

525

EAST BAY STREET



±1,901 - 14,515 SF
FOR LEASE

CHARLESTON, SC

CBRE

PROPERTY SUMMARY

525 East Bay Street is a 27,492 RSF, Class A office building in the heart of Downtown Charleston. Its location offers great proximity to award winning restaurants and shopping as well as easy access to I-26, Mt Pleasant via the Arthur Ravenel Jr Bridge, West Ashley, and North Charleston.

Charleston, South Carolina, is known for its rich history, well-preserved architecture, and vibrant culture. The area features cobblestone streets, antebellum homes, and historic landmarks like the Battery, Waterfront Park, and Rainbow Row. It is a hub for dining, shopping, and cultural events, showcasing Southern cuisine and art. The Charleston City Market and various museums highlight the city's heritage. The downtown atmosphere is charming and walkable blending history with modern Southern hospitality.



Property Highlights



\$40.00 - \$44.00/SF
Full Service



Up to ±14,515 SF
Available



Keyfob access to the
building and office



63 on-site surface
parking spaces



Dog Friendly



Beautiful views of the
Charleston Harbor



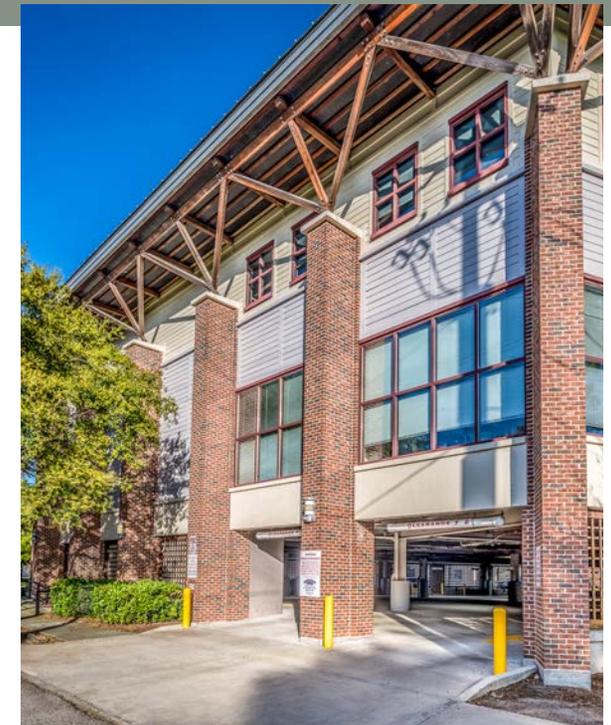
EXTERIOR AND ON-SITE PARKING



Incredible signage opportunity at the busy intersection of East Bay St and Chapel St with 28,300 average vehicles per day.

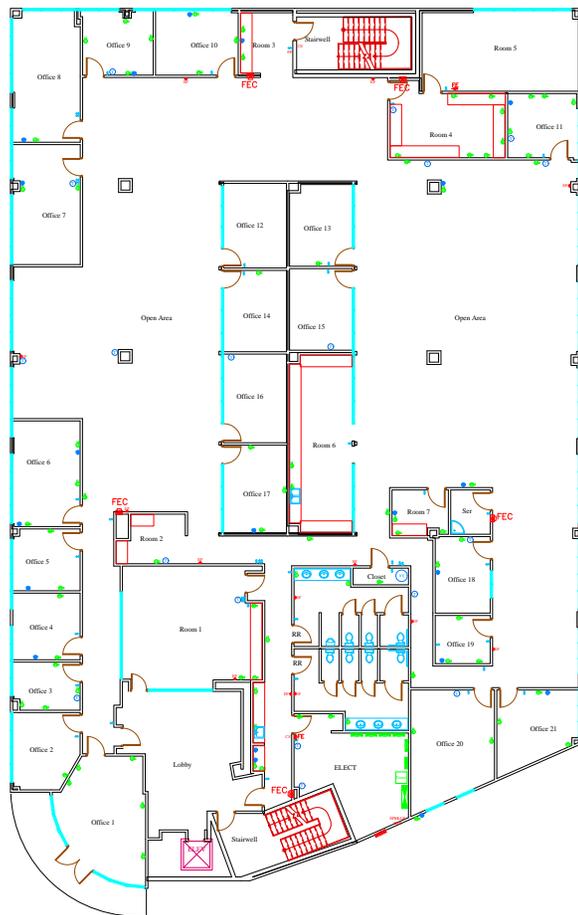


Recent garage upgrades to include new lighting and paint.



