

3 BROAD ST

Charleston, SC 29401

FOR LEASE

SINGLE OFFICES

OFFICE SUITE WITH PARKING

DOWNTOWN CHARLESTON



PROPERTY DESCRIPTION

This is the iconic Walker, Evans & Cogswell building at 3 Broad Street in Historic Downtown Charleston, South Carolina. Constructed in the 1850's, this four-story building was connected with 117 East Bay Street soon after completion to create stunning façades on both East Bay and Street Broad Streets, wrapping the building entirely around the One Broad Street building.

3 Broad Street offers single office spaces on both the second and fourth floors, and an office suite of 1,534 square feet is available on the third floor, with covered parking in a nearby garage. Parking fees apply. Three Broad has a variety of diverse office tenants, creating a vibrant and welcoming work environment for your business. Contact Leasing Agent for details.



Contact us:

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PROPERTY INFORMATION

TAX MAP ID	458-09-03-200
COUNTY	CHARLESTON
MUNICIPALITY	CITY OF CHARLESTON
ZONING	LIMITED BUSINESS
YEAR BUILT	1854
BUILDING SIZE	11,500 SF
NUMBER OF FLOORS	4
ELEVATORS	YES
WALK SCORE	84

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
202	150 SF	\$525/MONTH	FULL SERVICE	IMMEDIATELY
253	150 SF	\$550/MONTH	FULL SERVICE	IMMEDIATELY
255	150 SF	\$725/MONTH	FULL SERVICE	IMMEDIATELY
350	1,534 SF	\$4,090/MONTH	NET UTILITIES	IMMEDIATELY
401	150 SF	\$600/MONTH	FULL SERVICE	2/1/25
450	1,250 SF	\$3,500/MONTH	FULL SERVICE	2/1/25

