

252 Meeting St – Retail / Office For Lease

Charleston, SC 29401



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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 252 Meeting Street Charleston, SC 29401.

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

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.

EXECUTIVE SUMMARY



ADDRESS	252 Meeting Street
Ask Price Ground Floor Retail	\$62.50 PSF NNN (+\$17.62/sf)
Ground Floor Retail SF (slide 6)	900 RSF
Ask Price 2 nd & 3 rd Floor	\$38 PSF Mod Gross
2 nd & 3 rd Floor Office SF (slide 7)	2,496 RSF
Uses	Retail, Office, Storage, Pied-à-terre
Availability	July 2025
Build-out / TIA	Flexible – Please inquire regarding Delivery Conditions
Parking	Negotiable (inquire)
TMS #	458-05-01-007
Zoning	General Business

Charleston Commercial is pleased to present for lease 252 Meeting Street. The opportunity offers different combinations of retail and office spaces with a ground floor space of 900sf and 2nd and 3rd floor office space of 2,496sf. The first floor can be leased separately from the 2nd and 3rd floor.

Currently, the ground floor is undergoing renovations into warm shell condition with Landlord delivery & TIA flexible & negotiable. Additionally, there is a rear 689sf garage that can be leased together or separately. The 2nd and 3rd floor are in second gen (dated) office/residential and available for immediate occupancy. These upper floors include a full kitchen and full bathroom, which also offer the possibility of a Pied-à-terre optionality. Please see photos and floor plans for details.

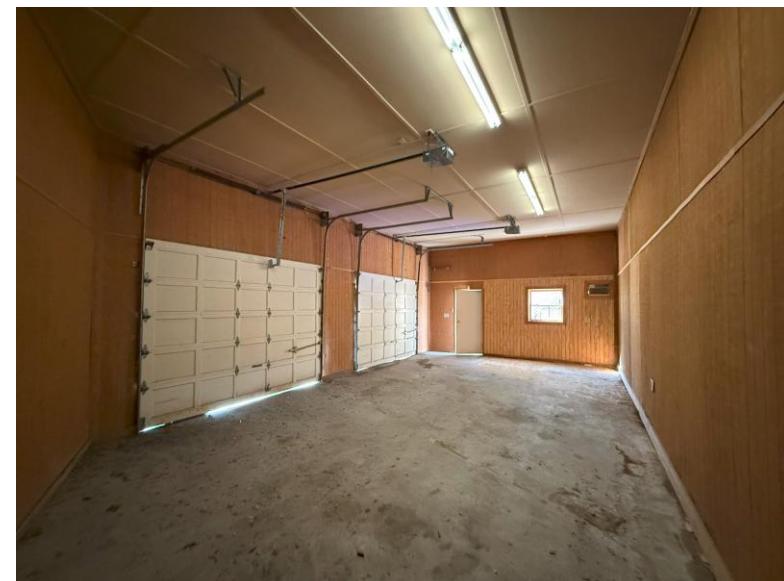
The site is located in the downtown business & tourist district, across the street from major retails and hotels such as The Ryder Hotel, Grand Bohemian Hotel, FIG, and The City Market. The site also offers on-site parking – please inquire to learn more.



PHOTOS -1st Floor / garage



First Floor undergoing Warm Shell
renovation Summer 2025
(photos pre-renovation)

