

TROLLEY BARN- CLASS A FIRST GENERATION - FULLY UP-FIT

CHARLESTON, SC 29403



ROADSTEAD
REAL ESTATE ADVISORS, LLC

5 Sumar Street // Charleston, SC 29407
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DANIEL ATWILL
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651 MEETING STREET, UNIT 170, CHARLESTON, SC 29403



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PROPERTY DESCRIPTION

This is a unique opportunity to sublease the first generation newly up-fitted space in its entirety or a subdivided portion. The layout allows for easy division, with one side featuring spacious private offices with floor-to-ceiling glass fronts and a generous kitchen and break area. The opposite side offers an open floor plan, ideal for collaborative workspaces, and includes its own dedicated kitchen and break area. The space is also equipped with two restrooms, which are securely shared between the two sections.

LOCATION DESCRIPTION

Located in Charleston's thriving NoMo (North Morrison) district, 651 Meeting Street offers premier Class A office space in one of the city's most energetic and rapidly developing areas. This newly constructed, single-story building provides up to 3,851 square feet of flexible office or retail space, featuring modern finishes, high ceilings, and on-site surface parking—perfectly suited for businesses seeking both visibility and convenience.

Positioned along a high-traffic corridor with easy access to I-26 and Highway 17, the location ensures smooth connectivity for both clients and employees. The building also offers prominent signage opportunities, ideal for companies looking to establish a strong local presence.

What truly sets 651 Meeting Street apart is its vibrant neighborhood. Surrounded by some of Charleston's most popular restaurants, including Lewis Barbecue and Edmund's Oast, as well as boutique retailers and breweries, the area delivers a walkable lifestyle with a Walk Score of 75. Employees can enjoy everything from casual lunch spots to after-work social scenes—all just steps away from the office.

With a bike-friendly environment and access to public transit, the location supports a range of commuting options. Whether you're a growing company or an established business looking for a fresh footprint in Charleston, 651 Meeting Street combines urban energy, modern infrastructure, and everyday convenience in one dynamic address.

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PROPERTY HIGHLIGHTS

- Up to 3,851 SF of Class A office space available-fully up-fitted
- High-visibility signage opportunities
- Surface parking for employees and guests
- Sleek, modern interior design with flexible layouts
- Ideal for professional offices, tech firms
- Steps from Lewis Barbecue, Edmund's Oast, Revelry, Heavy's, and Home Team BBQ and more
- Minutes to Food Lion, boutique shops, fitness studios, and service retailers

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OFFERING SUMMARY

Lease Rate:	\$49.50 SF/yr (NNN)
Available SF:	1,300 - 3,851 SF
Building Size:	3,851 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	645	2,132	7,393
Total Population	1,287	4,443	16,599
Average HH Income	\$81,926	\$90,157	\$98,191

