

276 EAST BAY

Charleston, SC 29401



OFFICE/RETAIL BUILDING FOR LEASE IN HISTORIC DOWNTOWN CHARLESTON

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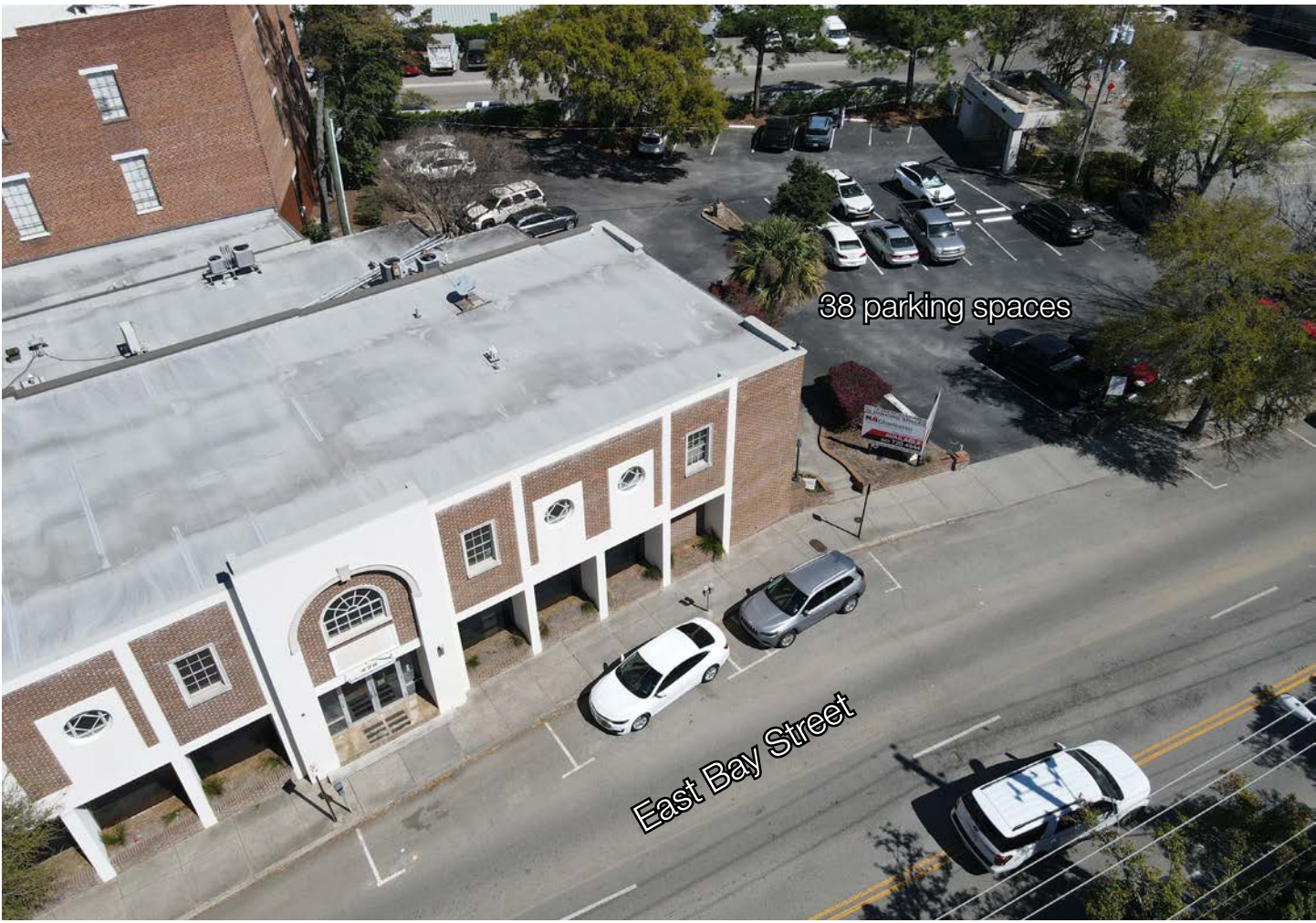
NAICharleston

