



Newly Renovated Executive Office Space

16 BROAD ST, CHARLESTON, SC 29401



Office Summary

BUILDING SPECIFICATIONS

Location:	16 Broad St, Charleston, SC 29401 (CBD)
Visibility:	Excellent Building on Prime Corner
Use:	Executive Office
Leasable Area:	128 – 11,810 RSF for Executive Offices 1 st Floor: 5874 RSF 2 nd Floor 5936 RSF
Rate:	\$5.00 sf NNN Year 1
Delivery Condition:	As-is Office Space
Parking Spaces:	Negotiable
Elevator Served:	Yes
Lobby:	Yes

Turnkey Executive Office Suites | Prime Downtown Charleston Location | Broad & East Bay

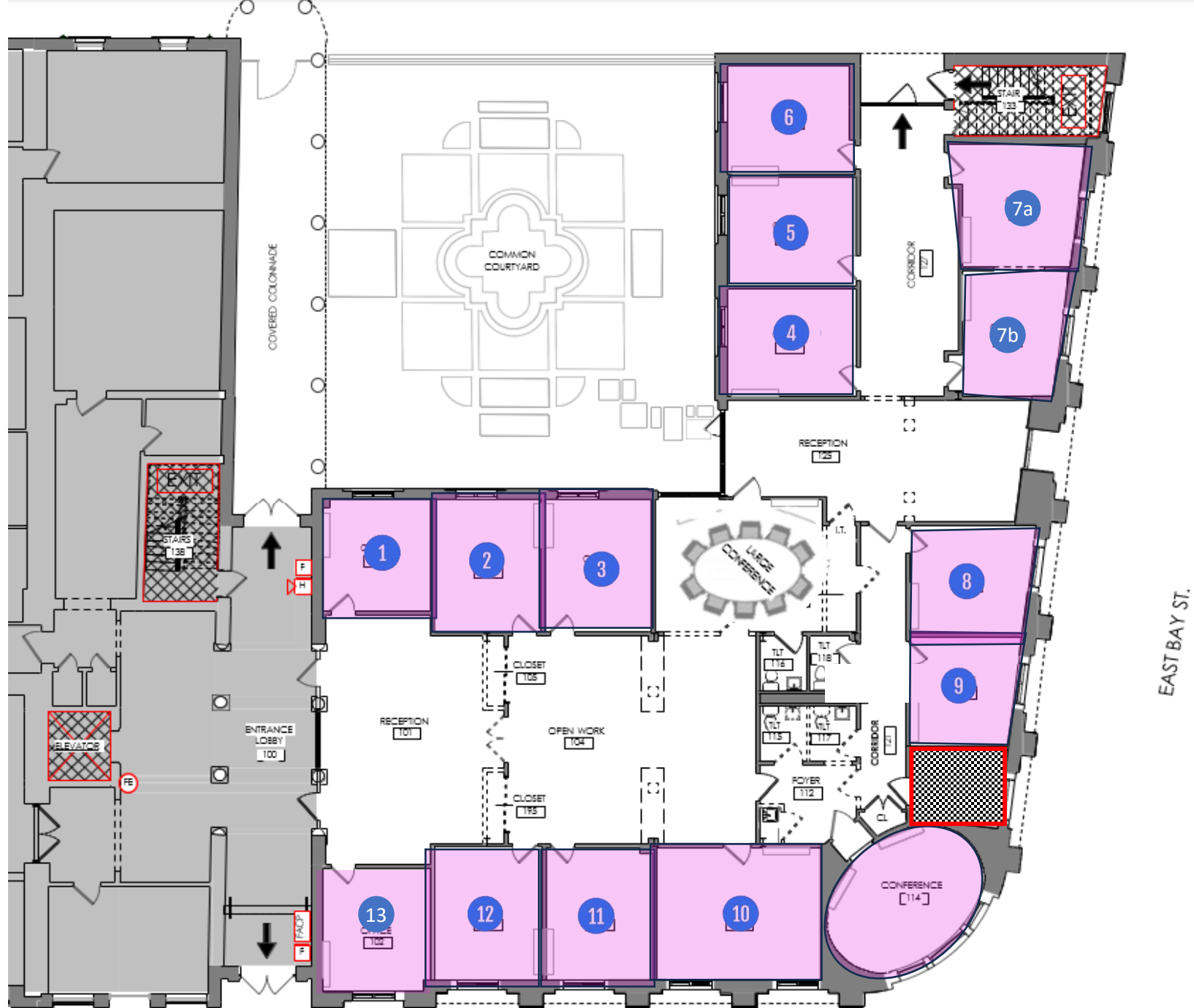
Located at the prestigious corner of Broad Street and East Bay Street in the heart of Historic Downtown Charleston, this shared executive office space offers an unbeatable address for professionals seeking convenience, visibility, and flexibility. This **As-Is Turnkey** opportunity features a range of private office suites from **128 SF to 335 SF**, with additional availability for partial or full-floor occupancy. Each space is thoughtfully designed for immediate use, ideal for attorneys, consultants, creatives, and remote teams seeking a professional presence in a landmark location. Ability to grow floor plan to accommodate small to multi unit office user

- **Key Features:**
 - 24/7 Cypher Lock Access
 - Flexible lease terms and suite sizes
 - Offices ranging from 128 SF to 335 SF- Executive – Rate based on selected office –Starting as low as \$700 month
- **Large Office Format**
 - Option for partial or entire floor occupancy
 - **On-site parking** short term for clients and visitors
 - **Optional employee parking** available nearby
 - Professional setting with historic charm

Don't miss the chance to secure office space in one of Charleston's most iconic locations. Contact us today to schedule a private tour and learn more about leasing options.

