

# 204-206 KING STREET

For Lease



Available For Lease is 204 & 206 King Street. This prominent three story masonry building features two suites available for immediate occupancy. 204 King measures 1,512 SF and 206 King measures 2,304 SF. Each suite has large storefront windows and approximately 23 feet of frontage. Additionally, the awning is planned for removal to increase storefront visibility and natural light within the spaces. Each suite has an open floor plan with high ceiling's and ensuite bathroom, as well as refinished concrete floors ready for tenant finishes.

204-206 is located half a block from King & Market Street in the heart of the Charleston retail district, surrounded by luxury hotels and retailers. This central downtown location allows for high foot traffic and visibility for tourists and residents alike.

Lease term is negotiable, however base term will need to be under five years. Please inquire to learn more.

## Our Team

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### Josh Schaap

Managing Director

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843-670-5727

### Chris “Kendrick”

Senior Vice President

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843-475-1922

### Jack Crenca

Vice President

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240-328-4380

## Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 204-206 King St in 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.

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# 204-206 KING STREET

## Overview



### Property Info

	206 King Street	204 King Street
TMS #	457-08-02-018	457-08-02-018
Square Footage	2,304	1,512
Availability	Immediate	Immediate
Condition	Good - 2nd gen	Good - 2nd gen
Term	Negotiable	Negotiable
Rate	\$65 PSF	\$70 PSF
Use	Retail	Retail
Lease Structure	Triple Net	Triple Net