SUITE 100

- Entire 1st floor available July 1, 2026 at $\pm 5,000$ to $\pm 14,515$ SF
- Full Kitchen (refrigerator, dishwasher and sink)
- Multiple Large Conference Rooms
- Multiple Small Conference Rooms
- Server Room
- 2 Large Open Areas for Cubicle Setups
- Direct Access from Elevator
- Dedicated Bathrooms



Suite 100
Floor Plan
 $\pm 5,000$ to
 $\pm 14,515$ SF

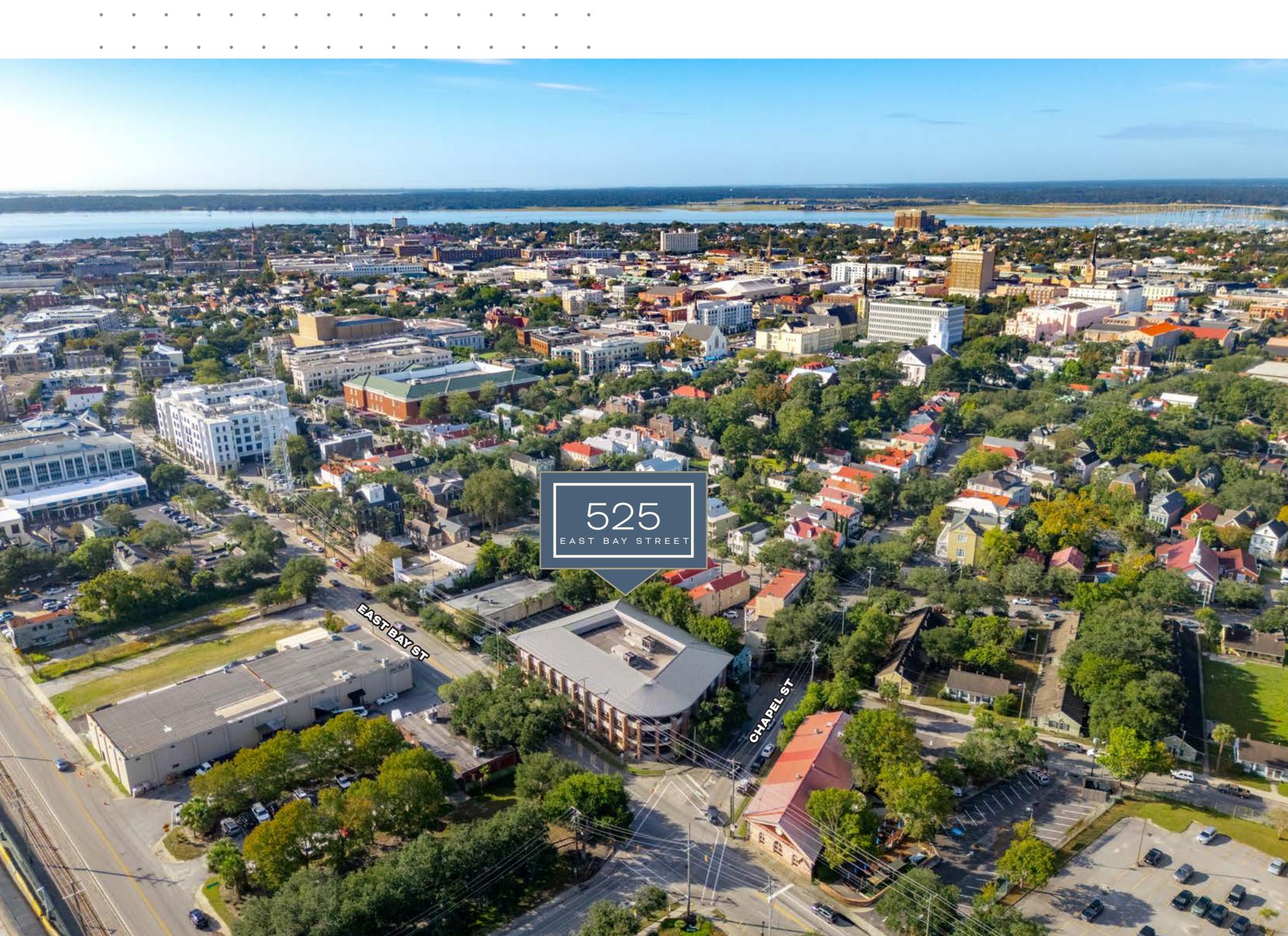


SUITE 203



Suite 203
Floor Plan
±1,901 SF

- Available Immediately at ±1,901 SF
- 5 Currently Setup Dedicated Office Suites
- Conference Room
- Server Room
- Reception/Entrance Area
- Small Sink Area
- 4 Parking Spaces



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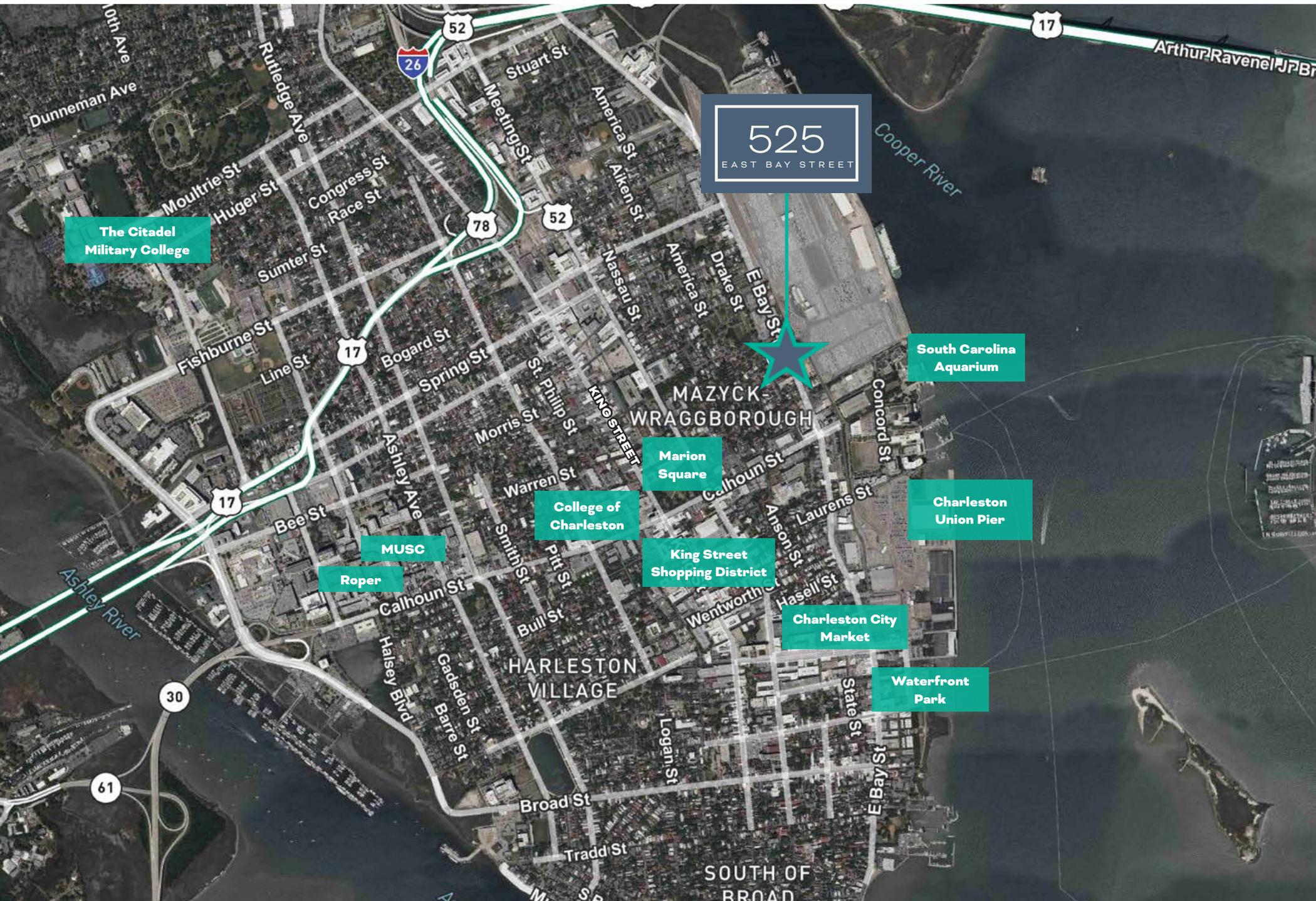
CHAPEL ST