Summary

- ±14,518 SF freestanding building for lease in historic downtown Charleston, within walking distance to restaurants and shopping - possible uses could be retail, banking, office, or restaurant
- Easy access to Hwy 17 & I-26
- Includes drive-thru, 38 on-site parking spaces (rare!), street signage, and full interior renovation approximately two years ago
- 1st Floor: ±10,318 SF; 14 private offices, 2 large conference rooms/training center, large bullpen area, kitchen & bathrooms, vault (option to store money/wine)
 - Can be subdivided into:
 - ±4,563 SF space ideal for retail/bank/restaurant/office use
 - ±5,755 SF space ideal for office use
- 2nd Floor: ±4,200 SF, 8 private offices, 3 private cubicles, 1 large conference room, bullpen area, restrooms and kitchen area

LEASE RATE: \$29.75/SF, NNN (without subdividing)
\$45/SF, NNN (subdividing)



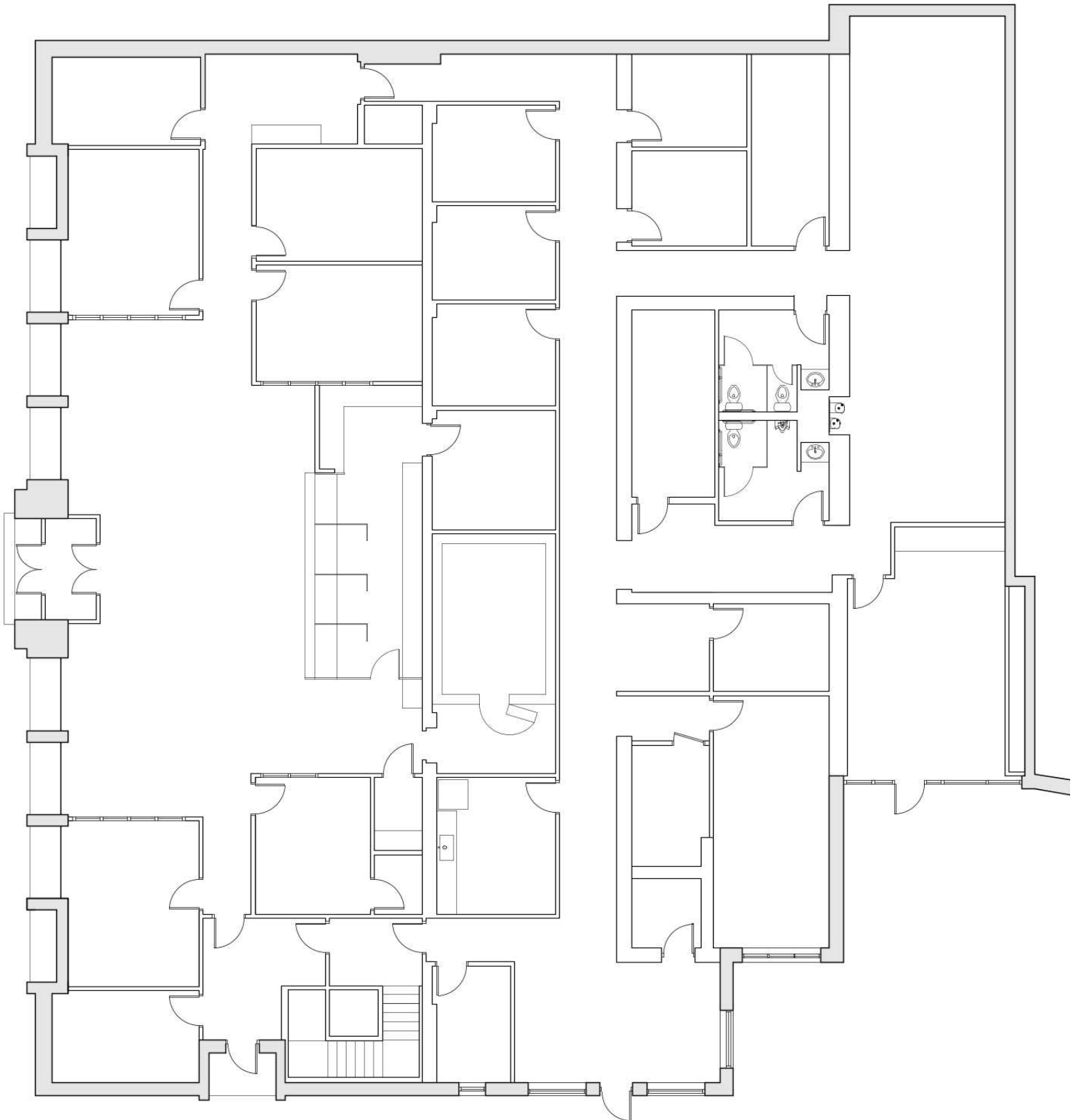




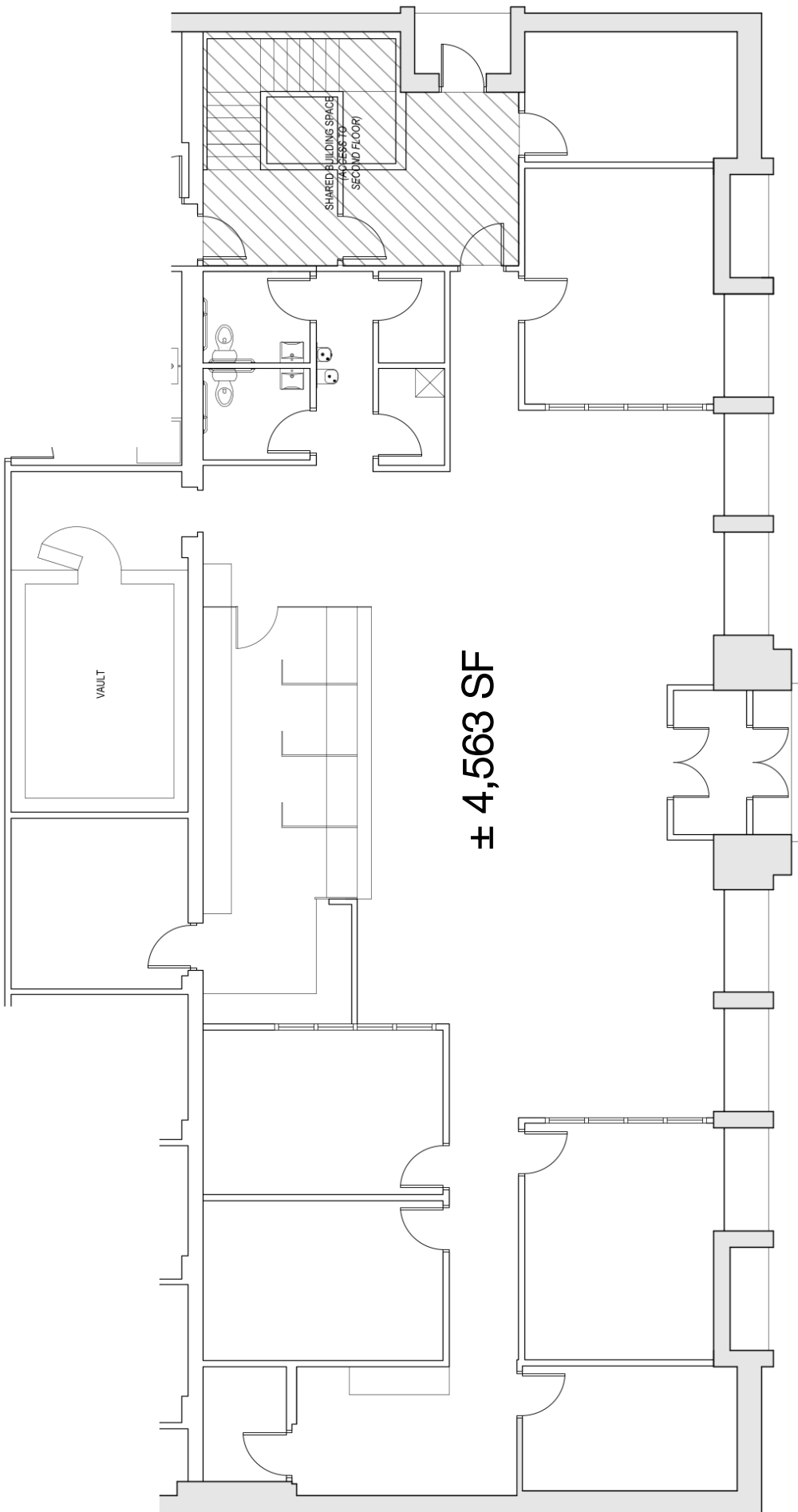


**ENTIRE FIRST FLOOR
OPTION:**

±10,315 SF ideal for retail/bank/
restaurant/office use



BANK OPTION FLOOR PLAN

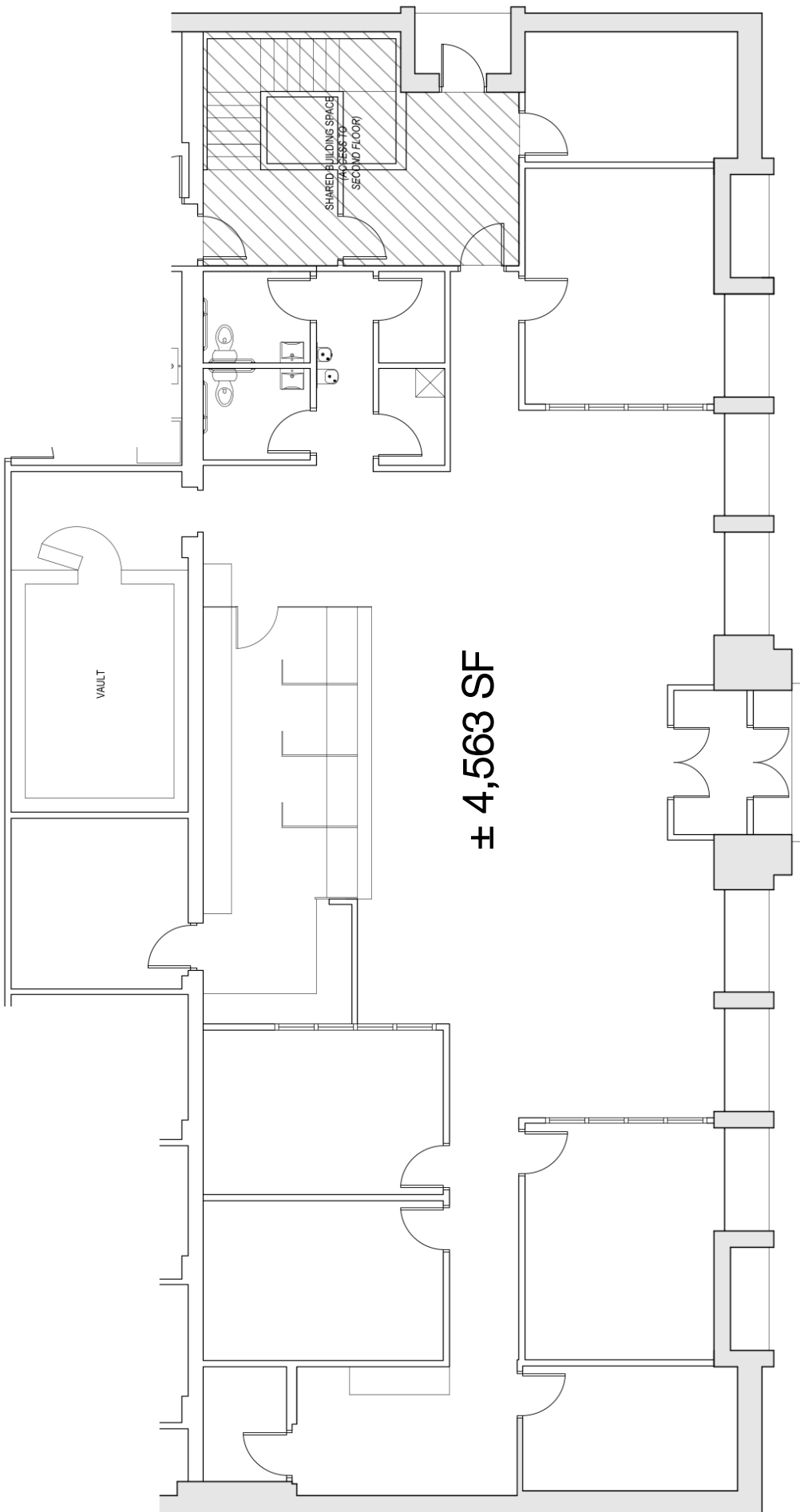


BANK OPTION:

- $\pm 4,563$ SF existing bank space
- Drive-thru and vault

\$45/SF, NNN

RETAIL OPTION FLOOR PLAN

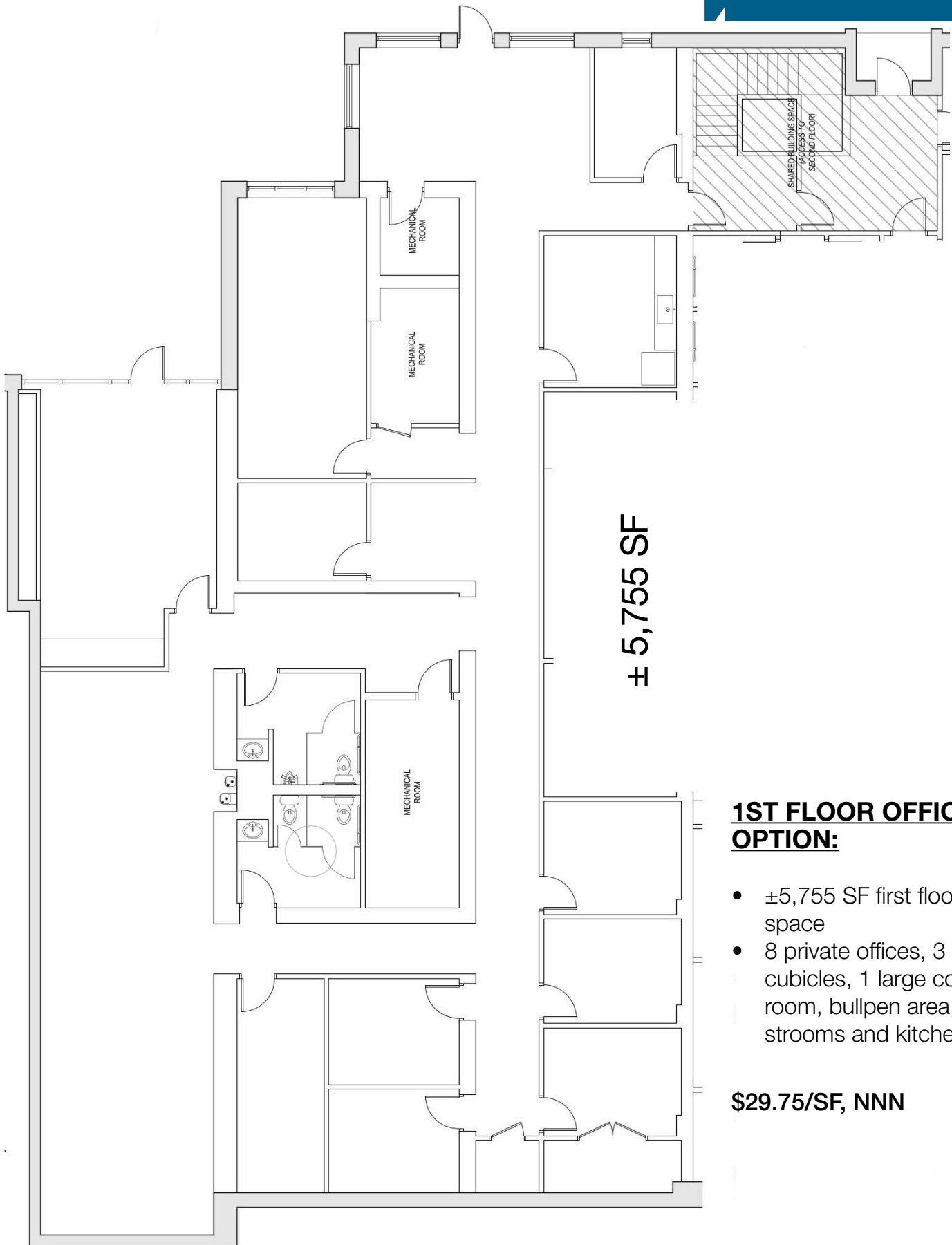


RETAIL OPTION:

- $\pm 4,563$ SF ideal for street level retail store or restaurant space

\$45/SF, NNN

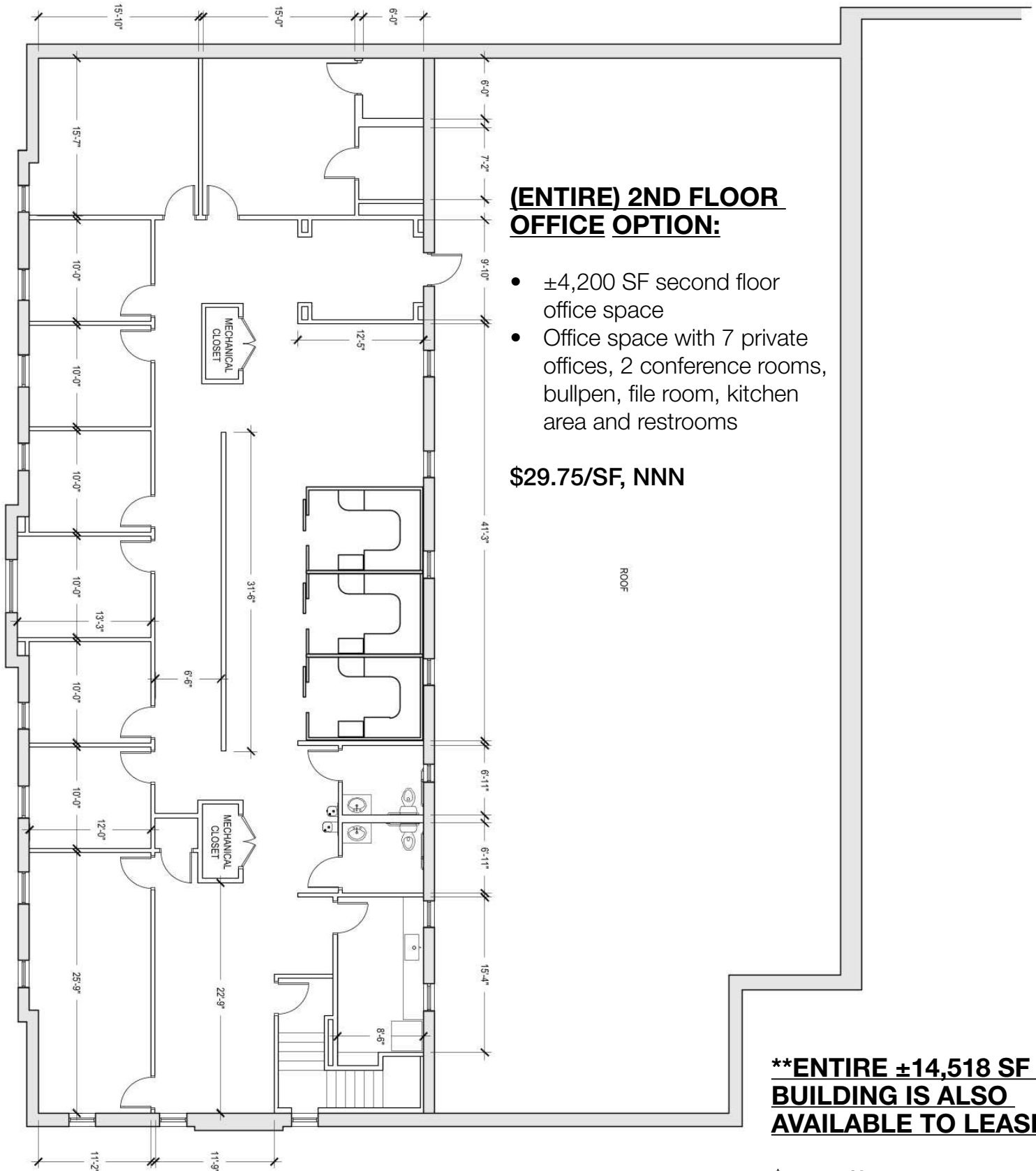
1ST FLOOR OFFICE OPTION



1ST FLOOR OFFICE OPTION:

- ±5,755 SF first floor office space
- 8 private offices, 3 private cubicles, 1 large conference room, bullpen area, re-strooms and kitchen area

\$29.75/SF, NNN



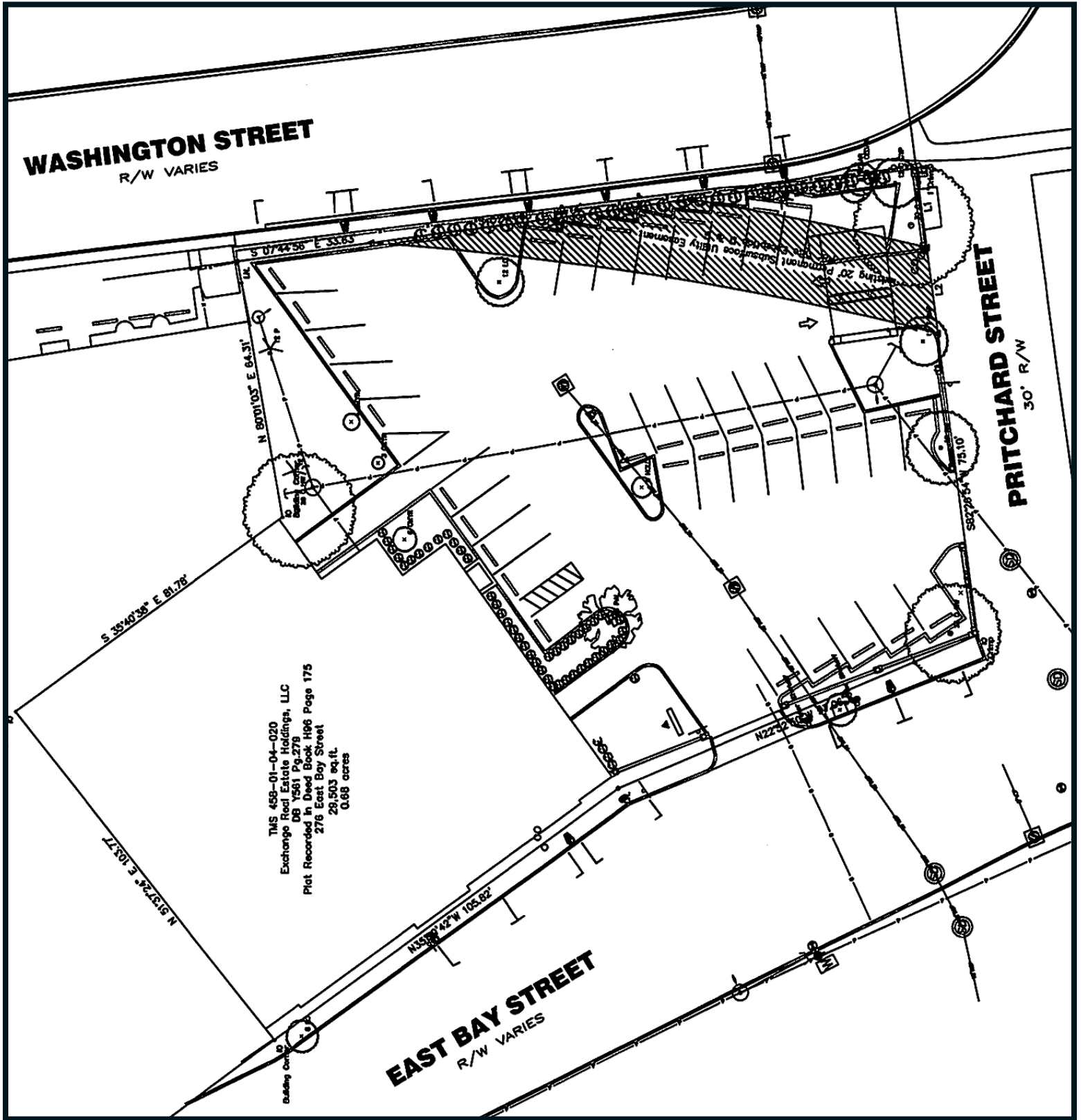
**(ENTIRE) 2ND FLOOR
OFFICE OPTION:**

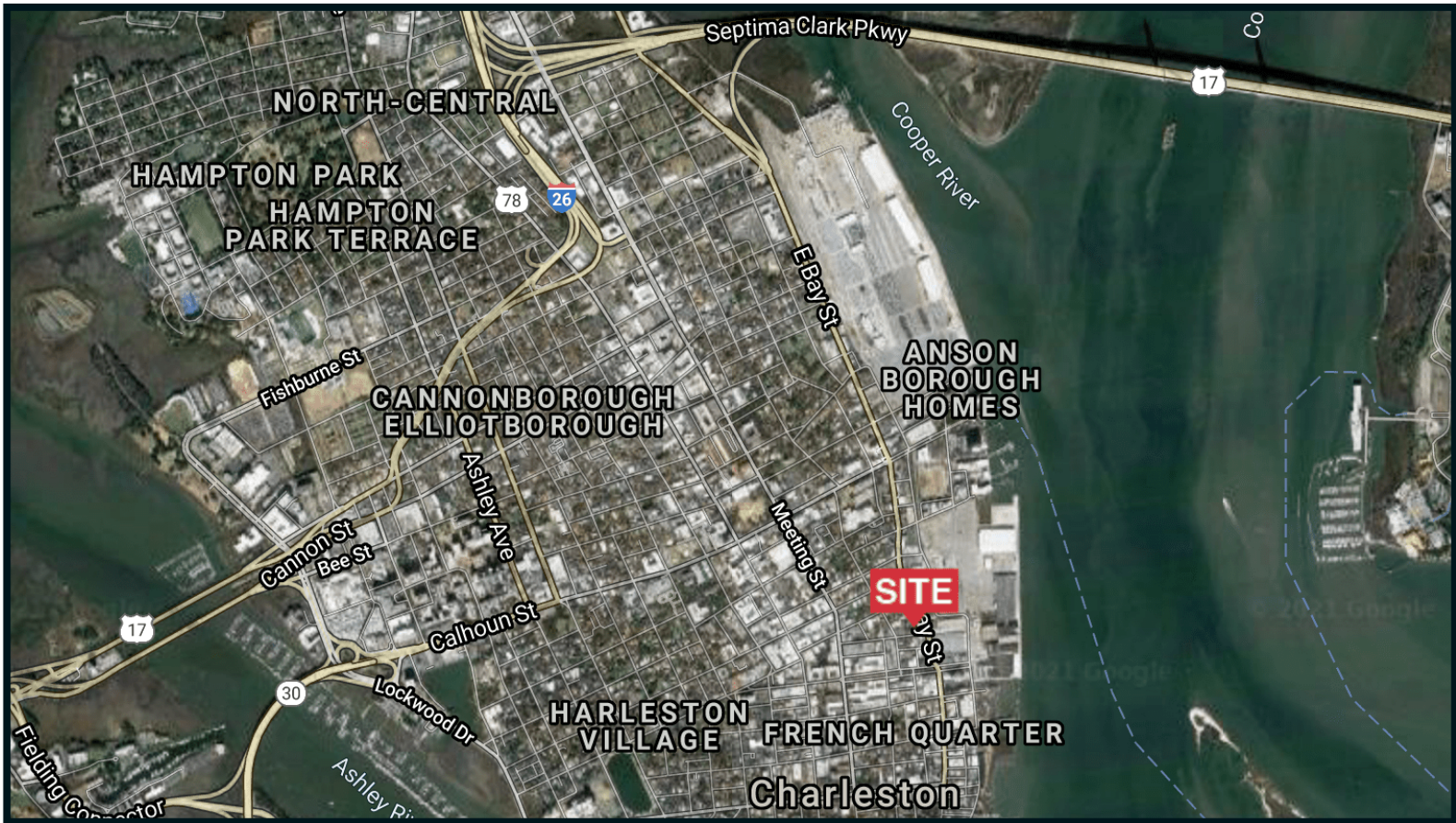
- ±4,200 SF second floor office space
- Office space with 7 private offices, 2 conference rooms, bullpen, file room, kitchen area and restrooms

\$29.75/SF, NNN

****ENTIRE ±14,518 SF
BUILDING IS ALSO
AVAILABLE TO LEASE**

\$29.75/SF, NNN





DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.