



Class A Office Space | Corner Building | Exterior Signage

16 BROAD ST, CHARLESTON, SC 29401



Executive Summary

BUILDING SPECIFICATIONS

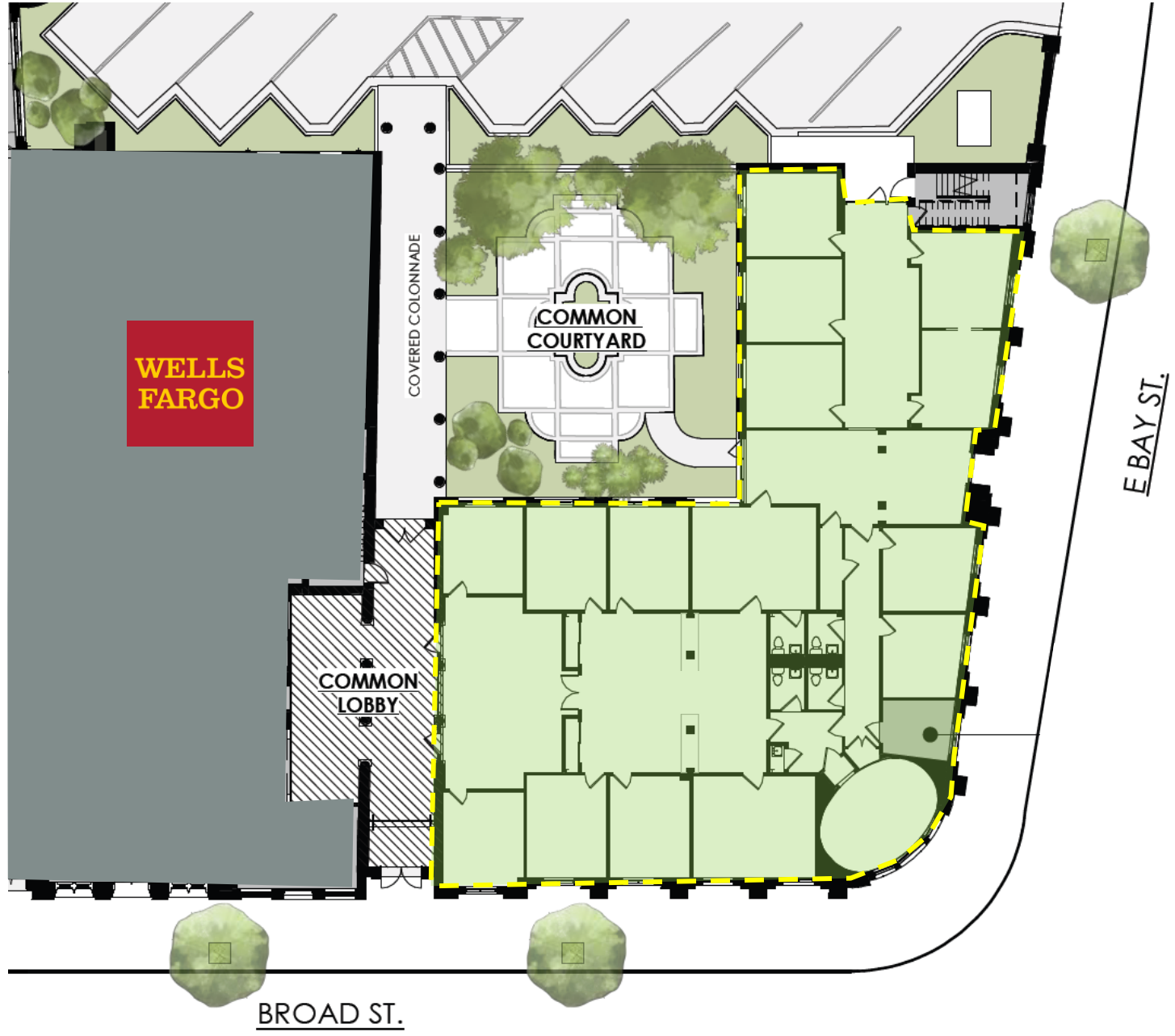
Location:	16 Broad St, Charleston, SC 29401 (CBD)
Visibility:	Excellent
Use:	Professional Office
Leasable Area:	150 - 11,810 RSF Total <i>1st Floor: 5,874 RSF 2nd Floor: 5,936 RSF</i>
Rate:	\$20.00 Full Service
Delivery Condition:	Negotiable
TIA:	Negotiable
Parking Spaces:	Negotiable
Elevator Served:	Yes
Lobby	Yes