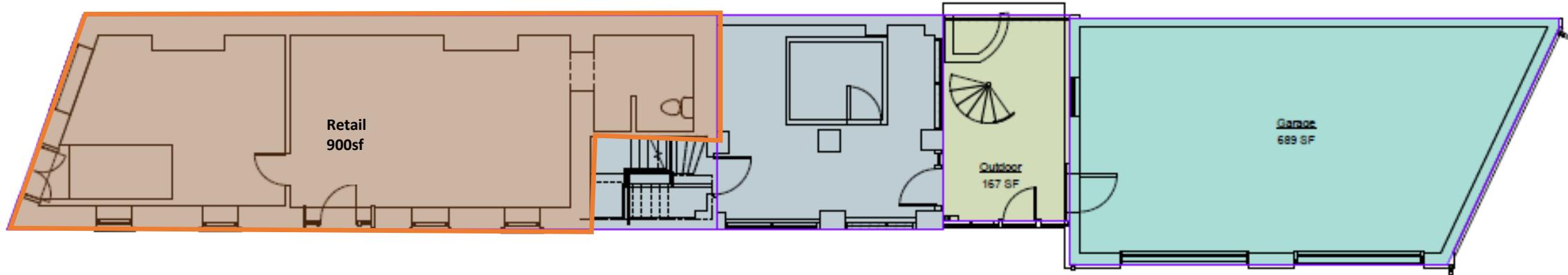


PHOTOS - 2nd & 3rd Floor

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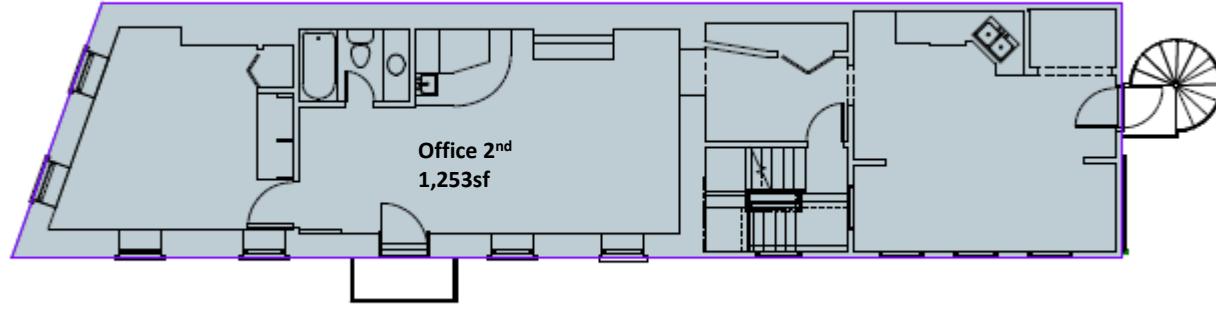


