



Iconic

BLUESTEIN BUILDING

For Lease

496 King Street
Charleston, SC



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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PROPERTY OVERVIEW

ICONIC "BLUESTEIN BUILDING", as featured in the classic movie, "The Notebook". King Street prominence, coupled with striking "blue" architectural facade, and originally constructed by current owners family over hundred years ago and meticulously cared for by same to this day! Building completely rebuilt in 1989 securing the original facade. This creates a rare opportunity for an upstairs office space for Charleston corporate headquarters. One of the most recognizable landmark buildings in Mid Town Charleston, serving as a beacon for the area. Surrounded by many local and national retailers and restaurants with hotels, office and retail nearby, the site provides on-site parking availability, approved signage and more!

496 King Street invites you to discover the charm, style, and Southern hospitality that Charleston is known.

OFFERING SUMMARY

Available:	496 King St - 2nd/3rd Floor Office
Lease Rate:	496 King St - \$34 PSF NNN
NNN:	\$7.50 PSF
SF:	496 King St - 3,620 SF
Parking Spaces:	7 spaces

PROPERTY HIGHLIGHTS

- Second and third floor rent together.
- On-site parking availability.
- Named Bluestein Building and featured in the 2004 film, *The Notebook*.
- Double access from second and third floor office - King Street and Mary Street.



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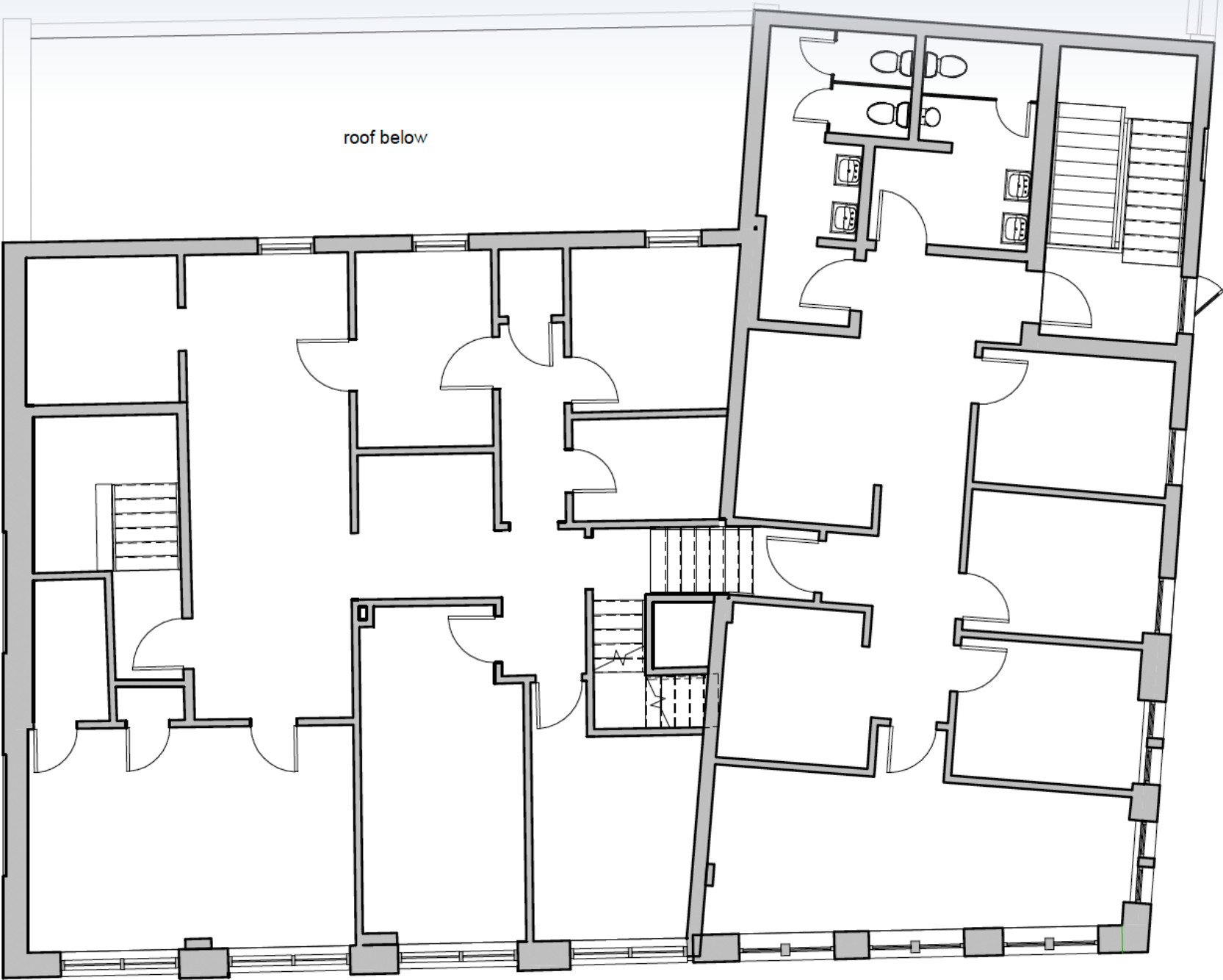
496 King Street | Charleston, SC 29403

