



For Sale

OFFICE BUILDINGS

1557 & 1563 MEETING STREET

CHARLESTON, SC 29405

for more information, please contact:

■ **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cc&t.com

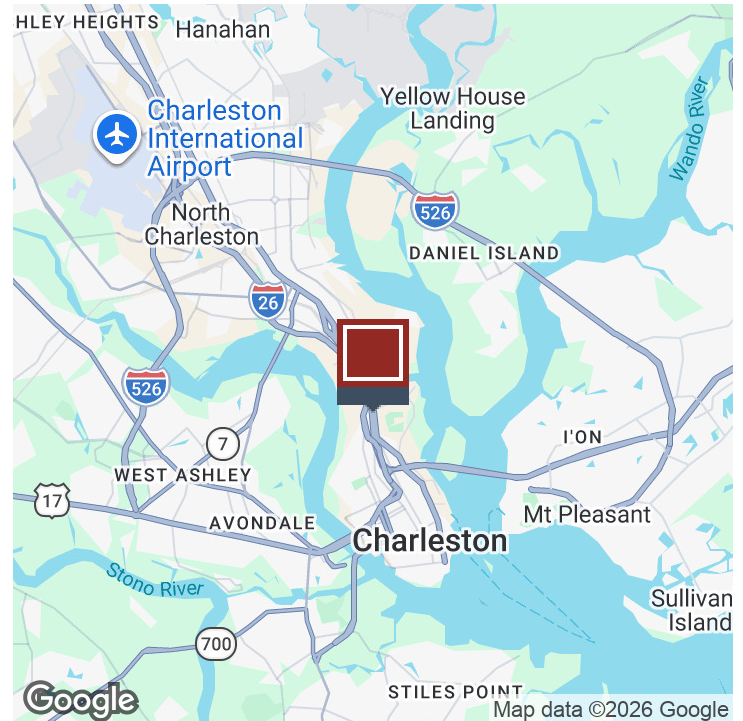
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1557 & 1563 MEETING STREET

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OFFERING SUMMARY

Sale Price:	\$3,700,000
Building Size:	6,228 SF
Lot Size:	0.36 Acres
Price / SF:	\$594.09

PROPERTY HIGHLIGHTS

- Prime Upper Peninsula location
- Excellent visibility
- Minutes from I-26
- Ideal for Office, Showroom, Retail, or Professional Service Users
- Flexible Mix of Private Offices and Open Collaborative Workspaces
- Versatile Layout

PROPERTY OVERVIEW

Introducing 1557 & 1563 Meeting Street, a rare opportunity to acquire three highly functional commercial buildings offered together in one of Charleston's most rapidly growing corridors. Situated on approximately 0.36 acres, the property offers an ideal combination of professional office, showroom, and retail space with on-site parking, making it well suited for an owner-user, creative office, medical, or retail operation. Seller would prefer to lease back for a period of time post closing, providing a flexible transition for both parties.

The property is located directly across from the former Pepsi site, a planned mixed-use redevelopment that will feature 300+ new apartments and retail space, further enhancing the area's long-term growth and investment potential.

1557 Meeting Street is a beautifully renovated 4,076 SF office building featuring abundant natural light, an attractive showroom/reception area, and a flexible floor plan with a blend of private offices and open collaborative workspace. The building includes a spacious breakroom, three restrooms, and is serviced by two HVAC systems. Seven dedicated parking spaces are located directly in front of the building, with additional shared gravel parking between both buildings.

1563 Meeting Street is 2,152 square feet and is split between two office buildings, offering an efficient and versatile layout for one or multiple users. The front building features open office and work space, storage, a breakroom, and two restrooms. The back building features two stories of office loft space, with a mix of private offices, a conference room, and restroom. There is opportunity to lease 10 additional parking spaces next door.