# 204-206 KING STREET

Photos

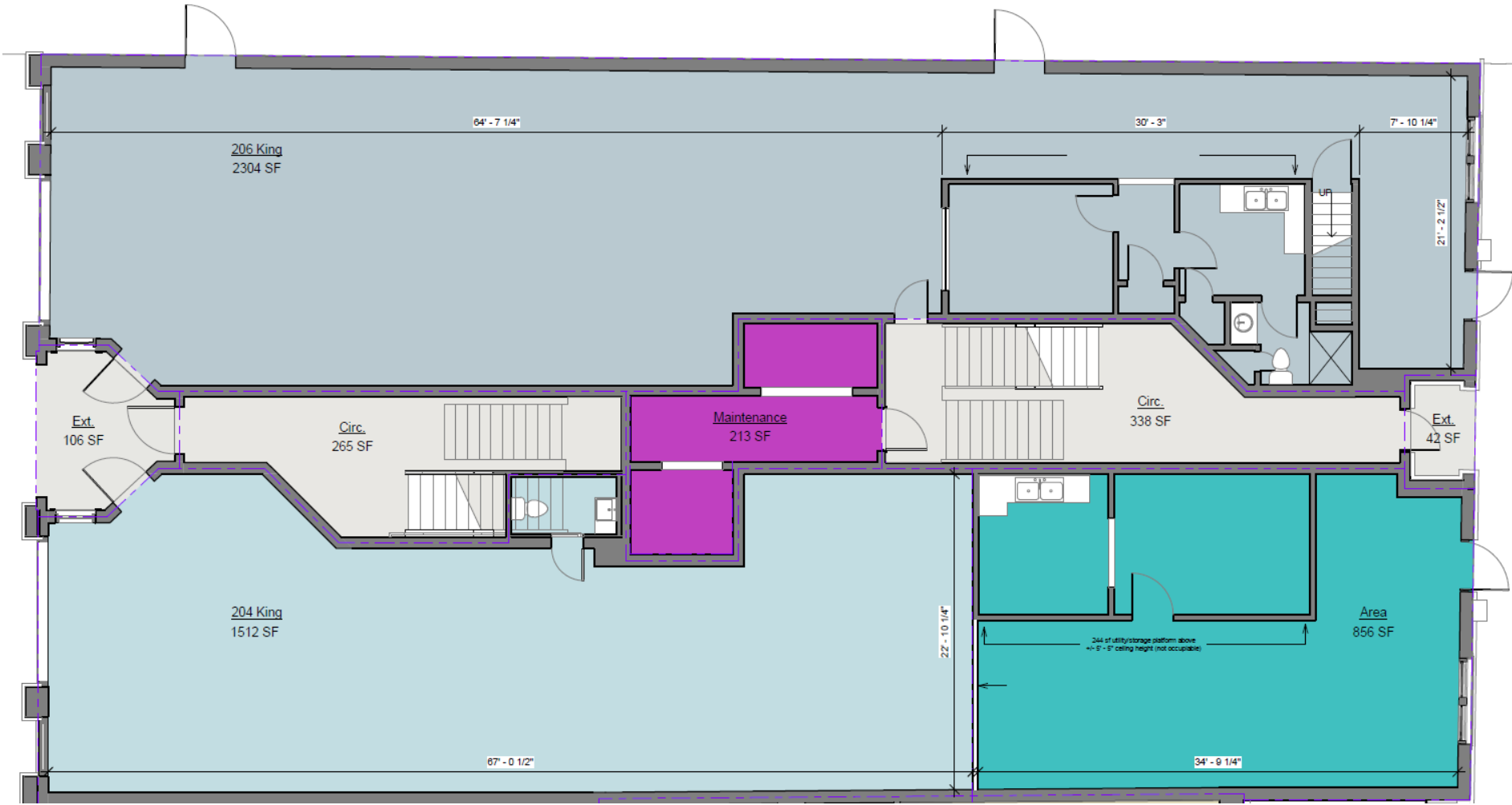


# 204-206 KING STREET

## Floor Plans



Address	SF	Rate
206 King St	2,304	\$65 PSF
204 King St	1,512	\$70 PSF

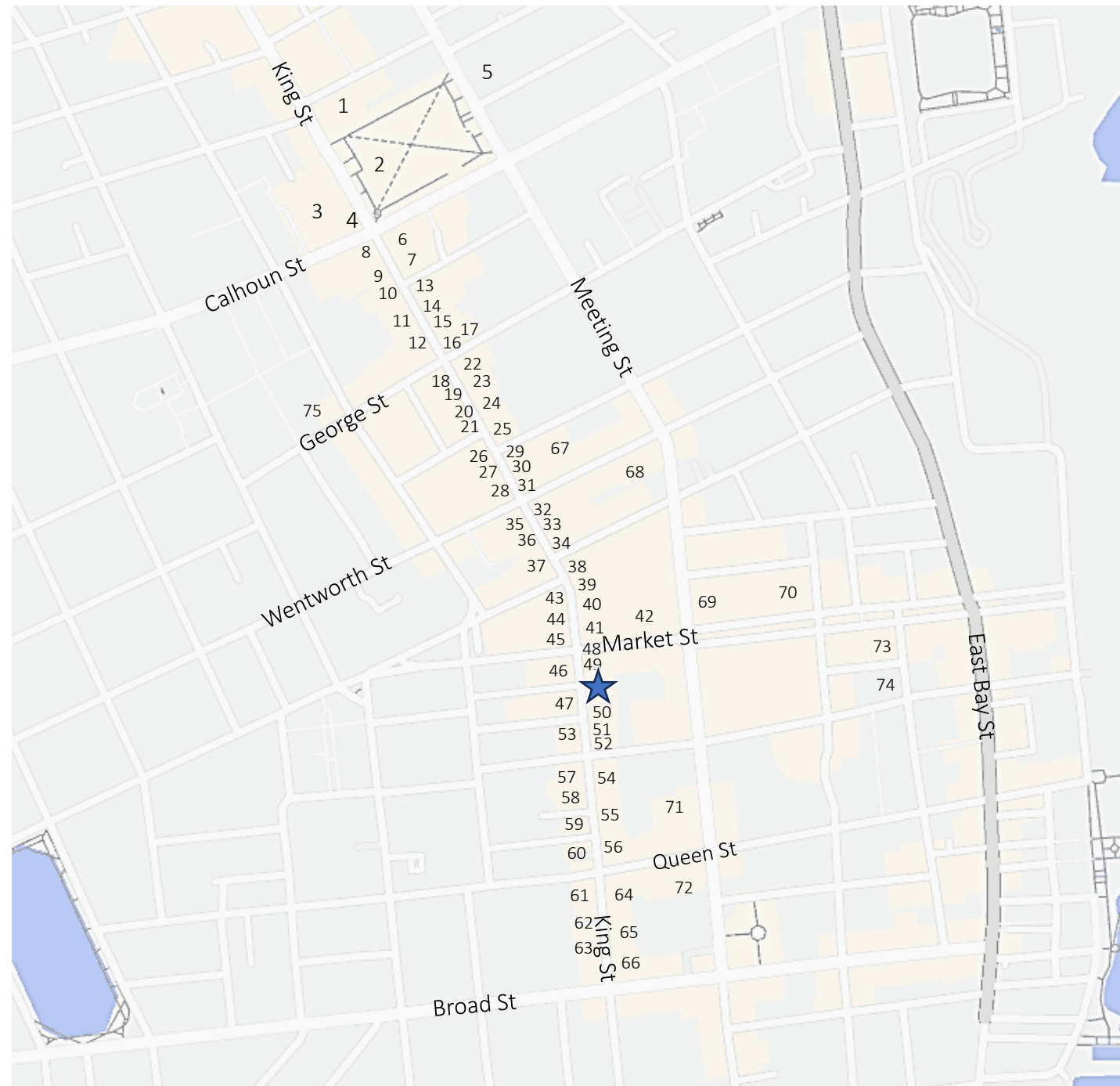


# TRADE MAP

The Center of it All

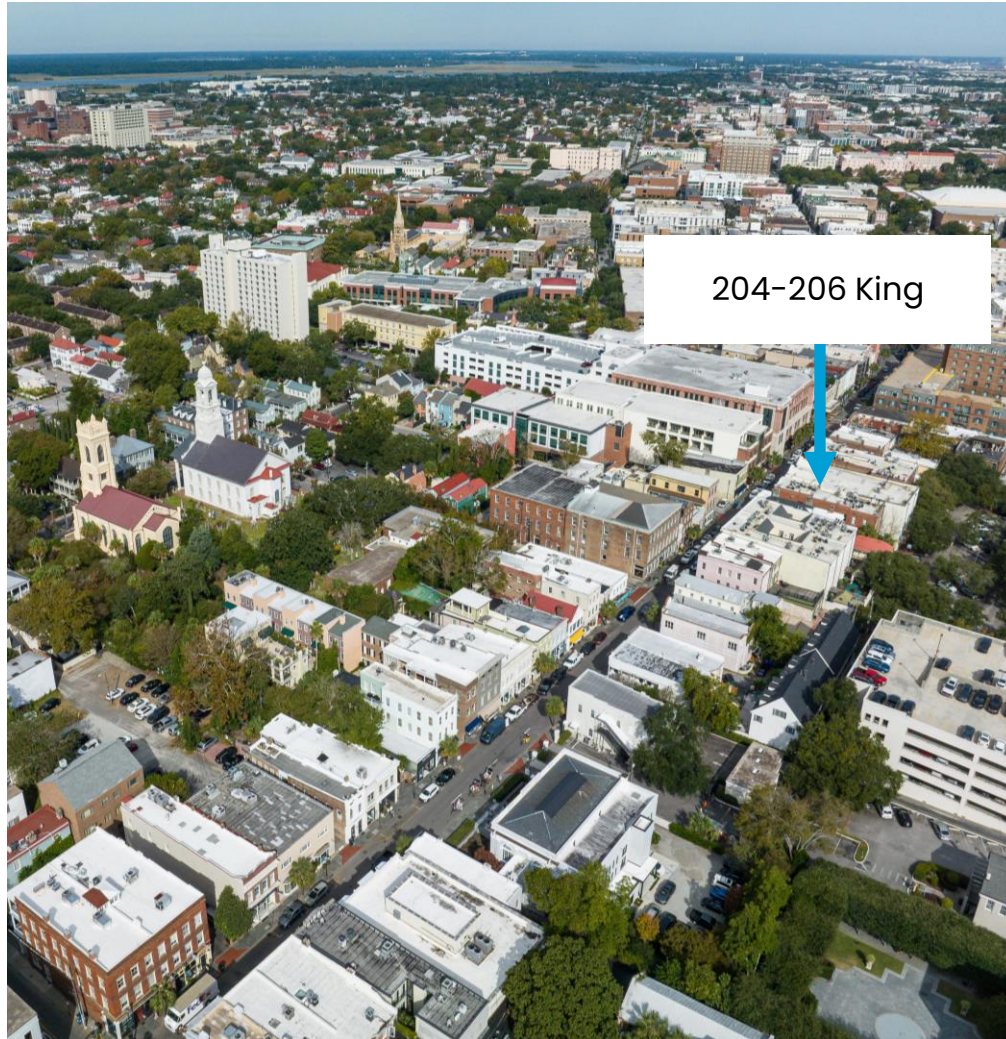
## RETAILERS & LANDMARKS

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	31	Madewell	56	Billy Reid
7	Chipotle	32	Kendra Scott	57	Clorinda Anrinoei
8	Refuel Market	33	Anthropologie	58	The Impeccable Pig
9	Urban Outfitters	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





# AERIAL VIEW



Looking North down King



Looking South down King



# ACCOLADES

Charleston, SC - King St



Located along the epicenter of the “No. 1 City in the U.S.”, the 204-206 King Street’s central location is in walking distance of everything downtown, including shopping, restaurants, hotels, schools, attractions, parks and employers.

King Street is home to over 200 businesses along a 2-mile stretch. Additionally, the property is situated a few blocks from Marion Square, a beautiful 10-acre park that plays host to frequent events. Tens of thousands of visitors are regularly drawn by these events which include, Charleston Farmer’s Market, Piccolo Spoleto Arts Festival, Charleston Wine & Food Festival, Charleston Fashion Week, Southeastern Wildlife Festival, Cooper River Bridge Run, and Second Sunday, among others.

## “No. 1 City in the U.S.”

Travel and Leisure - July, 2023  
11<sup>th</sup> consecutive year

## “#1 Small City in the U.S.”

Conde Nast Traveler - October, 2022  
10<sup>th</sup> consecutive year

## “#1 U.S. City for Economic Opportunity”

Yelp - February, 2018

## “Top 10 Best Shopping Streets in the USA”

Attractions of America - December, 2017





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## Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 153 King St, 263 King St and 279 King St in Charleston, SC 29401.

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