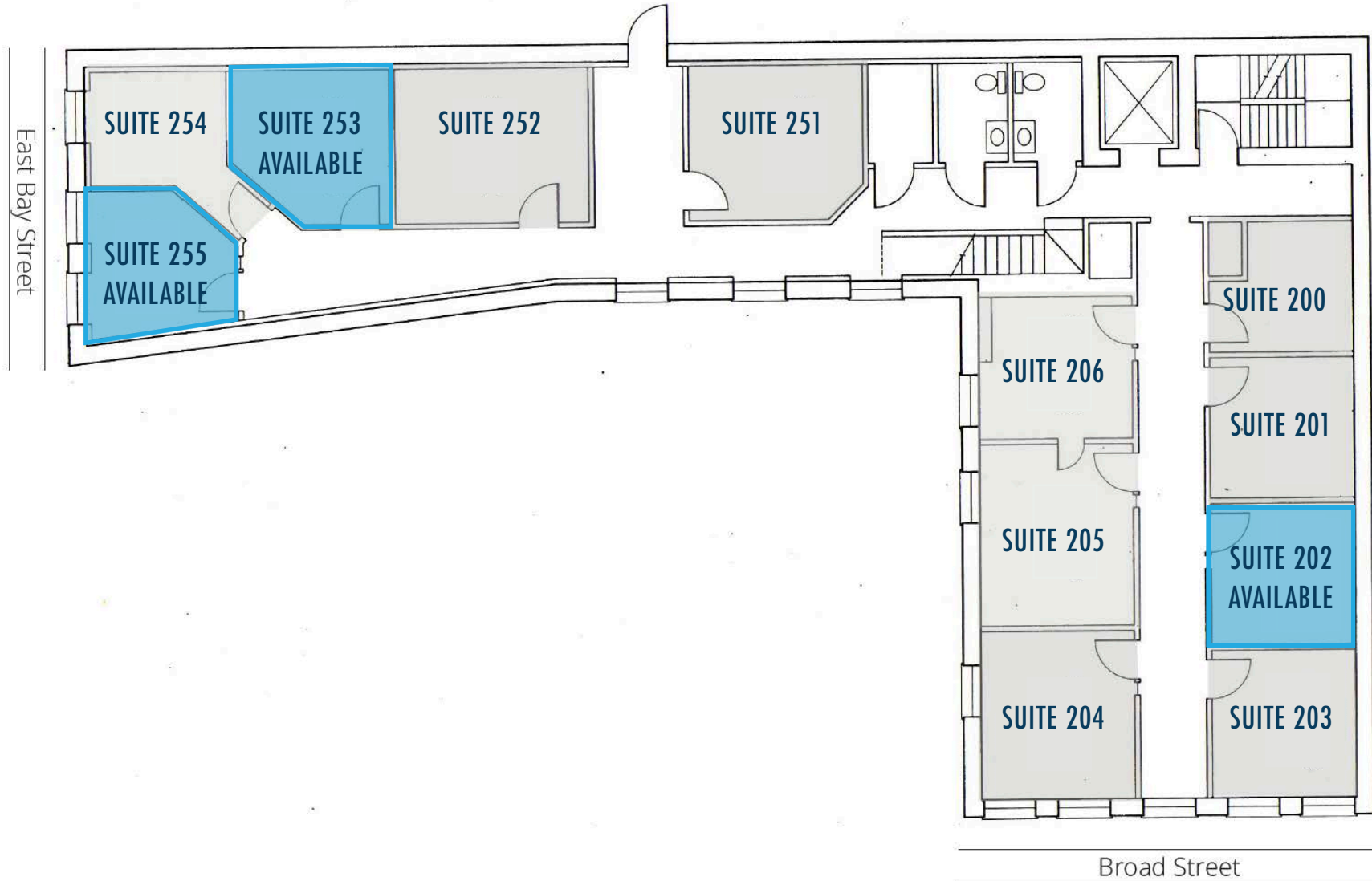


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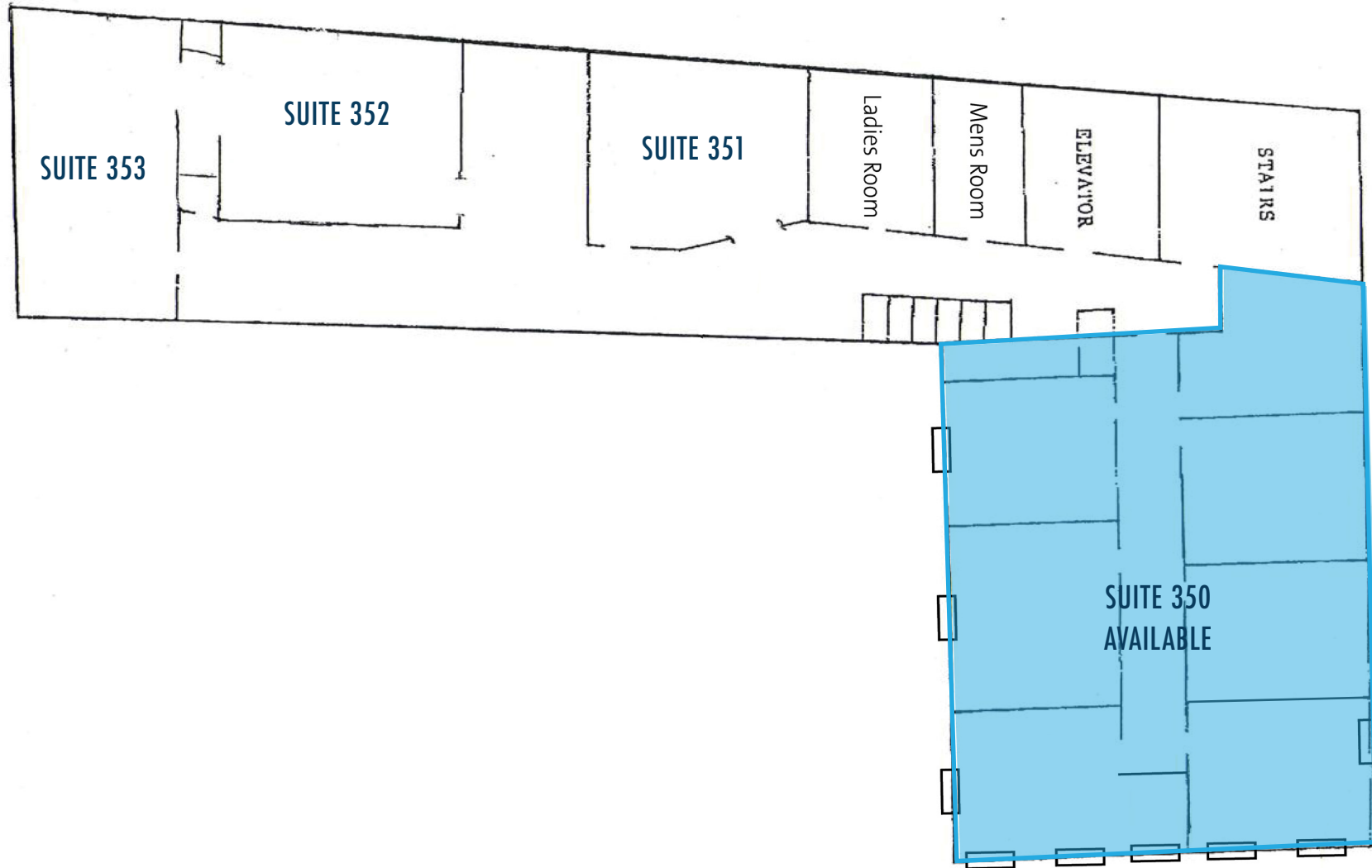
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FLOOR PLAN - 2nd FLOOR



