



Retail & Office For Lease

701 East Bay Street, Charleston, SC 29403

1,274 SF - 27,578 SF Available

Reid Davis, CCIM, SIOR
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Property Overview

The Cigar Factory | 701 East Bay Street

The Cigar Factory is a first-class, mixed-use building that includes unmatched creative work/office space, signature restaurants, event space, high-end retail, and abundant parking.

Nestled at the base of the Ravenel Bridge, overlooking the historic port, this unique building offers sweeping views of the harbor and city skyline. A meticulous restoration fueled by a deep reference for its historical roots has helped the property take its place as a centerpiece in Charleston's thriving economic and cultural resurgence.

Address

701 E Bay Street
Charleston, SC 29403

Space Available

1,274 - 27,578 SF

Lease Rate

2nd - 5th Floors:
\$44.00 - \$47.00/SF, FS

TMS

459-06-01-040

Year Built

Built: 1882
Renovated: 2016

Parking

Ample Surface Parking



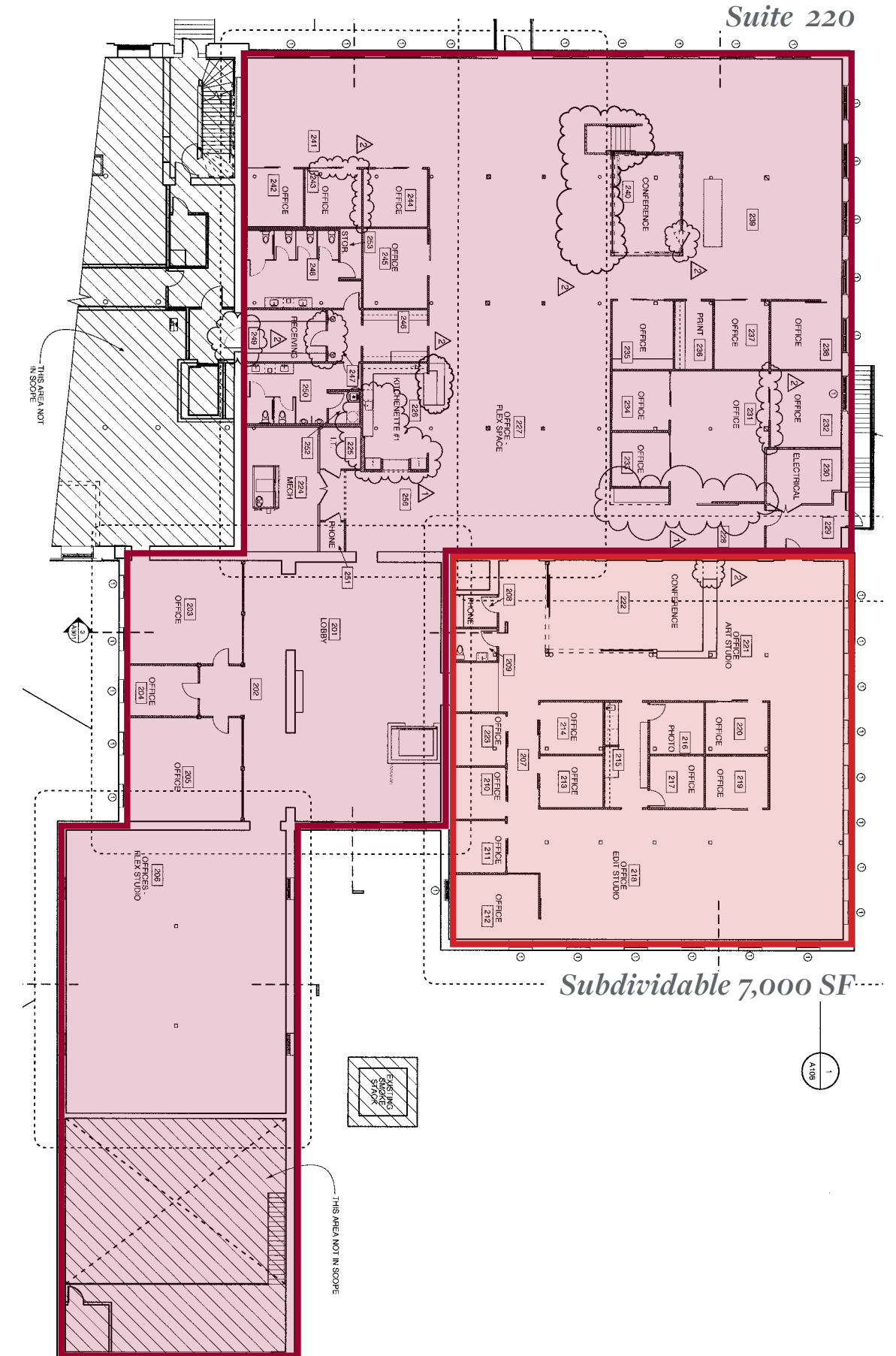


Property Photos





**Subdividable to 7,000 SF*



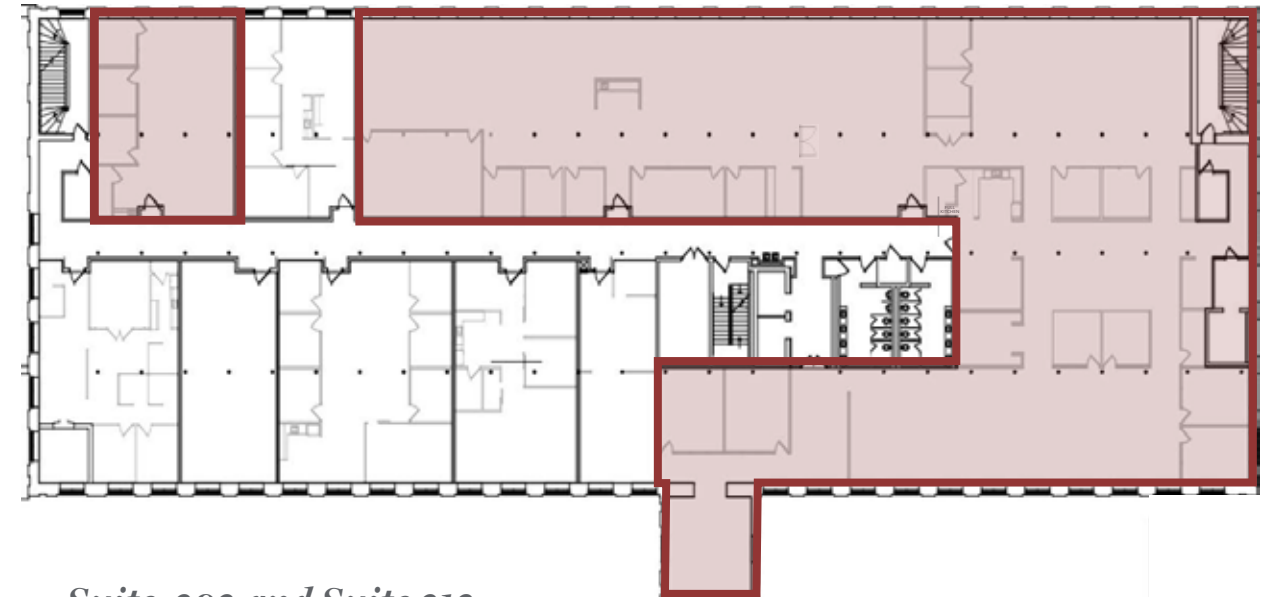


Suite Availabilities

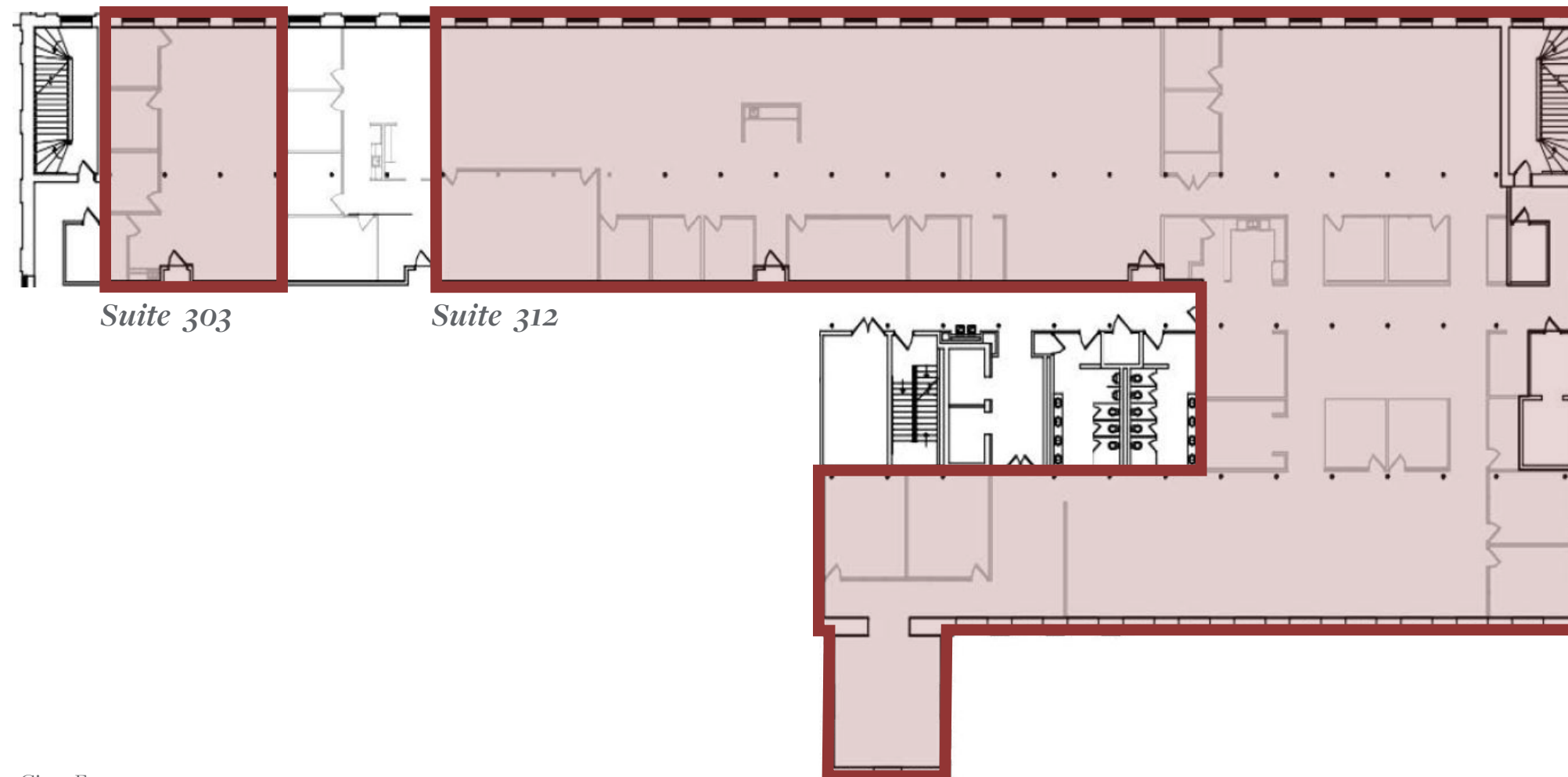
Suite 303 | 1,655 SF | Available 7/1/2025

