

**Unique class A space in the heart of the historic district****Offering Summary**

Lease Rate:	\$2,700.00 per month (MG)
Building Size:	87,000 sf
Available SF:	955 sf
Year Built:	1909
Zoning:	General Business

Property Description

Unique class A space located in the heart of the historic district. This handsome second floor suite has exposed brick throughout, high ceilings with exposed timbers and glass transoms over interior doors providing natural light from the interior atrium and exterior windows. The efficient floor plan includes offices with windows, reception area, conference room and a kitchenette.

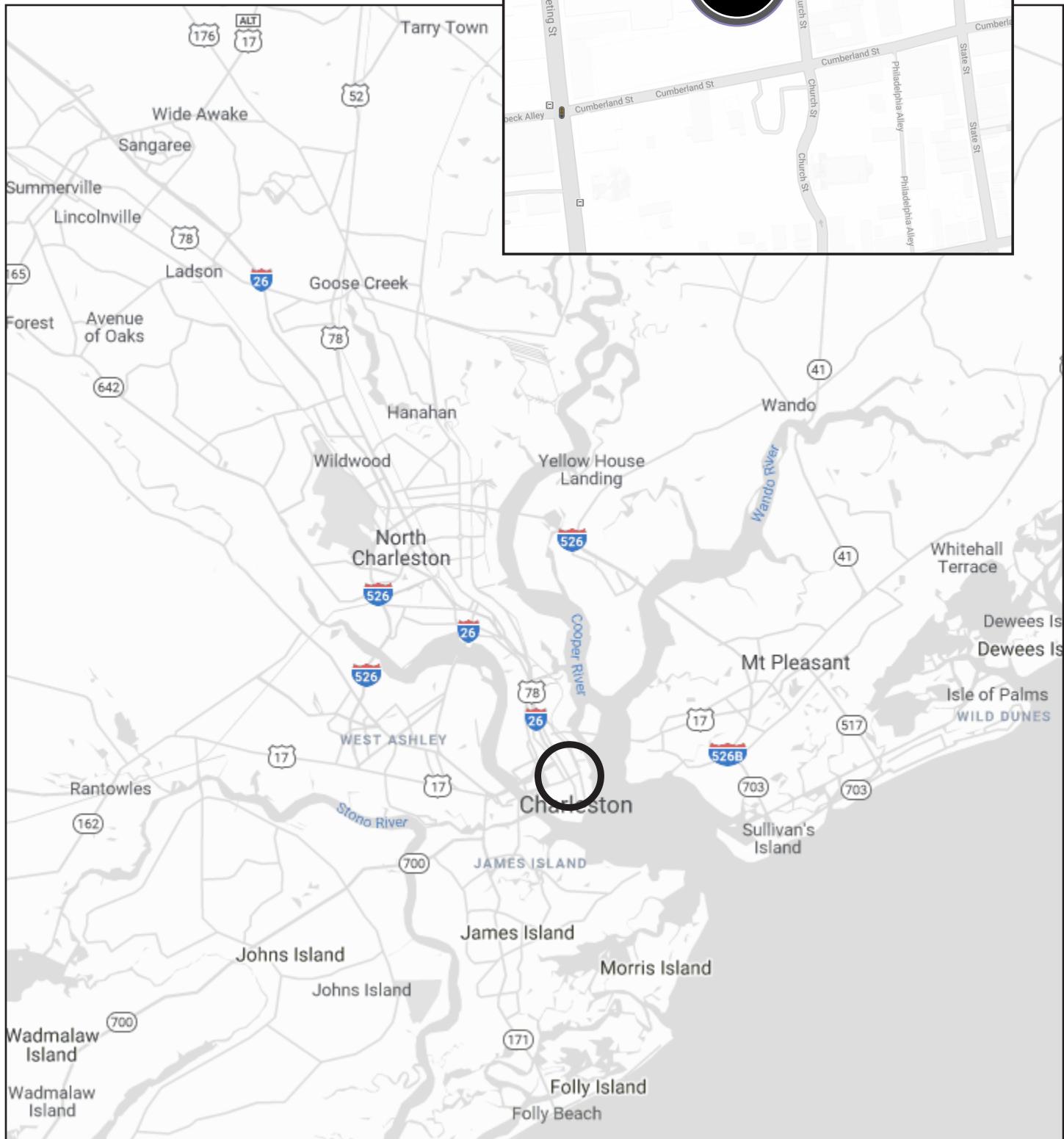
The landlord is responsible for expenses related to utility services; regime, taxes and insurance expenses for the base year. The Tenant is responsible for en suite janitorial services and increases in operating expenses over the base year.

