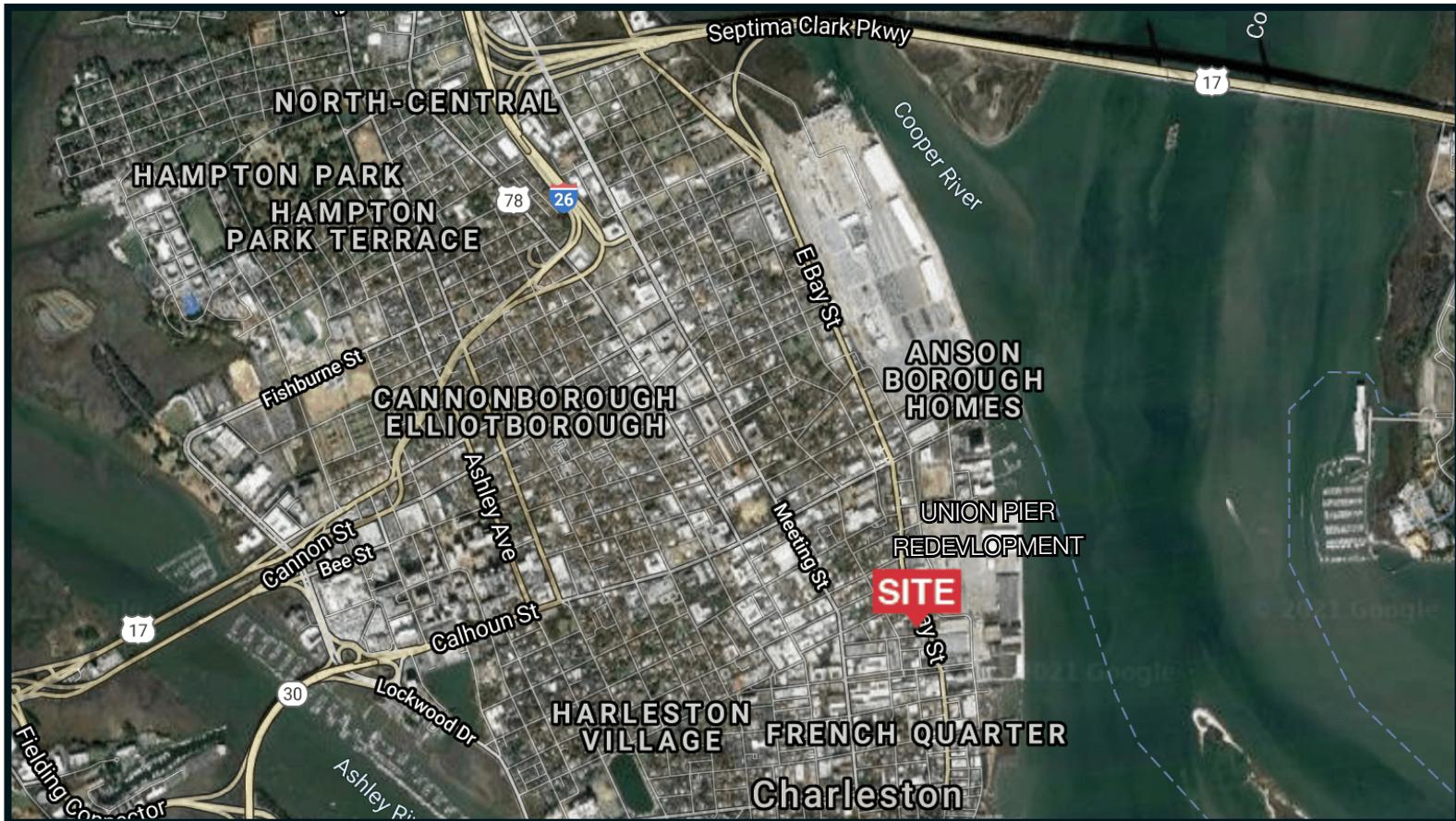
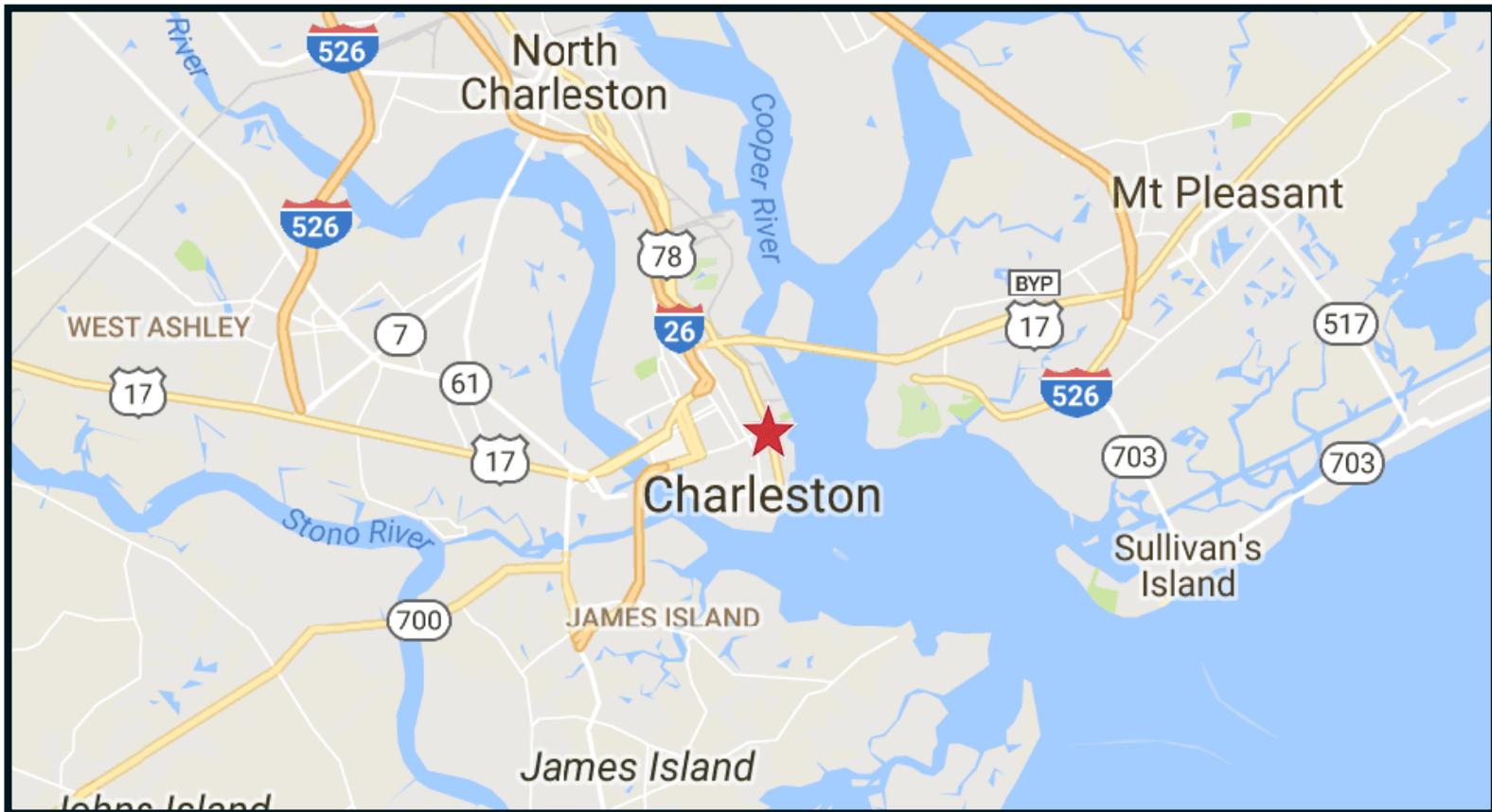


**1ST FLOOR OFFICE  
OPTION:**

- ±5,755 SF first floor office space
- 8 private offices, 3 private cubicles, 1 large conference room, bullpen area, restrooms and kitchen area







*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*