Suite 303 and Suite 312 | 5,000 - 20,138 SF | Available 12/1/2025

Entire Third Floor



Suite 303 and Suite 312





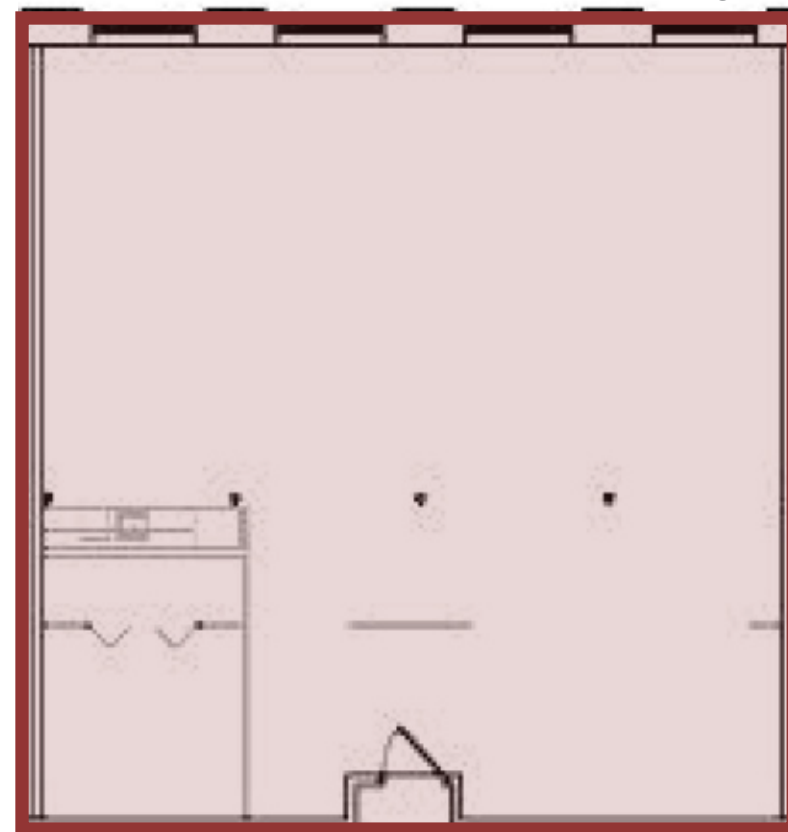
Suite Availabilities

Suite 509 | 2,050 SF | Available 11/1/2025
Suite 510 | 1,274 SF | Available 11/1/2025

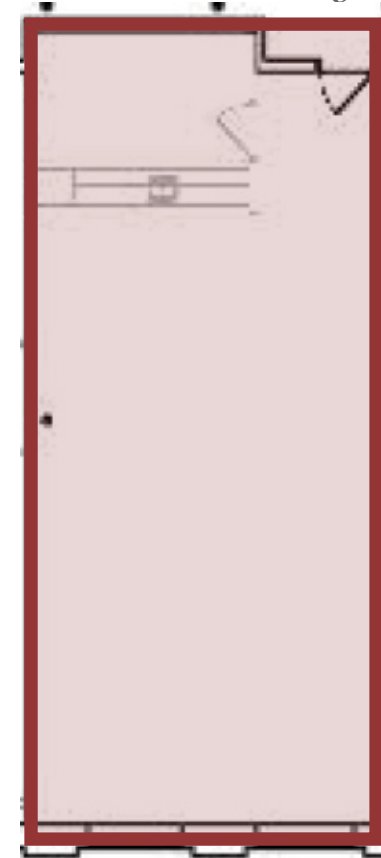
Entire Fifth Floor



Suite 509



Suite 510





Location Overview

- Charleston Int’l Airport

18 Minutes
- Mount Pleasant

05 Minutes
- West Ashley

09 Minutes
- I-26

04 Minutes
- I-526

10 Minutes
- Highway 17

05 Minutes





Market Analysis





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