

# The Franke Building

171 Church Street | Charleston, SC

Office space available for lease

## Get more information

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# Property overview

The Franke Building offers unique office space with an ideal blend of historic character and modern efficiency. Exposed brick throughout, high ceilings with exposed timber beams, and glass transoms over interior doors fill the space with natural light from both the interior atrium and exterior windows.

The building connects to a parking garage via a covered walkway, with monthly parking available at an additional cost.

## Location

Centrally located in the historic business district of downtown Charleston at the corner of Market and Church Street. Convenient, walkable location close to many surrounding professional services, restaurants, health clubs, and hotels.

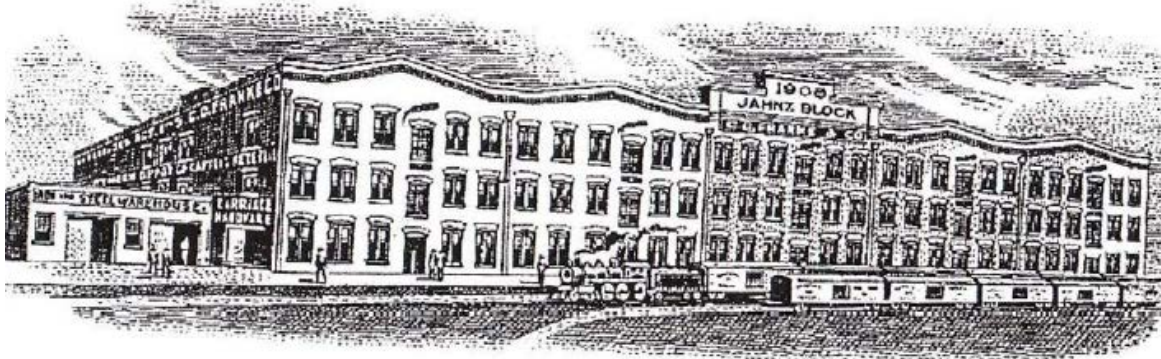


## Property information

Address	171 Church Street, Charleston, SC 29401
Building size	±87,000 sf
Lot acreage	0.52
Zoning	General Business
County	Charleston
Municipality	City of Charleston
Parking	In adjacent garage



# History



## 171 CHURCH STREET C.D. FRANKE WAREHOUSE

*Constructed Circa 1909; Rehabilitated 1984*

The Franke Warehouse, at the northwest corner of Market and Church Streets, is an important example of early-twentieth-century industrial architecture. It was constructed as a manufacturing and storage building for a carriage company founded in 1859 by C.D. Franke, a Prussian immigrant. His carriages and wagons were marketed throughout the Southeast. By the 1870s the company had also become a supplier for carriage parts, iron products, and hardware. By the early-1900s Franke (Jahnz) Company was manufacturing auto parts in this building. It closed in 1981, was rehabilitated, and now serves as an office complex. It is one of only a few surviving examples of the industrial nature of the Market Street area prior to World War II.

*Poston, Jonathan H. The Buildings of Charleston. Columbia, South Carolina, University of South Carolina Press, 1997.*