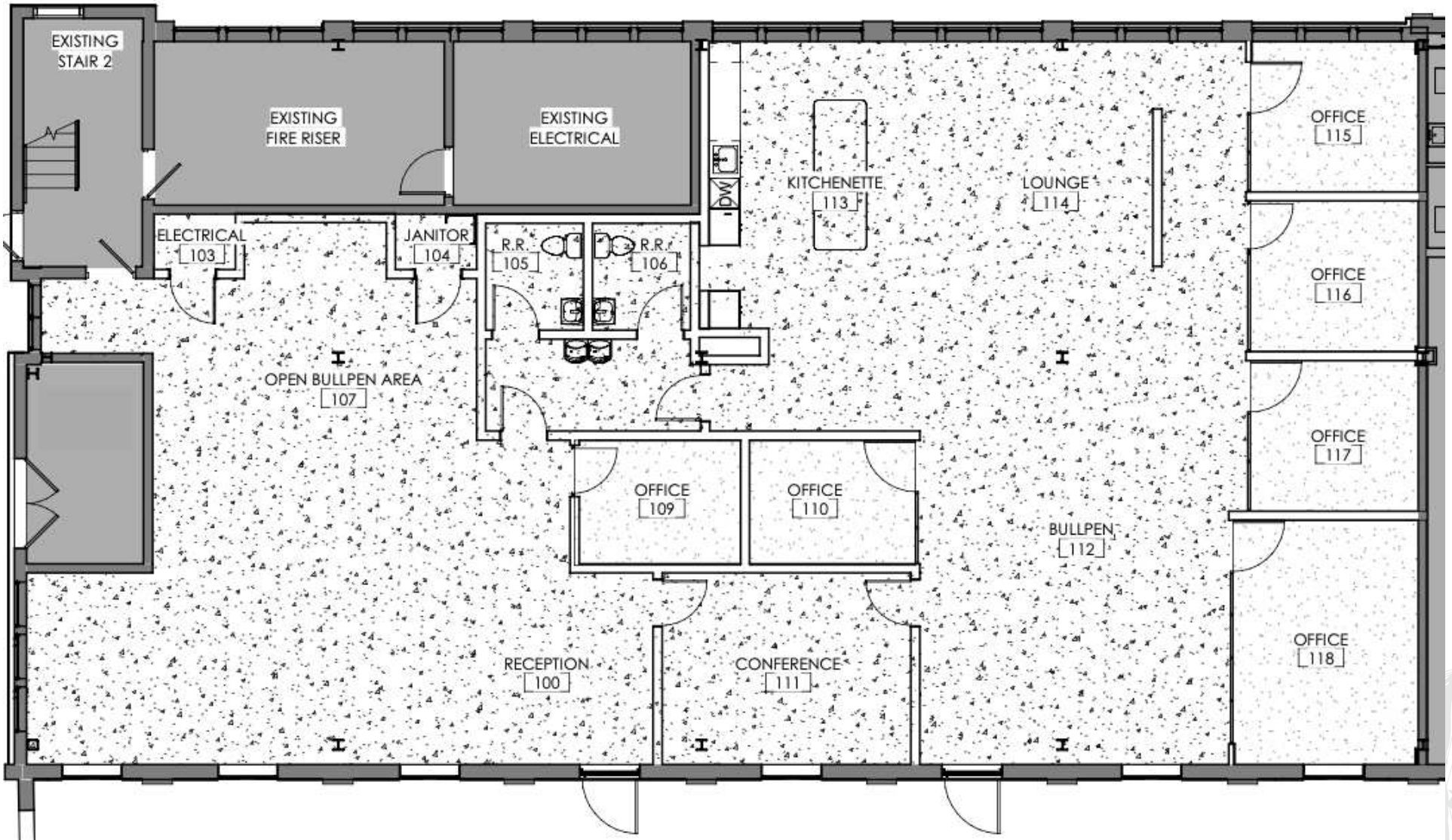
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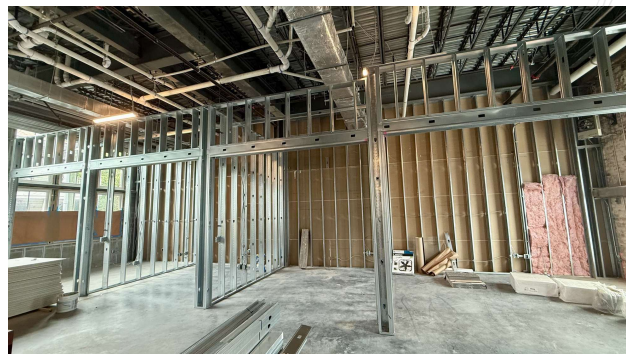
