

11 Broad Street, 3rd Floor

±2,851 Square Feet Available

Highlights

Located on the 3rd floor of a historic three-story building in the heart of downtown Charleston.

- + The main lobby includes beautiful lofted ceilings, tall windows, a flowing staircase, and an elevator accessible to all floors.
- + Building has undergone major renovation and is now ready for occupancy
- + Suites share a common area courtyard on the backside of the building
- + Beautiful 3rd floor conference room with large windows and great views of Broad and State Street
- + Space provides a reception area, restroom, kitchen, and 6 private offices
- + Abundant shopping and dining options within walking distance
- + Base rent is \$30.00/RSF with 3% annual increases. Tenant pays its prorated share of taxes currently at \$3.75 and insurance at \$4.13 for a total of \$7.88. Tenant is also responsible for separately metered electric and in-suite janitorial services

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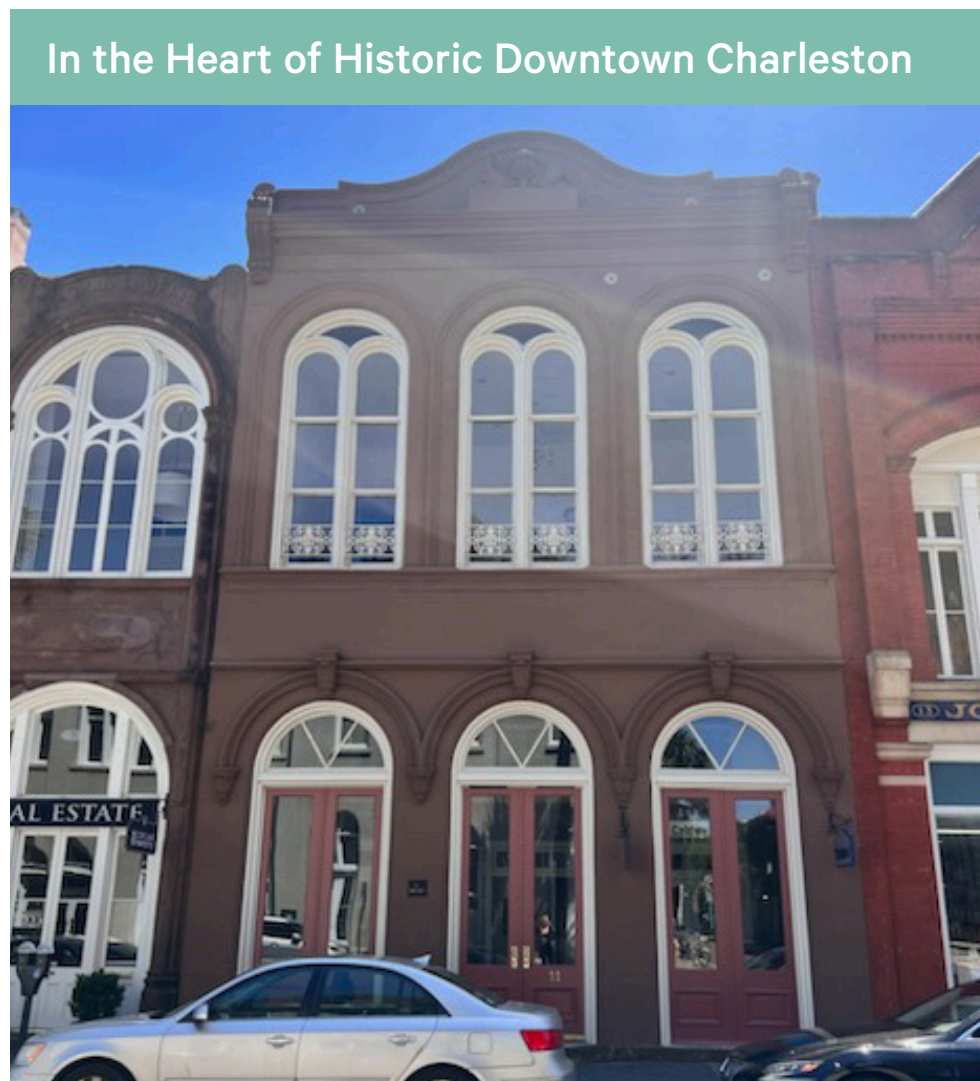
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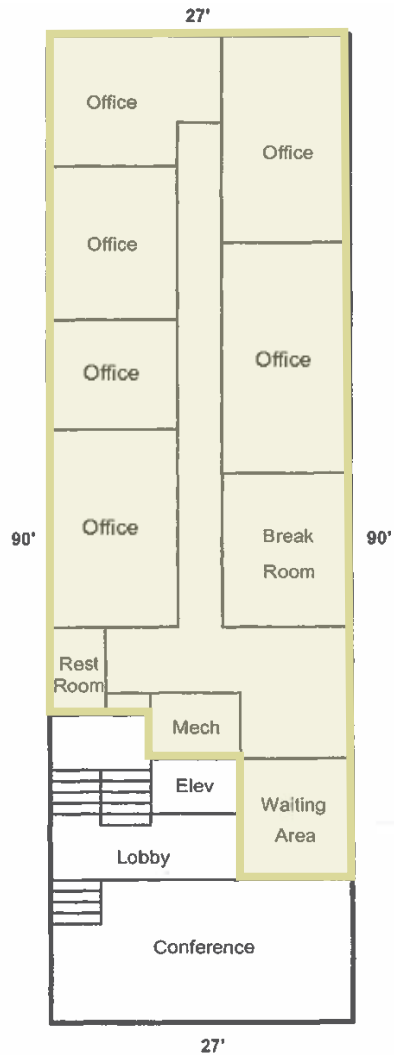
Charleston
South Carolina 29401

In the Heart of Historic Downtown Charleston



11 Broad Street, 3rd Floor
Charleston, SC 29401

For Lease



\$30.00

Per Square Foot

±2,851

Square Feet

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