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The Citadel
Military College

South Carolina
Aquarium

Marion
Square

Charleston
Union Pier

College of
Charleston

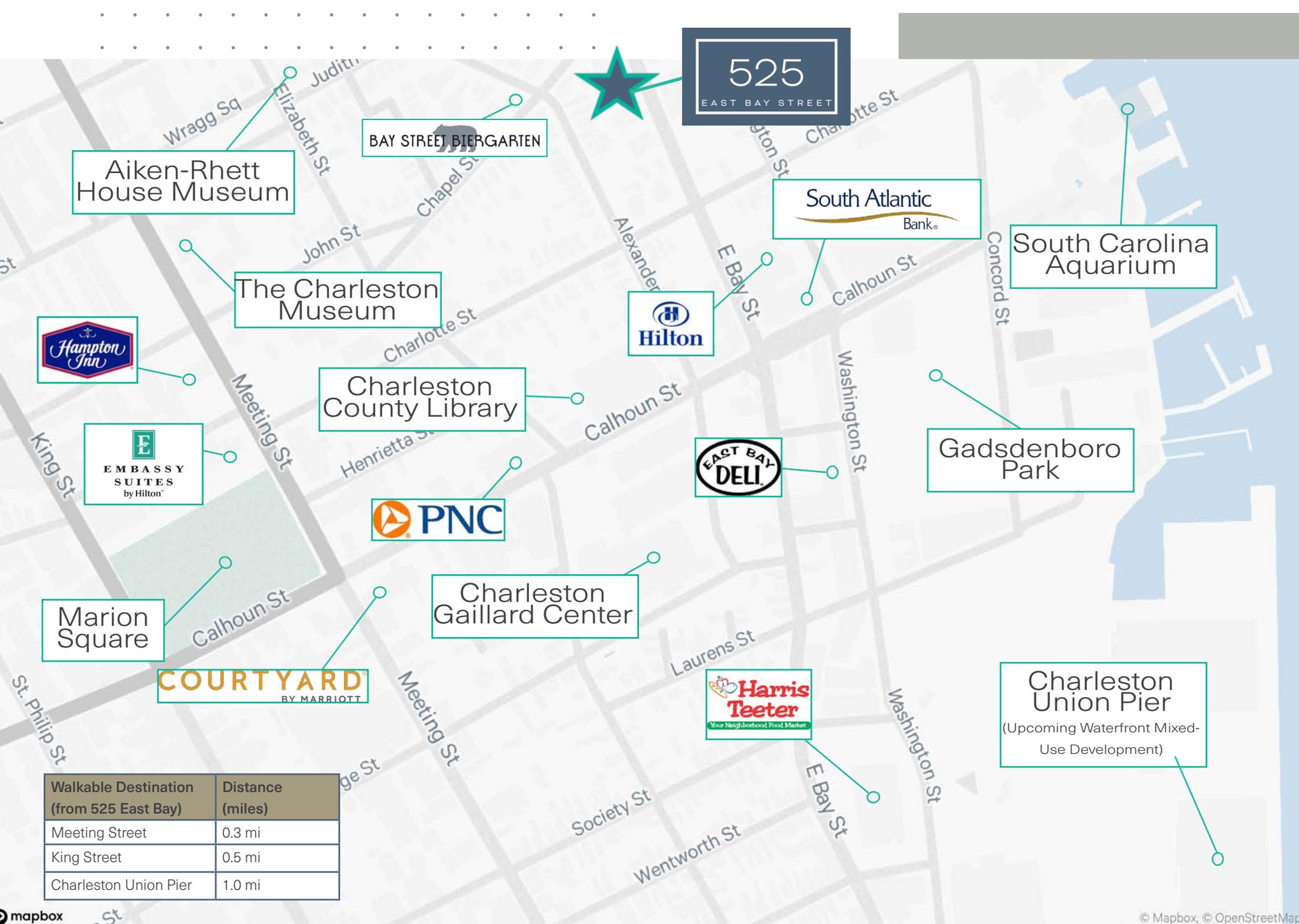
King Street
Shopping District

Charleston City
Market

Roper

MUSC

Waterfront
Park



525
EAST BAY STREET

Aiken-Rhett House Museum

BAY STREET BIERGARTEN

The Charleston Museum

South Atlantic Bank

South Carolina Aquarium

Hampton Inn

Hilton

Charleston County Library