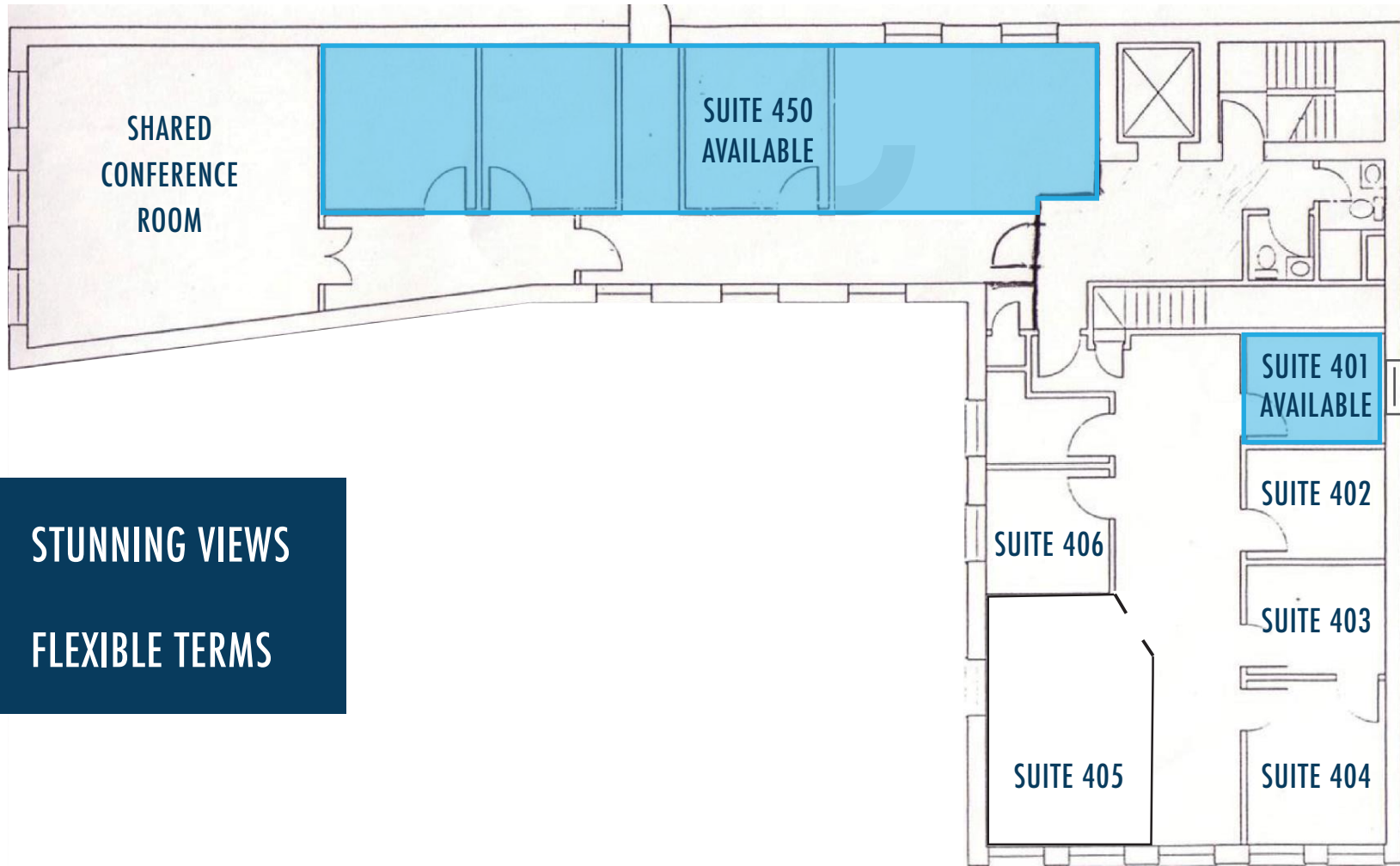
Contact us:

FLOOR PLAN - 3rd FLOOR



Contact us:

