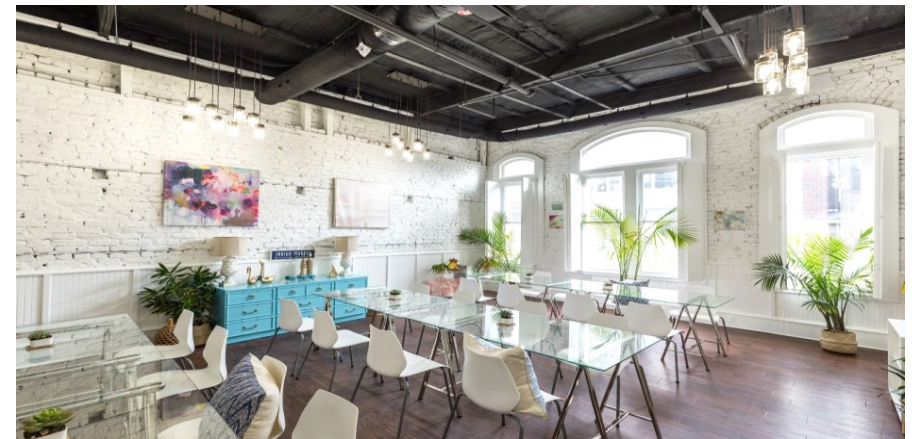


345 King Street

Retail / Office space for lease



Available For Lease is 345 King Street. This newly renovated beautiful two story building comes equipped with coffee bar and terrace on the second floor. Ideal for retailers and office users that want to provide a special experience once they enter with exposed brick and high ceilings. The property is situated within the retail corridor of King and half a block from Marion Square and The College of Charleston campus. This central downtown location allows for high foot traffic and visibility for tourists and residents alike.





Keller Williams Commercial - Charleston is pleased to offer this Exclusive Listing for 345 King St, Charleston SC 29401.

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

KW Commercial South Carolina is the exclusive Listing Broker. 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.

Property Overview

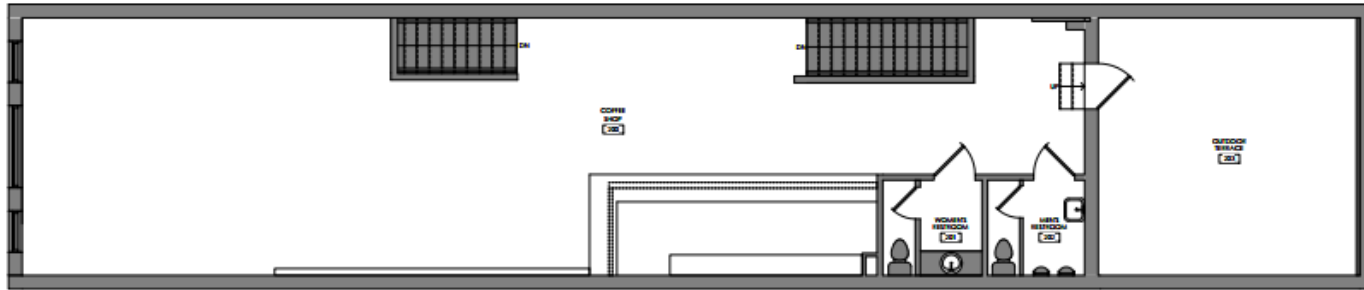


Property Information

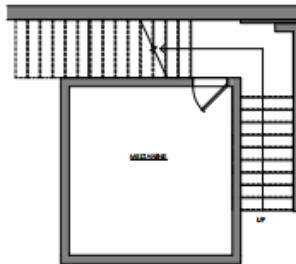
Address	345 King St
Square Footage	3,794 (Additional second floor terrace)
Term	10 Years
Escalations	3%
Renovated	2017
Rate	\$47 psf NNN
Additional Rent	Please inquire
Condition	Move-in Ready, equipped with coffee bar
Available	Immediately



Floor Plan



③ PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



② MEZZANINE
SCALE: 1/4" = 1'-0"



① PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

1st Floor

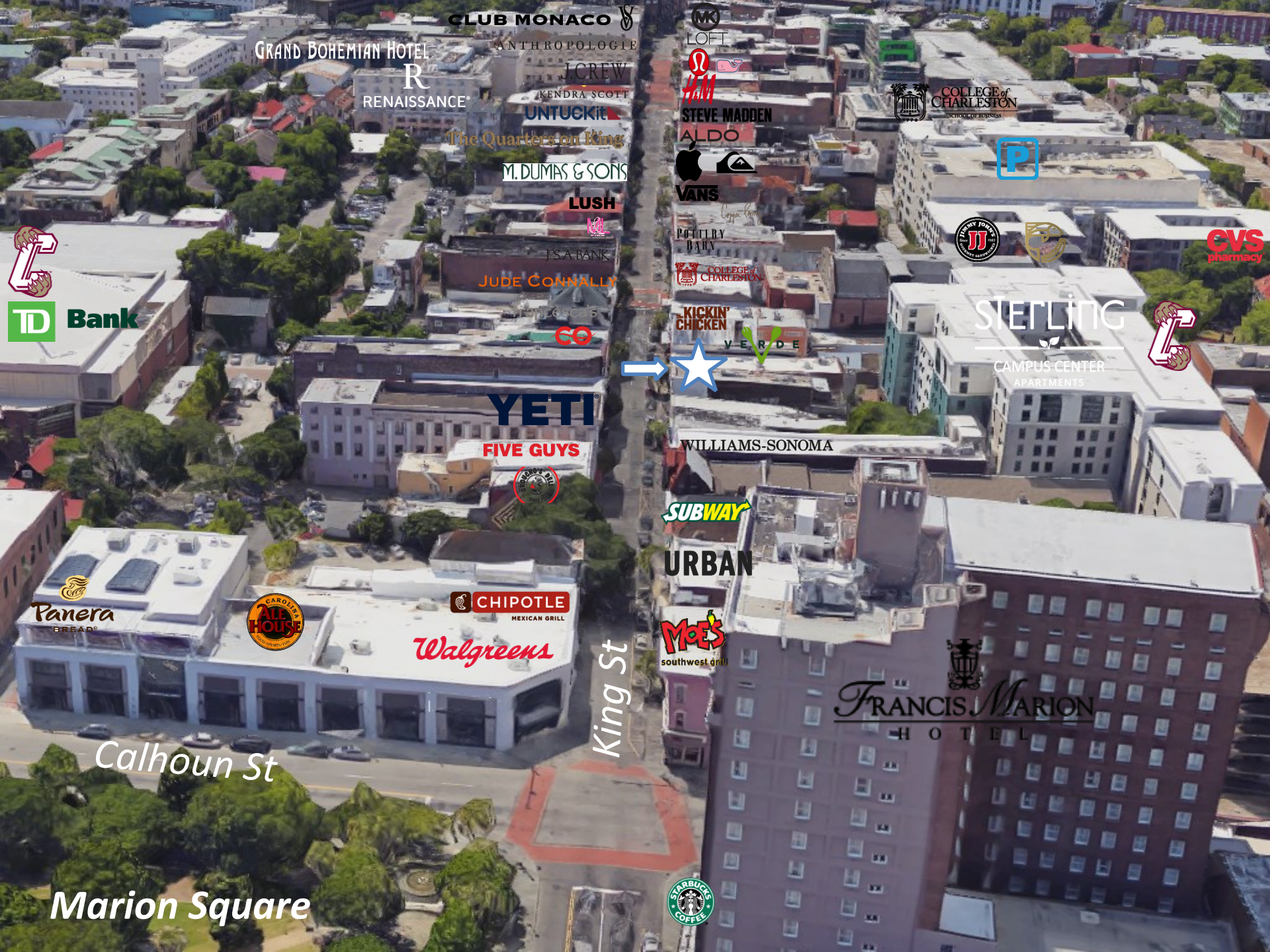


2nd Floor



Aerial





GRAND BOHEMIAN HOTEL
RENAISSANCE

CLUB MONACO
ANTHROPOLOGIE
J CREW
KENDRA SCOTT
UNTUCKIT
The Quarters on King
M. DUMAS & SONS

LOFT
STEVE MADDEN
ALDO

COLLEGE of CHARLESTON
SCHOOL of BUSINESS

TD Bank

LUSH
JPS A. BANK
JUDE CONNALLY

VANS
POTTERY BARN
COLLEGE of CHARLESTON

TRINITY JOHN

CVS pharmacy

STERLING
CAMPUS CENTER APARTMENTS

YETI

FIVE GUYS

KICKIN' CHICKEN
VERDE

WILLIAMS-SONOMA

Panera BREAD

CAROLINA ALL HOUSE

CHIPOTLE MEXICAN GRILL

Walgreens

King St

SUBWAY

URBAN

MOE'S southwest grill

FRANCIS MARION HOTEL

Calhoun St

Marion Square

STARBUCKS COFFEE

Location Overview

Birds Eye - Charleston, SC



345 King St



Arthur Ravenel Bridge

west elm

Marion Square

Charleston Port

Historic Charleston Market

Battery Park

Accolades

Charleston, SC - King St

Located in the epicenter of the “*The Best City in the U.S.*”, 345 King’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.

“The Best City in the U.S.”

Travel and Leisure
-July, 2019
7th consecutive year

“#1 Small City in the U.S.”

Conde Nast Traveler
-October, 2019
9th consecutive year

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

Yelp
-February, 2018

“Top 10 Best Shopping Streets in the USA”

Attractions of America
-December, 2017





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