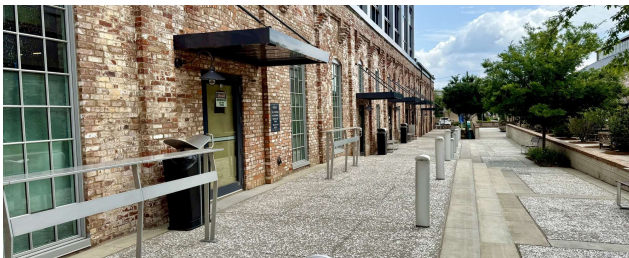
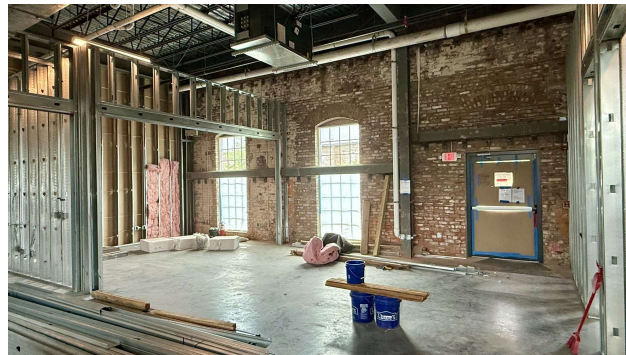
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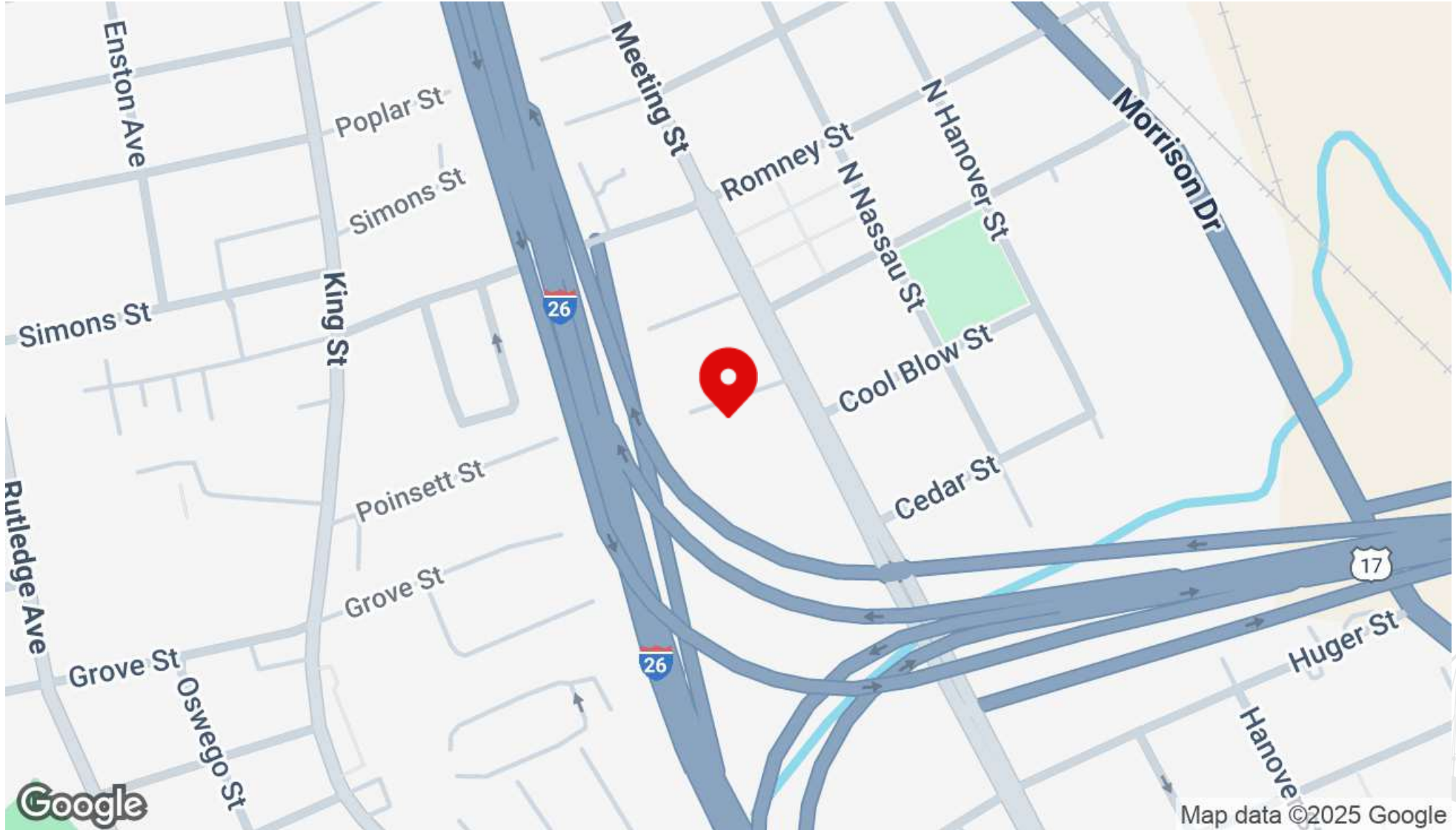