FLOOR PLAN - 4th FLOOR

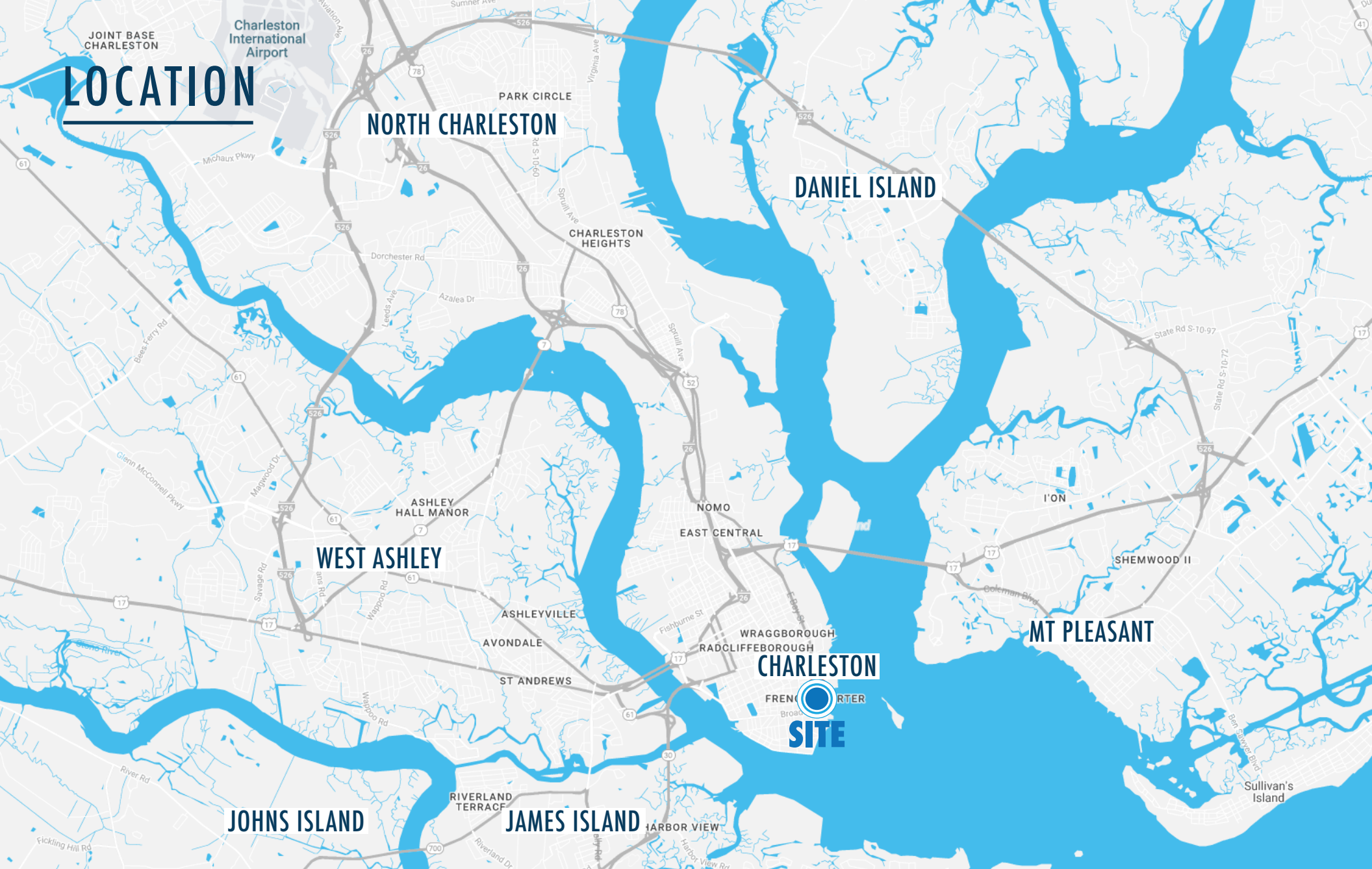


STUNNING VIEWS

FLEXIBLE TERMS

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LOCATION



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AMENITIES



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THE WALKER, EVANS & COGSWELL BUILDING

Constructed 1853-1854

Edward C. Jones and Francis Lee, architects

“This is an Italianate, Flemish-bonded brick structure with brownstone window heads and sills. It became the principle store of Walker, Evans & Co., stationers, engravers, and bookbinders, within two years of its construction by Edward Sebring, president of the State Bank next door. In 1856 it was joined at the rear to the firm’s earlier headquarters at 117 East Bay Street. Both structures remained in use by the successor company, Walker, Evans & Cogswell, until 1982. The East Bay Street building, formerly of four full stories, boasts a post-earthquake deep pressed metal cornice and mansard roof. The structure at 3 Broad also lost its original brownstone cornice in the earthquake of 1886, after which a pressed tin cornice was added. From 1861 to 1865, the company relocated to Columbia and served as Confederate government printers.”

Jonathon H. Poston, *The Buildings of Charleston, a Guide to the City’s Architecture*, P. 55.



3 BROAD ST
Charleston, SC 29401



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