MUNICIPAL INFORMATION

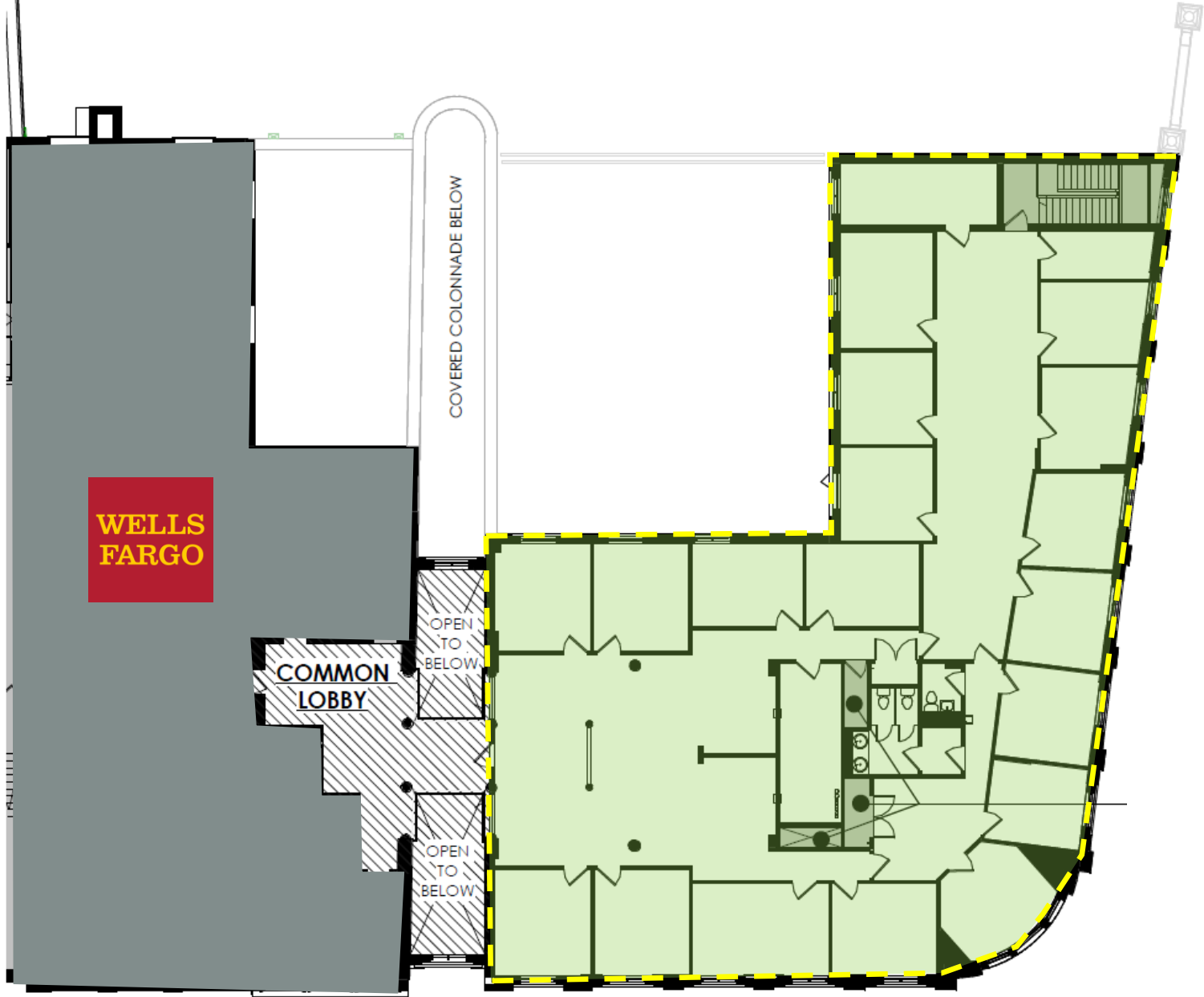
Parcel ID:	458-09-03-027
Zoning:	Limited Business (LB)

- Located in the Central Business District
- Walking distance to world class restaurants and retailers
- Move-in ready office space with non-traditional shorter term lease options
- Significant legal and banking business presence along Broad Street
- **Inquire about subdivision and retail conversion opportunities**

FIRST FLOOR | 5,874 RSF



SECOND FLOOR | 5,936 RSF





RESTAURANTS

- 1 The Establishment
- 2 Oak Steakhouse
- 3 La Banque Brasserie
- 4 Pearlz Oyster Bar
- 5 Rooftop at the Vendue
- 6 Galpao Gaucho Steakhouse
- 7 Magnolias
- 8 Slightly North of Broad
- 9 High Cotton

ATTRACTIONS

- 1 Pineapple Fountain
- 2 Waterfront Park
- 3 The Cooper Hotel
- 4 US Customs House
- 5 Charleston City Market

INTERIOR



Our Team

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Confidentiality and Restricted Use Agreement

Charleston Commercial is pleased to offer this Exclusive Listing for 16 Broad St. 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.

The Offering Memorandum does not constitute an offer to accept any proposal but is merely a solicitation with respect to the subject offering described within the Offering Memorandum.