BLUESTEIN BUILDING

496 KING STREET



496 KING STREET: SECOND FLOOR



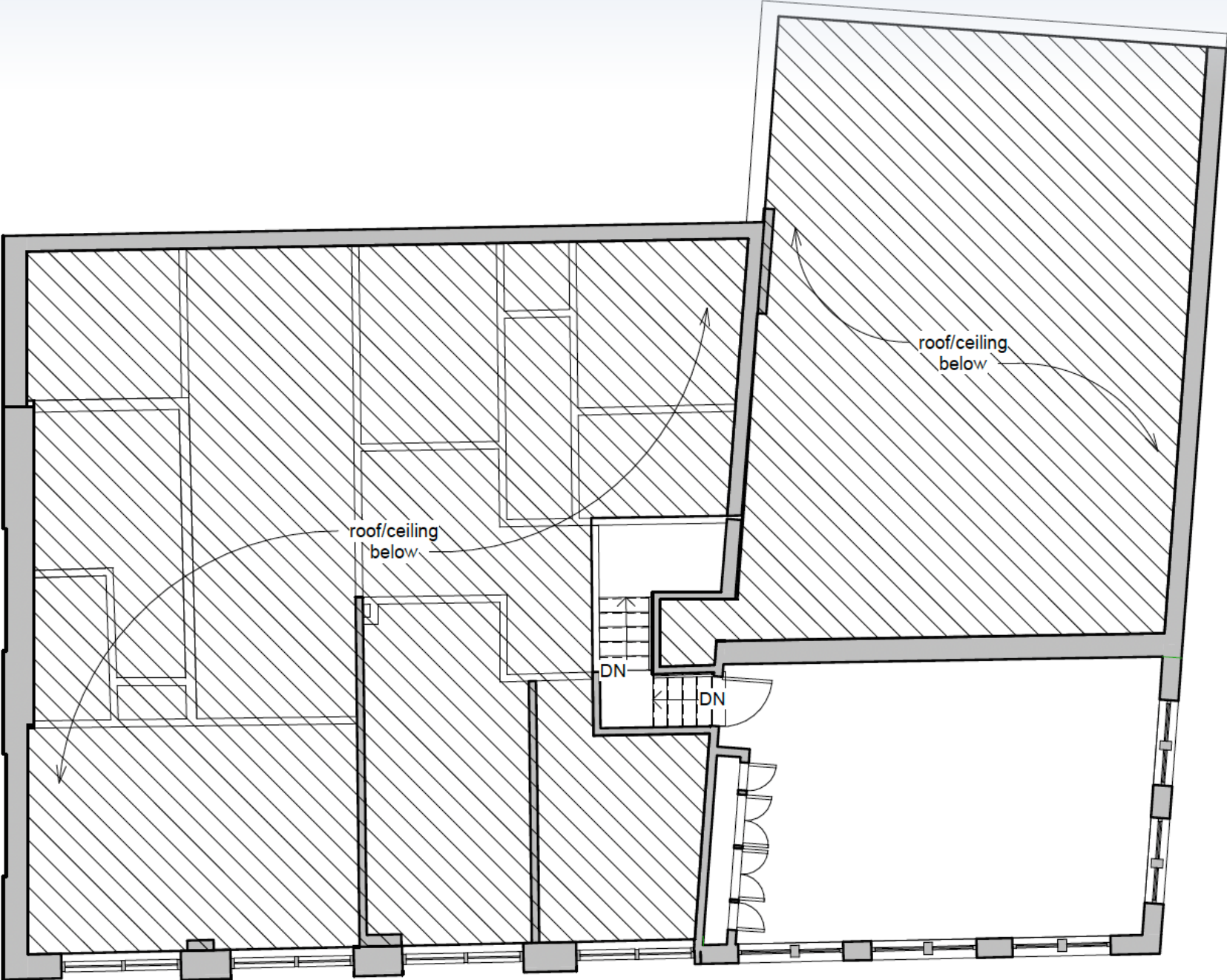