# Availability

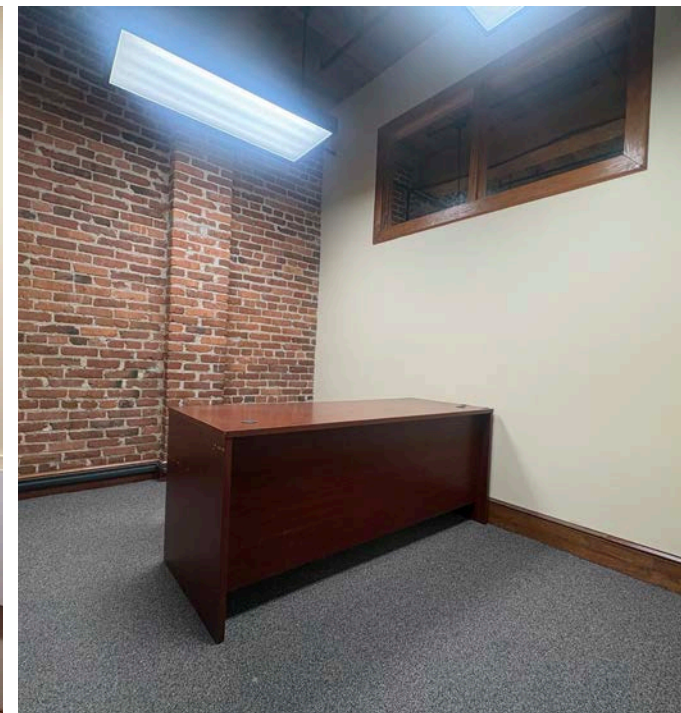
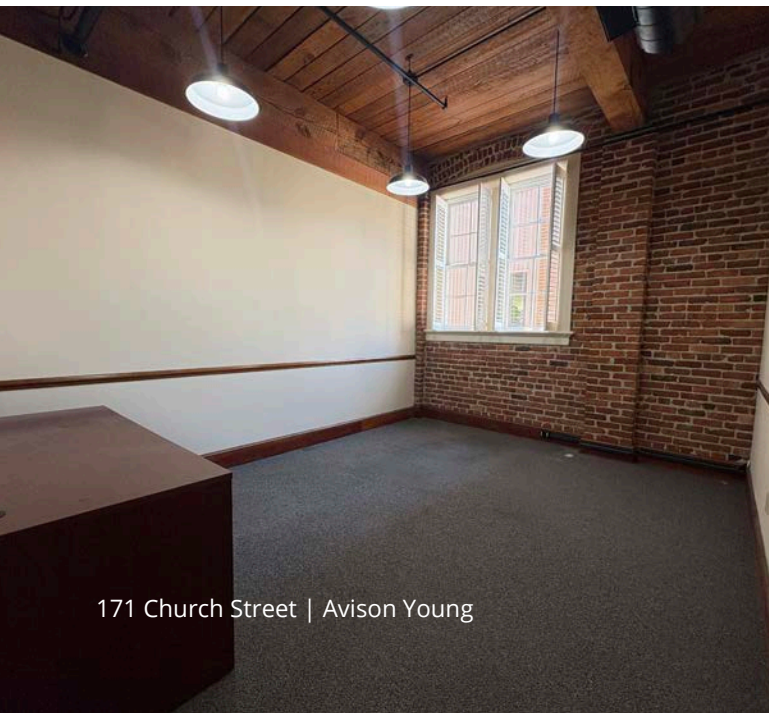
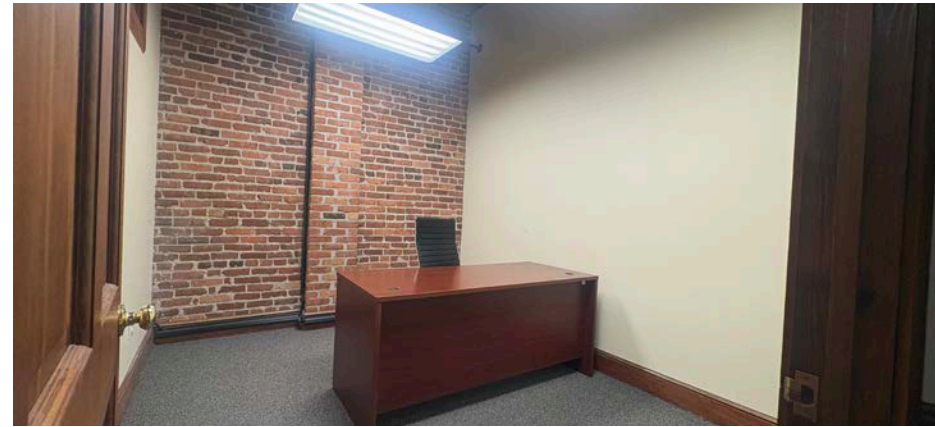
## Suite 200