EMBASSY SUITES by Hilton

EAST BAY DELI

Gadsdenboro Park

PNC

Marion Square

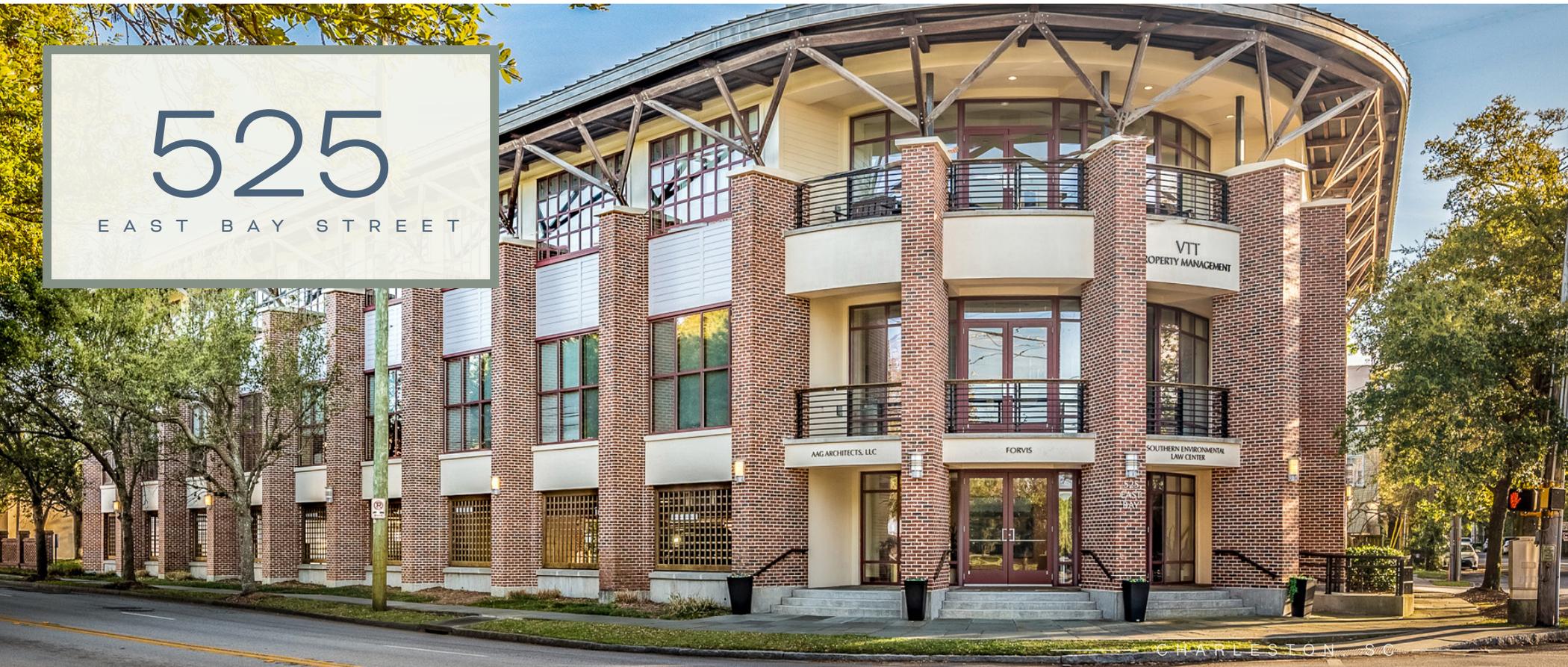
Charleston Gaillard Center

COURTYARD BY MARRIOTT

Harris Teeter
Your Neighborhood Food Market

Charleston Union Pier
(Upcoming Waterfront Mixed-Use Development)

Walkable Destination (from 525 East Bay)	Distance (miles)
Meeting Street	0.3 mi
King Street	0.5 mi
Charleston Union Pier	1.0 mi



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