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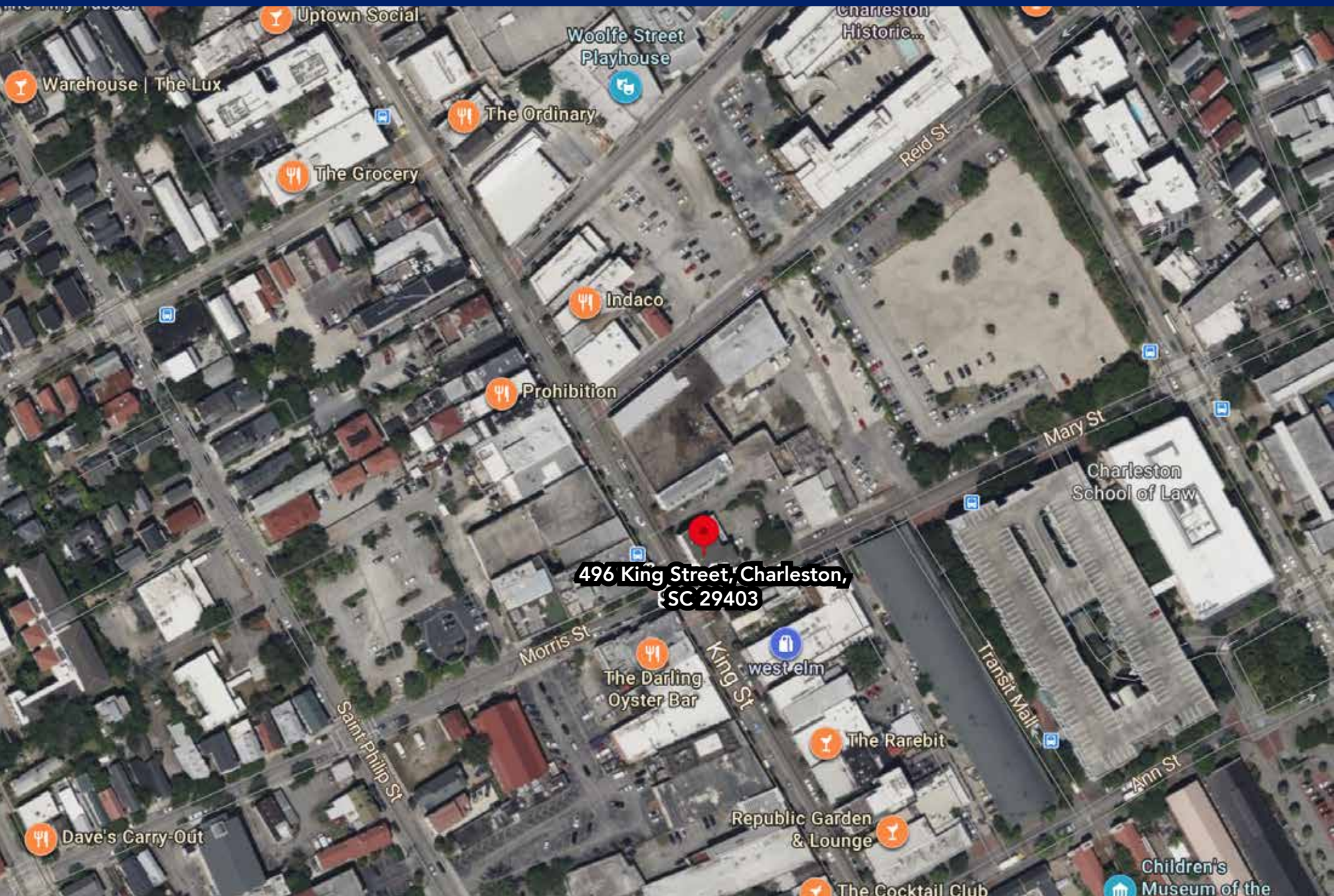
496 KING STREET: THIRD FLOOR