The Franke Building is connected to a parking garage by a covered walkway.

Get more information**Leslie Fellabom**

Senior Vice President, Office Services
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C 843 442 7492

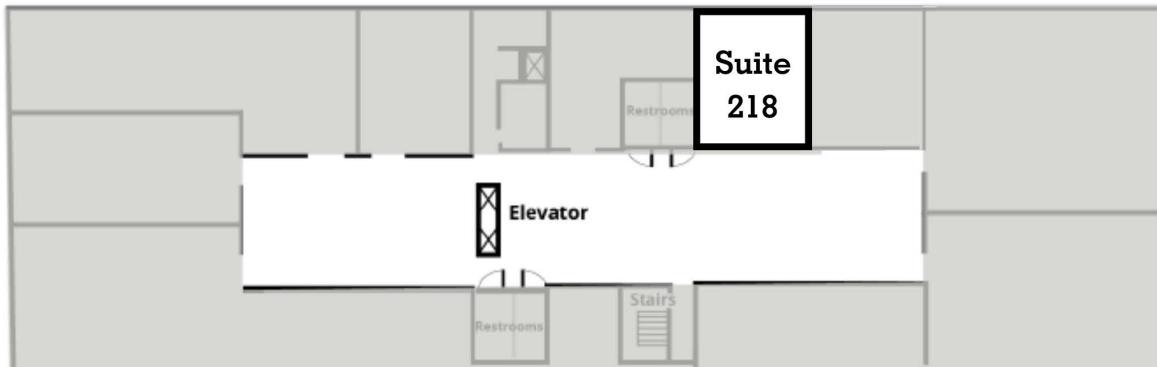
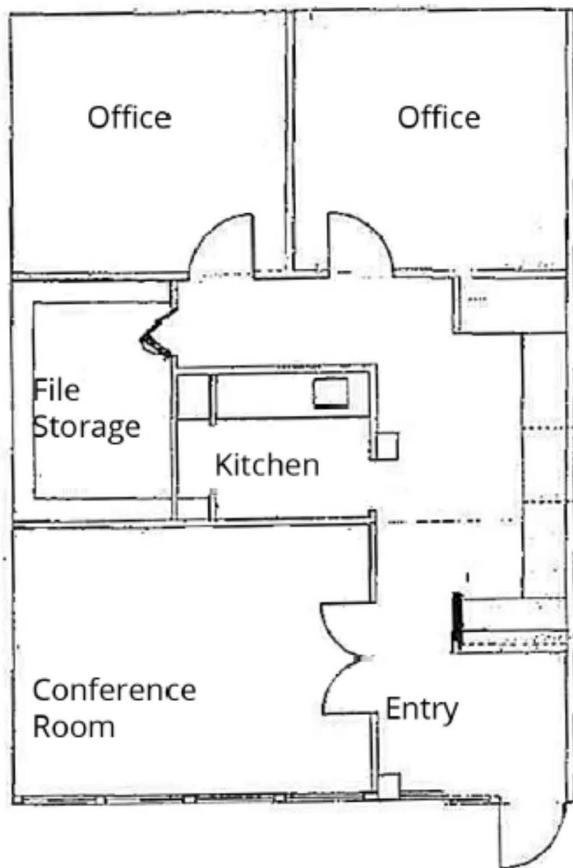
40 Calhoun Street, Suite 350
Charleston, SC 29401
843 725 7200