171 Church Street | Charleston, SC

TMS	Size	Rate	Available
458-05-03-114	±1,500 sf	\$30/sf/yr	Now

## Highlights

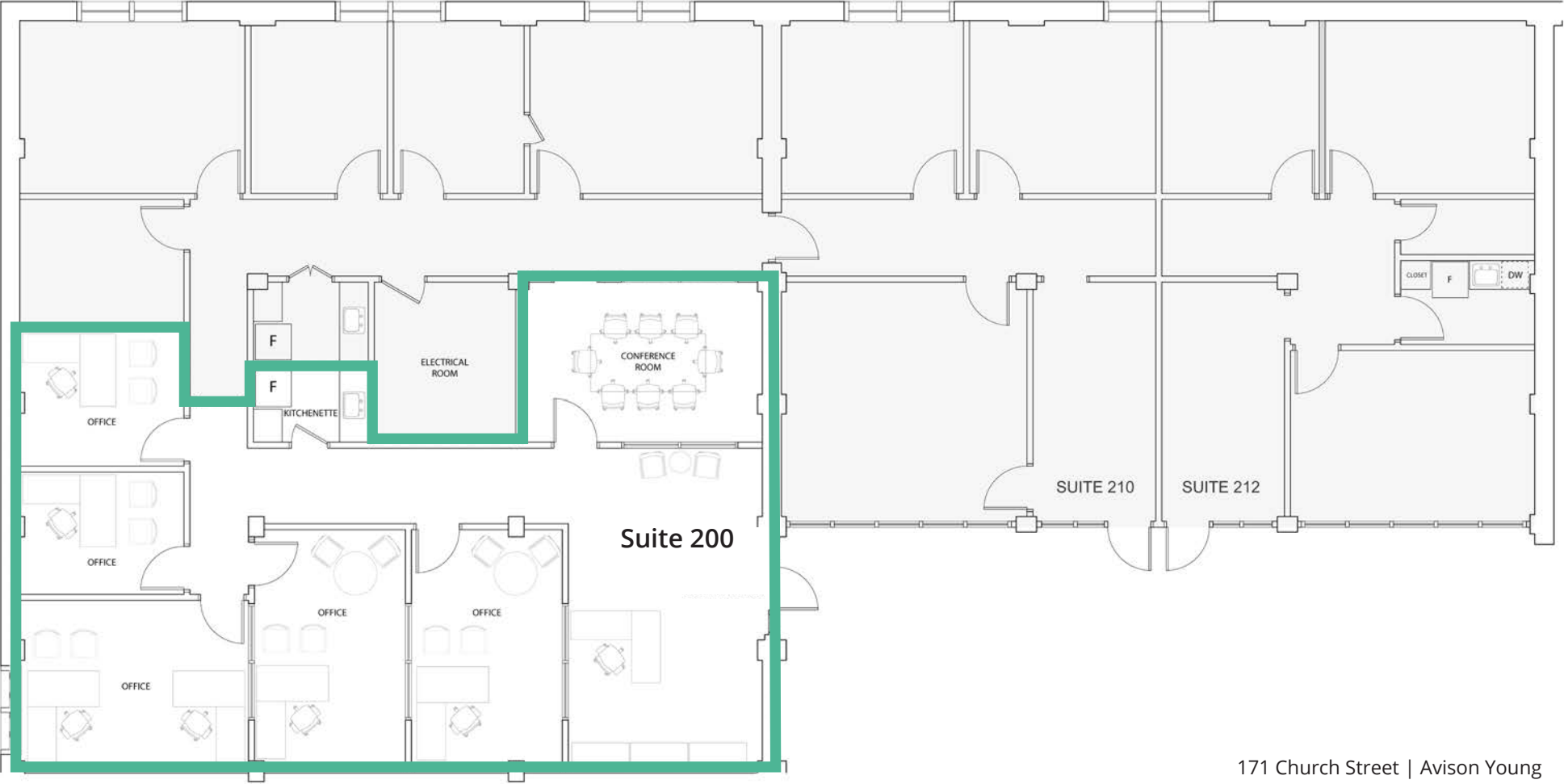
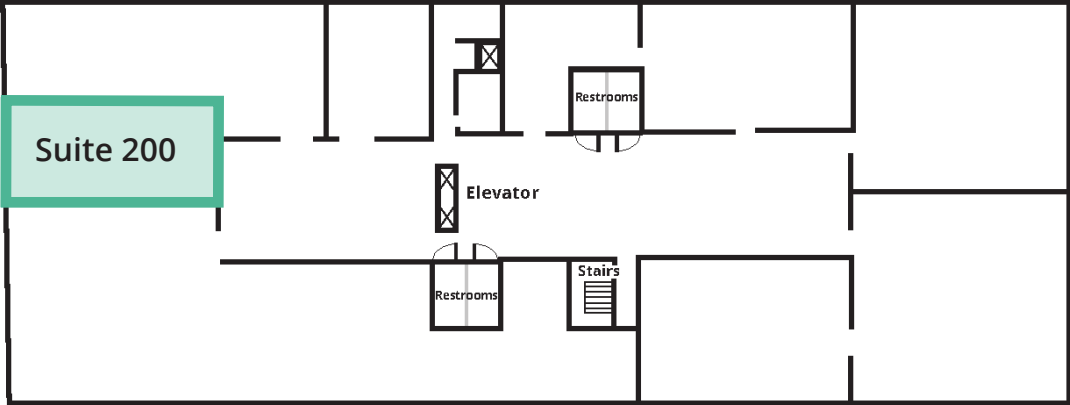
- Efficient layout includes 6 private offices, reception area, conference room, and kitchenette
- Landlord is responsible for expenses related to utility services, regime, taxes, and insurance expenses for the base year.
- Tenant is responsible for en suite janitorial services and increases in operating expenses over the base year.