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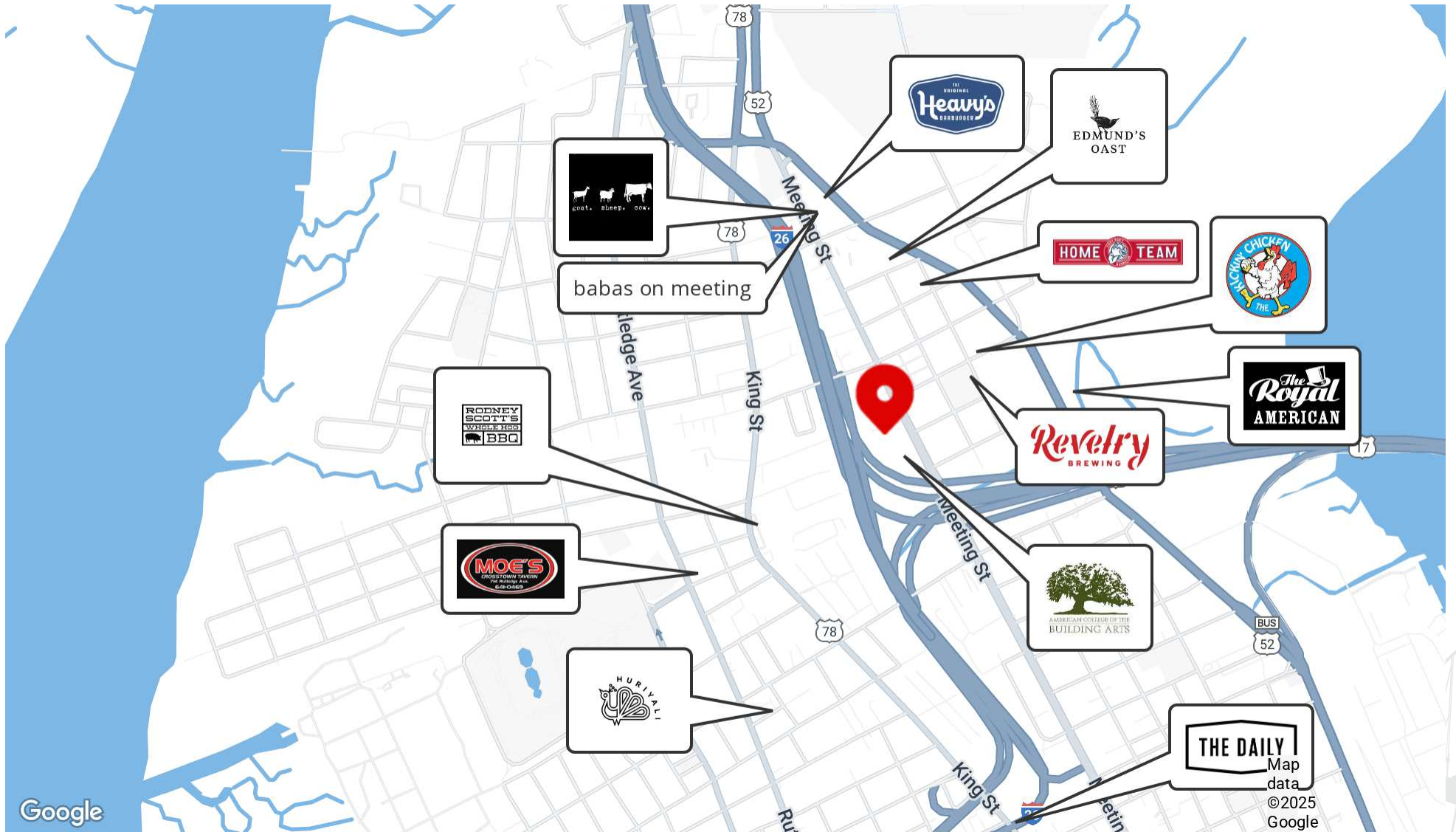
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