Office Building For Lease

171 Church Street, Suite 218, Charleston, SC 29401

Suite 218



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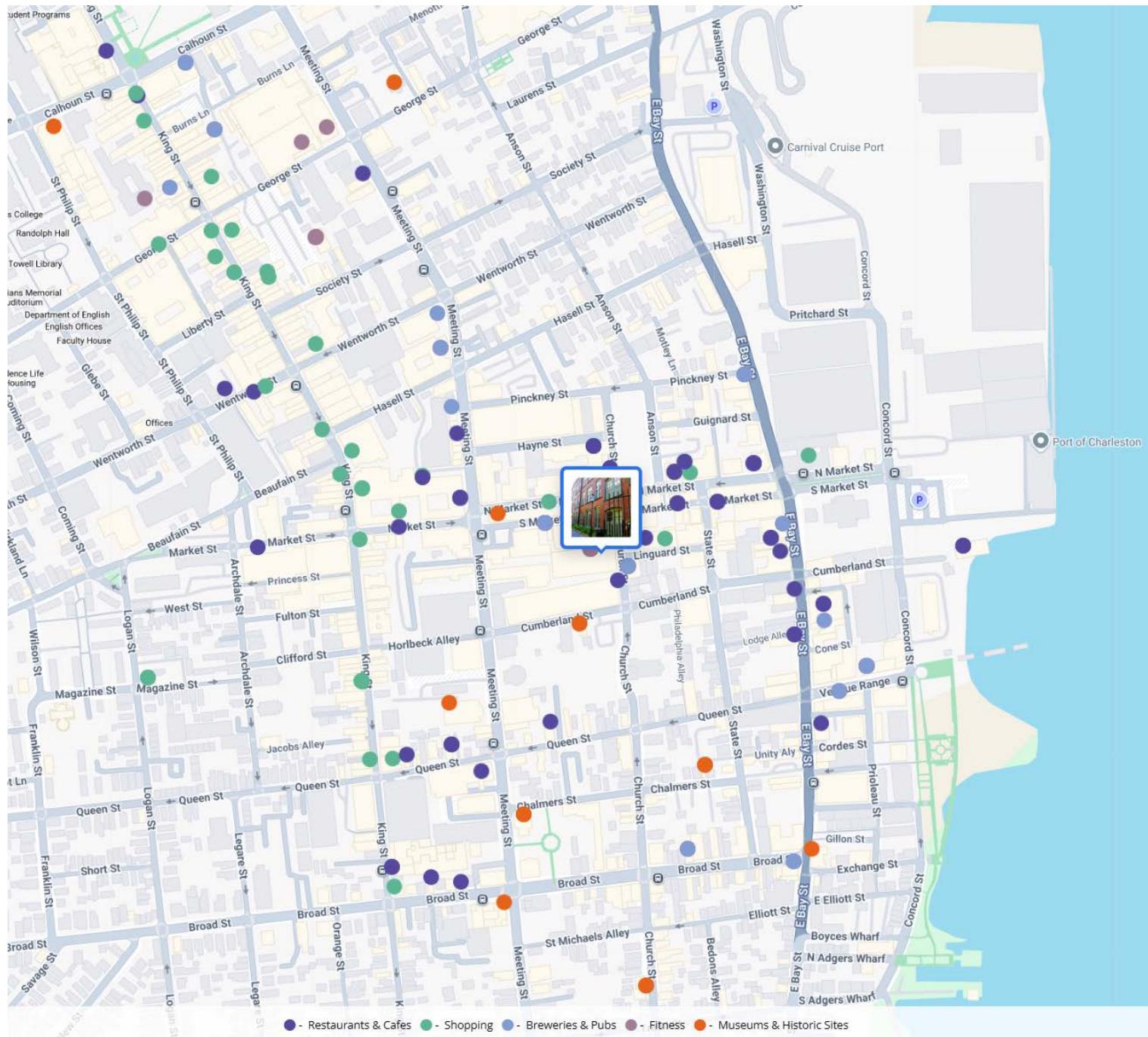
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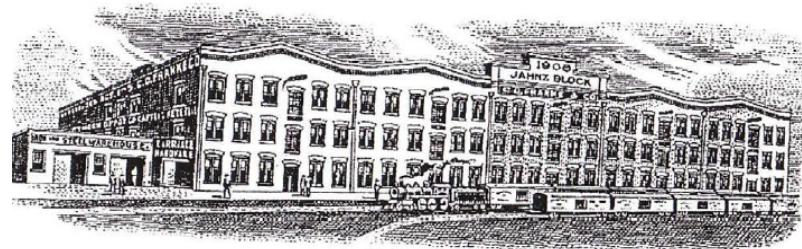
Office space for lease

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171 Church Street C.D. Franke Warehouse Constructed Circa 1909; Rehabilitated 1984

The Franke Warehouse, at the northwest corner of Market and Church Streets, is an important example of early-twentieth-century industrial architecture. It was constructed as a manufacturing and storage building for a carriage company founded in 1859 by C.D. Franke, a Prussian immigrant. His carriages and wagons were marketed throughout the Southeast. By the 1870s the company had also become a supplier for carriage parts, iron products, and hardware. By the early-1900s Franke (Jahnz) Company was manufacturing auto parts in this building. It closed in 1981, was rehabilitated, and now serves as an office complex. It is one of only a few surviving examples of the industrial nature of the Market Street area prior to World War II.

Poston, Jonathan H. *The Buildings of Charleston*. Columbia, South Carolina, University of South Carolina Press, 1997.



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