AREA HOTELS



AREA RETAIL



**496 King Street, Charleston,
SC 29403**

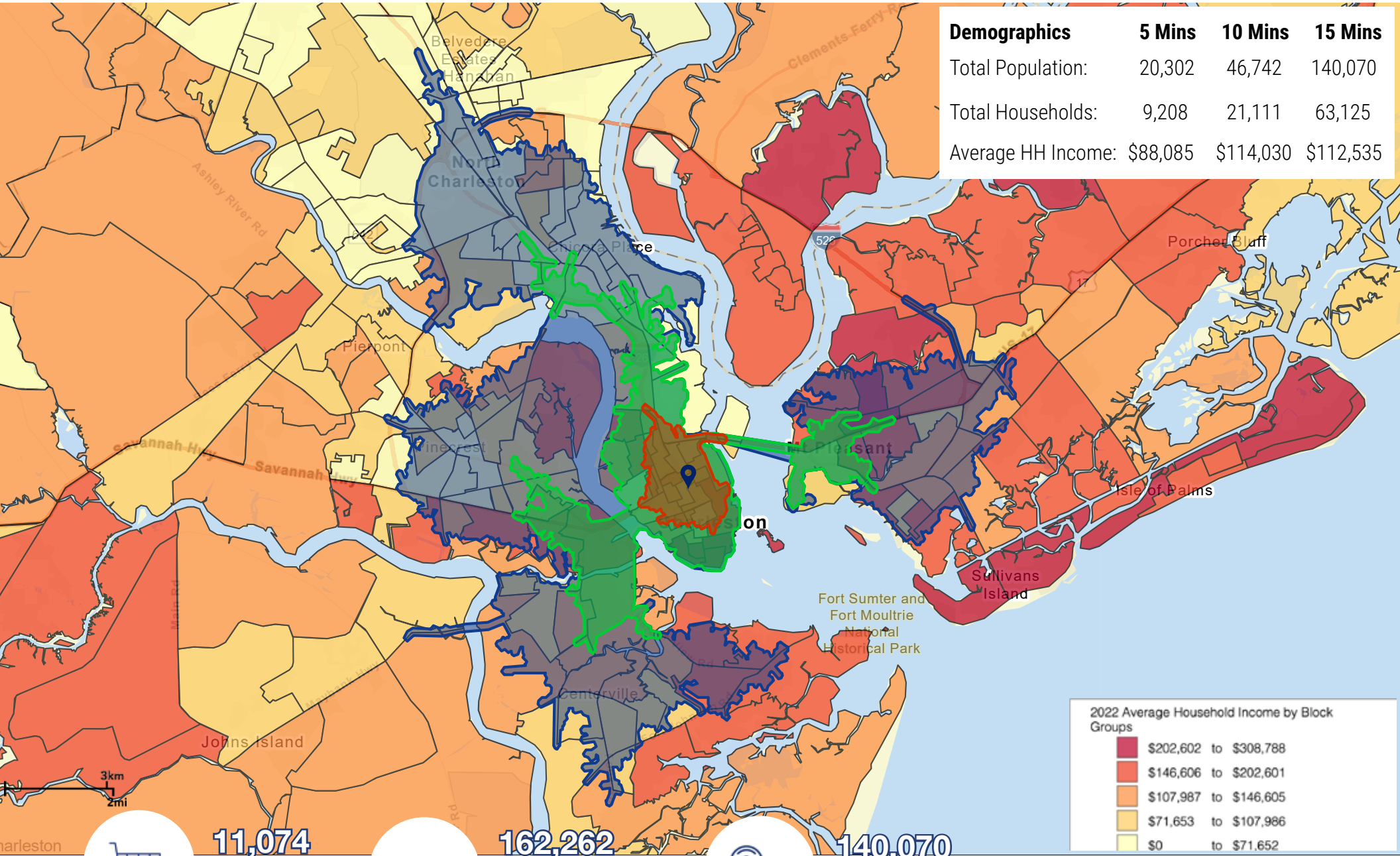


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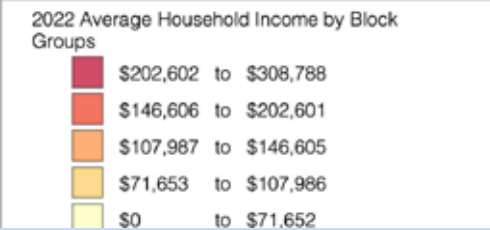
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BLUESTEIN BUILDING

DEMOGRAPHICS



Demographics	5 Mins	10 Mins	15 Mins
Total Population:	20,302	46,742	140,070
Total Households:	9,208	21,111	63,125
Average HH Income:	\$88,085	\$114,030	\$112,535