FIRST FLOOR

Executive Office Plan



FIRST FLOOR
5,377 SF

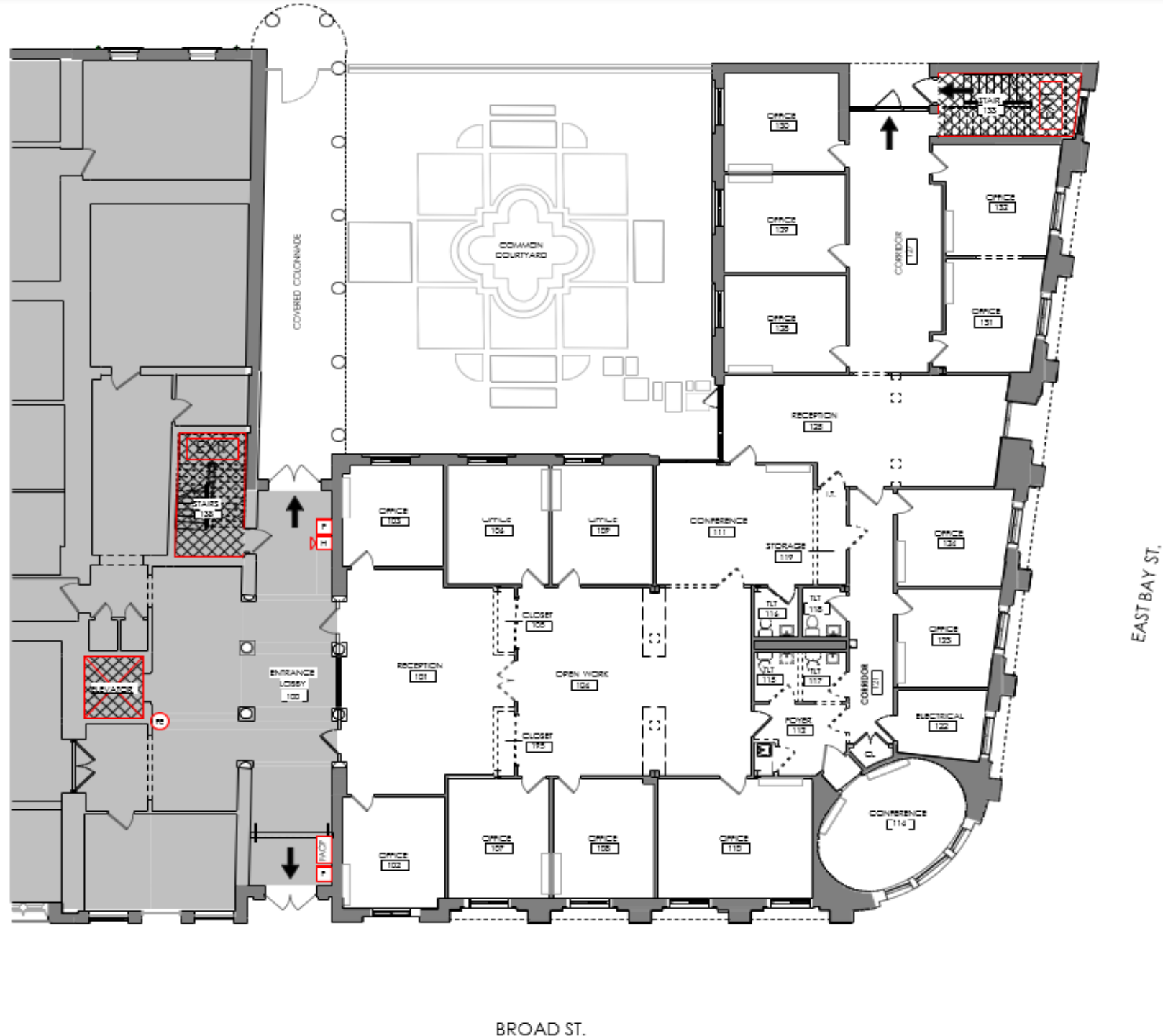
SECOND FLOOR

Executive Office Plan



SECOND FLOOR
5,556 SF

FIRST FLOOR



FIRST FLOOR
5,377 SF

SECOND FLOOR



RESTAURANTS

- 1 The Establishment
- 2 Oak Steakhouse
- 3 La Banque Brasserie
- 4 Pearlz Oyster Bar
- 5 Rooftop at the Vendue
- 6 Galpao Gaucho Steakhouse
- 7 Magnolias
- 8 Slightly North of Broad
- 9 High Cotton

ATTRACTIONS

- 1 Pineapple Fountain
- 2 Waterfront Park
- 3 The Cooper Hotel
- 4 US Customs House
- 5 Charleston City Market

INTERIOR



Our Team

Josh Schaap

Managing Director

josh@charlestoncommercial.com
843-670-5727

Chad Billings

Sr. Vice President

chad@charlestoncommercial.com
843-329-3232

Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 16 Broad St. 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.