1st FLOOR PLAN

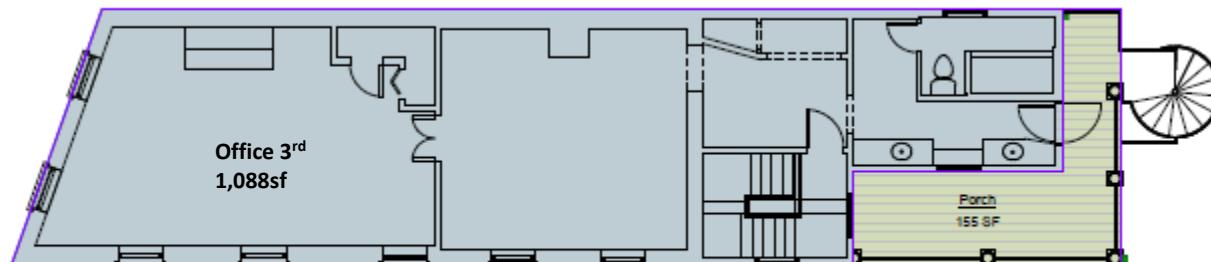


1 First Floor
3/16" = 1'-0"

2nd & 3rd FLOOR PLAN



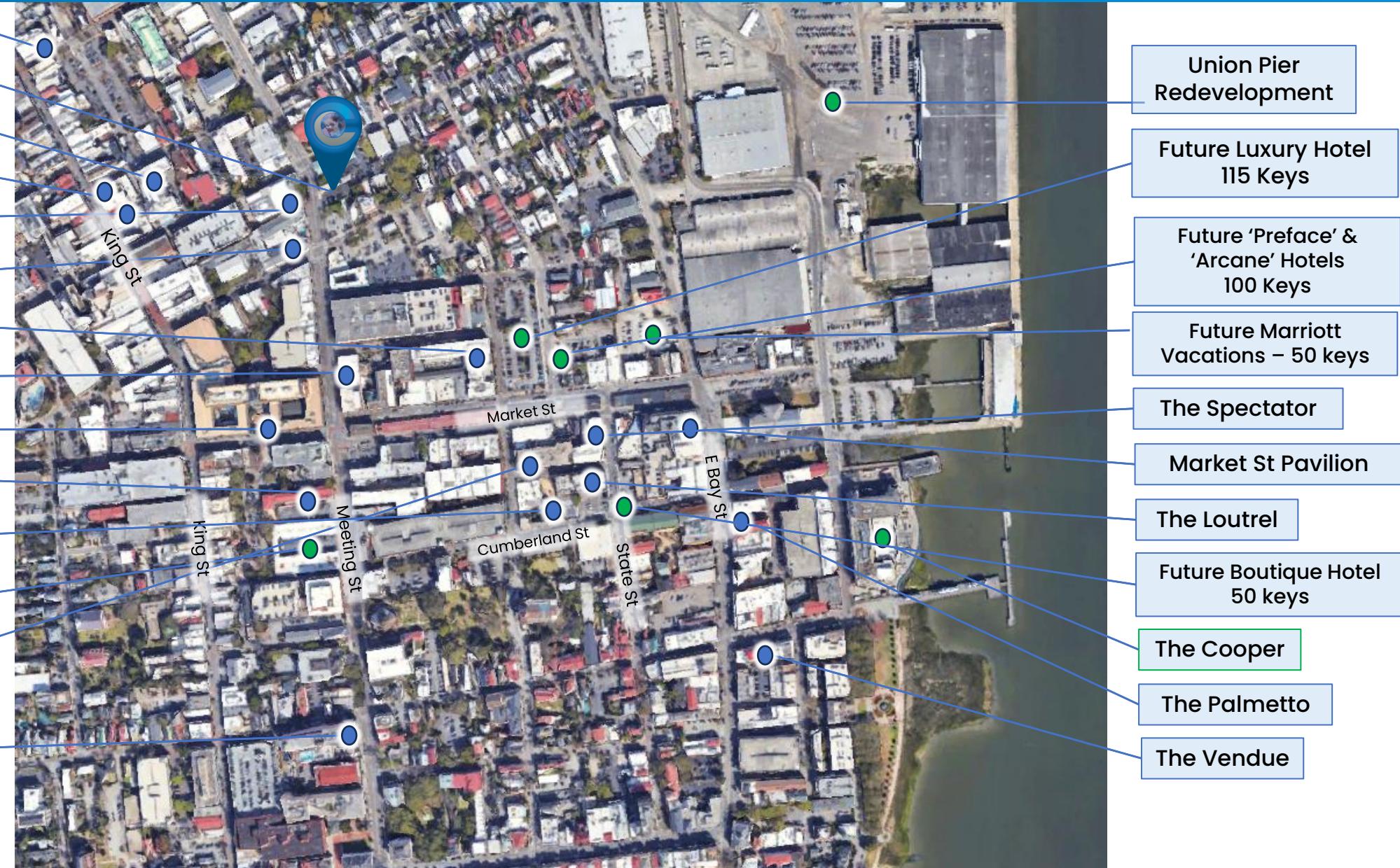
② Second Floor
3/16" = 1'-0"



③ Third Floor
3/16" = 1'-0"



Trade Area - Hotels



TRADE MAP

Retail

RETAILERS & LANDMARKS

1	Hotel Bennett	26	SEPHORA	51	Shirtini
2	Marion Square	27	H&M	52	Under The Almond Trees
3	Francis Marion Hotel	28	Lululemon	53	167 Raw
4	Starbucks	29	Marine Layer	54	RTW
5	Dewberry Hotel	30	UNTUCKit	55	Madison-Mathews
6	Walgreens/ Chipotle	31	Blue Mercury	56	Billy Reid
7	Alice and Olivia	32	Kendra Scott	57	Clorinda Anrinoei
8	Urban Outfitters	33	Anthropologie	58	The Impeccable Pig
9	Paige	34	Golden Goose	59	Charleston Shoe Co
10	Williams-Sonoma	35	Aerie	60	Lake Weekend
11	Kenny Flowers	36	Buck Mason	61	Yves Delorme
12	Chubbies	37	Faherty	62	Lovely Bride
13	YETI	38	Gucci	63	Grit & Grace
14	Freebird	39	Kate Spade	64	Queen St Garage
15	Clayton & Crume	40	Louis Vuitton	65	Millers All Day
16	Veronica Beard	41	Tommy Bahama	66	Berlin's
17	The Pinch Hotel	42	Charleston Place Hotel	67	The Renaissance Hotel
18	Pottery Barn	43	Rangoni	68	Grand Bohemian Hotel
19	Vans	44	Spartina 449	69	Planters Inn
20	Apple	45	The Riviera Theater	70	Hotel Emeline
21	Quicksilver	46	Target	71	Future Four Seasons
22	Brandy Melville	47	Brooks Brothers	72	Mills House
23	Hampden	48	LoveShack Fancy	73	The Spectator
24	Bar Taco	49	J.McLaughlin	74	The Loutrel
25	M Dumas & Sons	50	Kings Courtyard Inn	75	College of Charleston