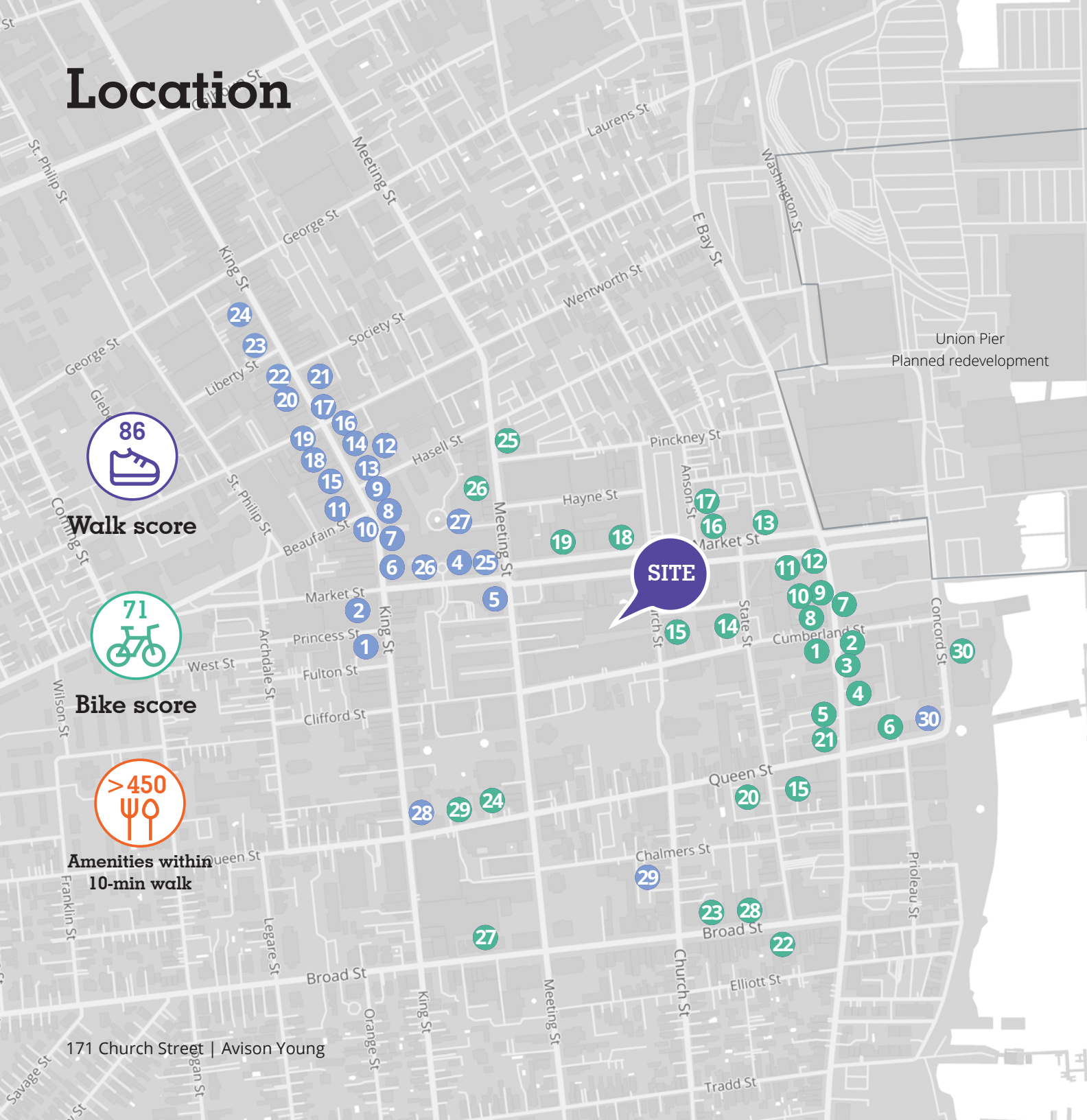
# Floorplan

Suite 200

1,500 sf



# Location



86

Walk score

71

Bike score

> 450

Amenities within 10-min walk

171 Church Street | Avison Young

## Restaurants

1. High Cotton
2. Slightly North of Broad
3. Poogan's Smokehouse
4. The Gin Joint
5. Magnolia's
6. The Griffin
7. Carmella's
8. High Cotton
9. Amen Street Fish & Raw Bar
10. Craftsman Kitchen
11. Tsunami
12. Grill 225
13. Church & Union
14. Wasabi
15. Tommy Condon's
16. Henry's
17. Anson
18. Clerks Coffee
19. Peninsula Grill
20. Laguinitas Brewing
21. Cypress
22. Oak Steakhouse
23. Blind Tiger Pub
24. Husk
25. FIG
26. Hyman's Seafood
27. Sorelle
28. The Establishment
29. 82 Queen
30. Fleet's Landing

## Retailers

1. Brooks Brothers
2. Target
3. Tommy Bahama
4. Pandora
5. Chase
6. Louis Vuitton
7. Kate Spade
8. L'Occitane
9. Gucci
10. Faherty
11. Lilly Pulitzer
12. Golden Goose
13. Anthropologie
14. J. Crew
15. Aerie
16. Kendra Scott
17. Madewell
18. Vineyard Vines
19. Lululemon
20. H&M
21. Marine Layer
22. Sephora
23. Roxy
24. Apple
25. St. John's
26. Johnnie O
27. Shops at The Charleston Place
28. Billy Reid
29. Revealed Art Gallery
30. Indigo Home



# Let's talk.

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