

COMPREHENSIVE PROPERTY OVERVIEW

916 BAY STREET

916 Bay Street | Comprehensive Property Overview

I. Location & Market Position

916 Bay Street is strategically located between Charleston and Savannah, fronting Bay Street directly adjacent to Beaufort’s iconic Waterfront Park. The property occupies one of the most visible and highly trafficked corridors in downtown Beaufort, benefiting from consistent pedestrian activity, immediate proximity to boutique shopping and fine dining, and uninterrupted access to the waterfront promenade.

The site enjoys miles of sweeping views along the Intracoastal Waterway and direct access to outdoor amenities without associated maintenance obligations. The City Marina is approximately 400 feet away, supporting boating, kayaking, and maritime activity. As the tallest building in Beaufort, the property commands exceptional visibility and view corridors over both the waterway and the historic downtown district.

II. Building Size, Configuration & Floor Areas

The building contains nearly 20,000 square feet of interior space distributed across four primary levels, plus a large rooftop suitable for future development. Expansive balconies are positioned on both the Bay Street frontage and the water-facing elevation, creating dual exposure and maximizing sightlines.

Floor Breakdown:

Penthouse Level (Luxury Residential):

- 3,485 SF interior
- Approximately 2,000 SF of private balconies
- Bay Street views to the front and Intracoastal Waterway views to the rear

Second Floor:

- 4,052 SF interior
- Covered balconies on both Bay Street and water-facing elevations

Mezzanine Level:

- 1,453 SF
- Full-width Bay Street views to the front
- Water views from the western portion

Bay Street Level:

- 4,635 SF including primary building access and covered walkway to patio
- Balcony overlooking patio and waterway

Ground Level:

- 5,044 SF including covered parking and patio areas

Rooftop:

- Nearly 5,000 SF of usable area
- Includes a 740 SF rooftop housing structure with 12-foot ceilings

III. Architectural Design & Materials

The building was designed by renowned architect Jim Thomas of Thomas & Denzinger and executed in a Brutalist architectural style, emphasizing structural clarity, permanence, and material authenticity.

Cast-in-place concrete construction displays the natural imprint of rough-cut cypress wood formwork.

High vaulted concrete ceilings reinforce scale, durability, and architectural presence.

Multiple covered balconies articulate the building’s mass while enhancing usability.

Large expanses of glass capture panoramic water views from every level.

The design creates a bold, timeless architectural identity rarely found in coastal markets.

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IV. Structural Integrity & Construction Advantages

The structure is built with heavy steel-reinforced concrete walls and beams, allowing all interior walls to be removed and reconfigured without structural limitation.

Two vertical utility chases on the east and west sides allow plumbing and electrical runs from basement to roof without drilling or structural disruption.

Two horizontal chases run the full length of each floor, further simplifying future reconfiguration.

Masonry floors and structural elements eliminate concerns related to wood rot, mold, termites, fire vulnerability, and hurricane exposure.

The building's construction supports long-term durability and lower lifecycle maintenance costs.

V. Mechanical Systems, Access & Parking

HVAC systems were fully replaced with new equipment in 2021.

Existing elevator provides access to all floors.

Eight gated, covered parking spaces on site.

Additional parking available on Bay Street, adjacent Marina parking lot, and dedicated parking for up to approximately 40 vehicles one block away.

VI. Rooftop Capacity & Expansion Potential

The flat rooftop provides nearly 5,000 square feet of buildable or usable space, including a central 740 SF enclosed structure with 12-foot ceiling heights.

Potential rooftop uses include:

Rooftop bar or lounge

Private rooftop amenity deck

Event or hospitality activation space

Resident-exclusive outdoor terrace

VII. Zoning, Permitting & Entitlements

Zoned Commercial Residential

Active short-term rental permit in place.

The tallest structure in Beaufort, minimizing future view obstructions.

Existing entitlements significantly reduce permitting complexity for redevelopment or repositioning.

VIII. Historical Occupancy

With the exception of the penthouse condominium, the building was leased to a regional bank from 1996 through January 2026, providing long-term institutional tenancy and consistent maintenance of core infrastructure.

IX. Environmental Orientation & Livability

Southern exposure delivers abundant winter sunlight and shaded summer comfort.

Covered terraces provide protection from direct sun and weather while maintaining outdoor usability.

Consistent coastal breezes enhance natural cooling and year-round comfort.

Dual frontage balconies allow flexible indoor-outdoor engagement on both street and waterfront elevations.

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X. Use Flexibility & Redevelopment Scenarios

The property offers exceptional adaptability due to its zoning, structural configuration, and utility access.

Potential use scenarios include:

- Boutique hotel with restaurant, rooftop lounge, and event programming
- Additional luxury condominium development
- Waterfront office or retail tenancy
- Single-owner residential compound
- Mixed-use income strategy offsetting ownership costs through commercial leasing

Interior layouts can be reconfigured efficiently and economically due to the building's structural design and utility infrastructure.

XI. Investment Narrative & Long-Term Value

The combination of irreplaceable waterfront positioning, architectural significance, structural durability, zoning flexibility, and rooftop expansion potential creates a rare opportunity to develop a high-impact asset of possible enduring value in the Southeast.

916 Bay Street offers a platform for luxury residential, hospitality, commercial, or mixed-use strategies within one of the most charming and supply-constrained coastal markets in the region.