11,074
Businesses
within 15 Mins



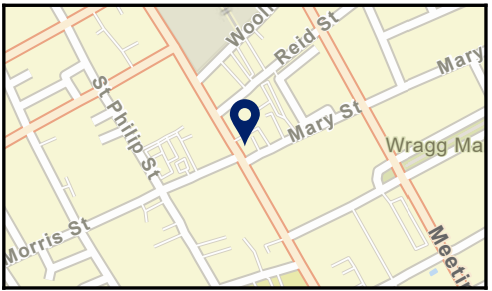
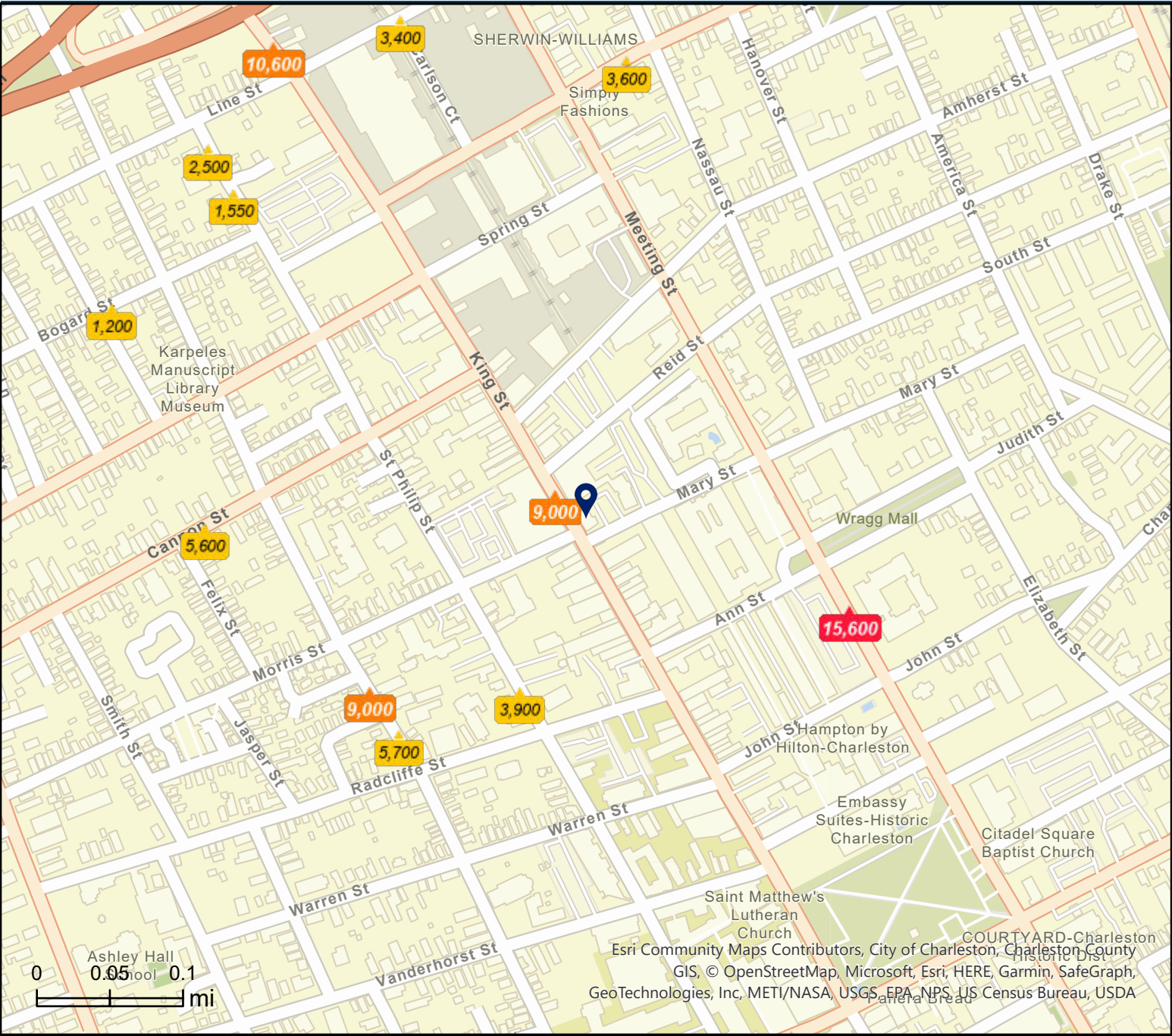
162,262
Employees
within 15 Mins



140,070
Population
within 15 Mins

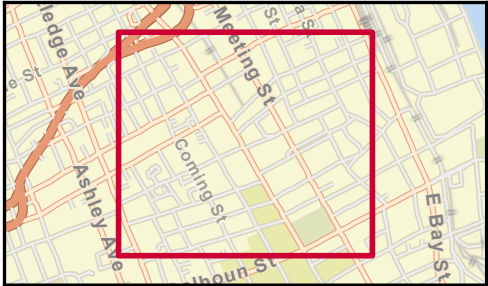
All demographics based on Esri forecasts for 2022

TRAFFIC COUNT



Source: ©2022 Kalibrate Technologies (Q3 2022).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



 **9,000**
Vehicles per
Day

Source: 2022 Kalibrate Technologies (Q3 2022).



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