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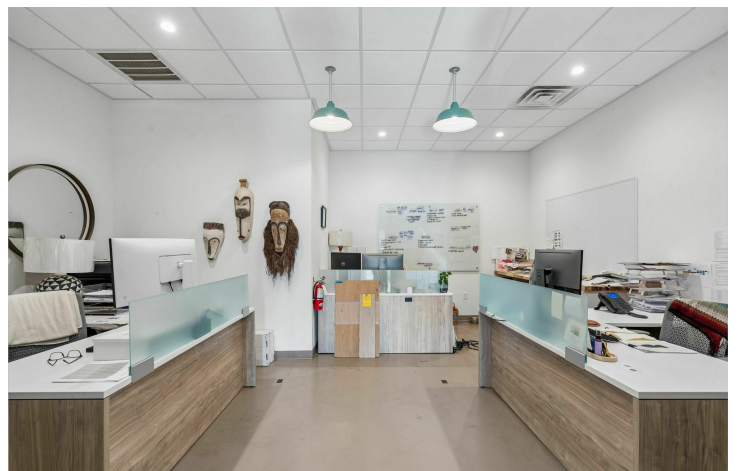
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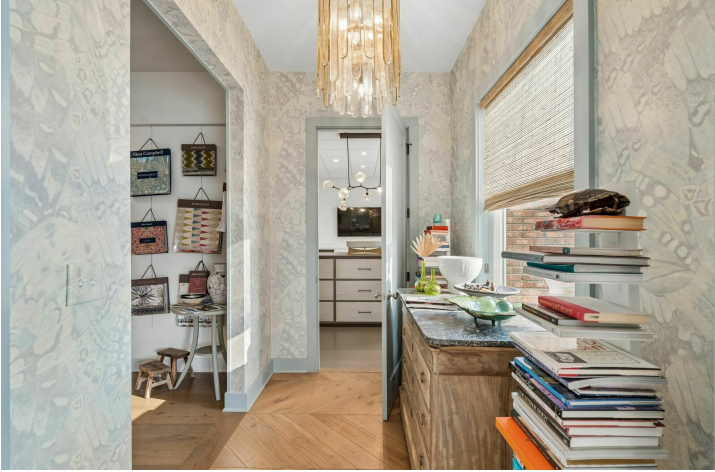
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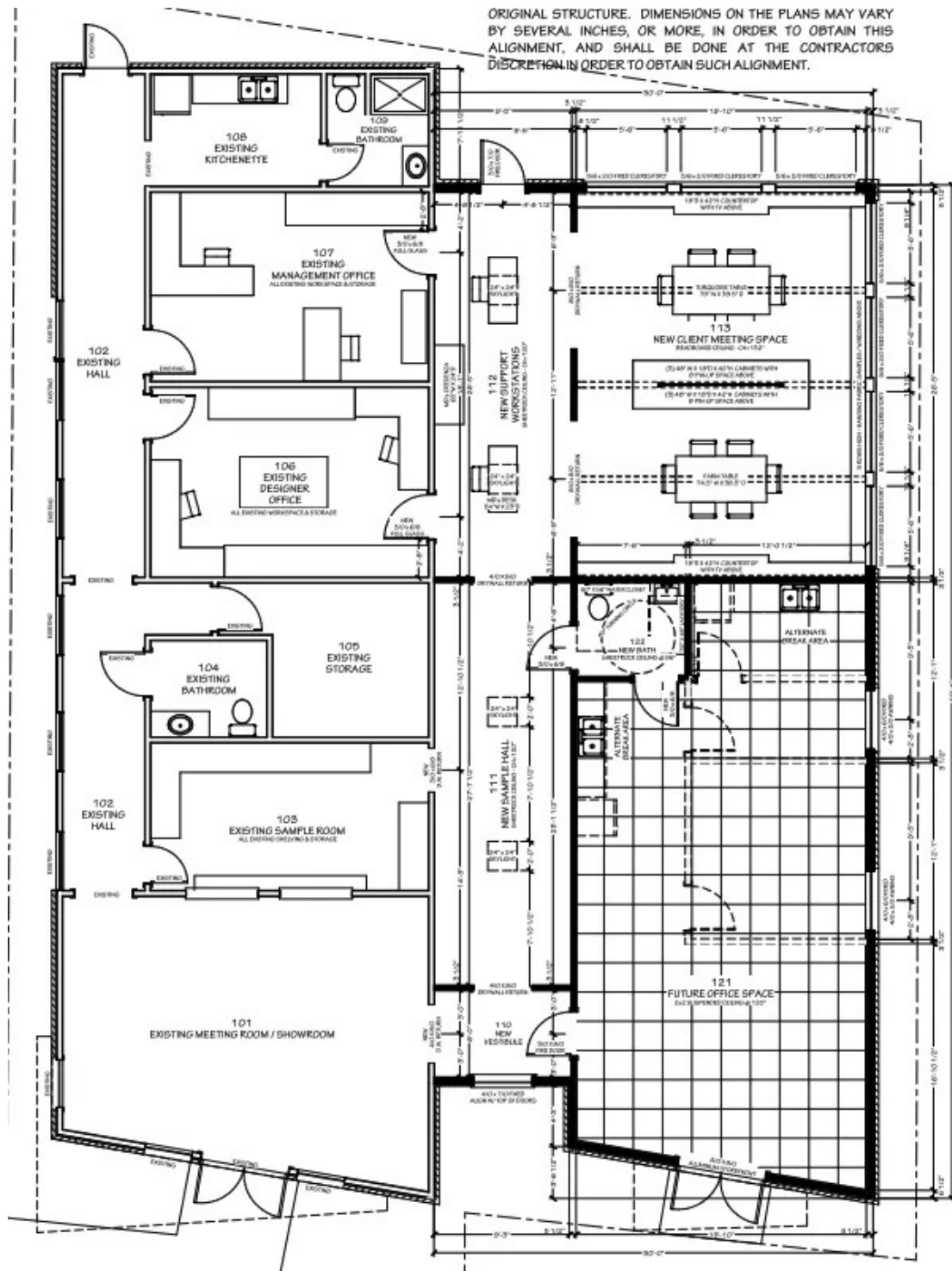
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1557 MEETING FLOOR PLAN



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1563 MEETING STREET

FRONT BUILDING



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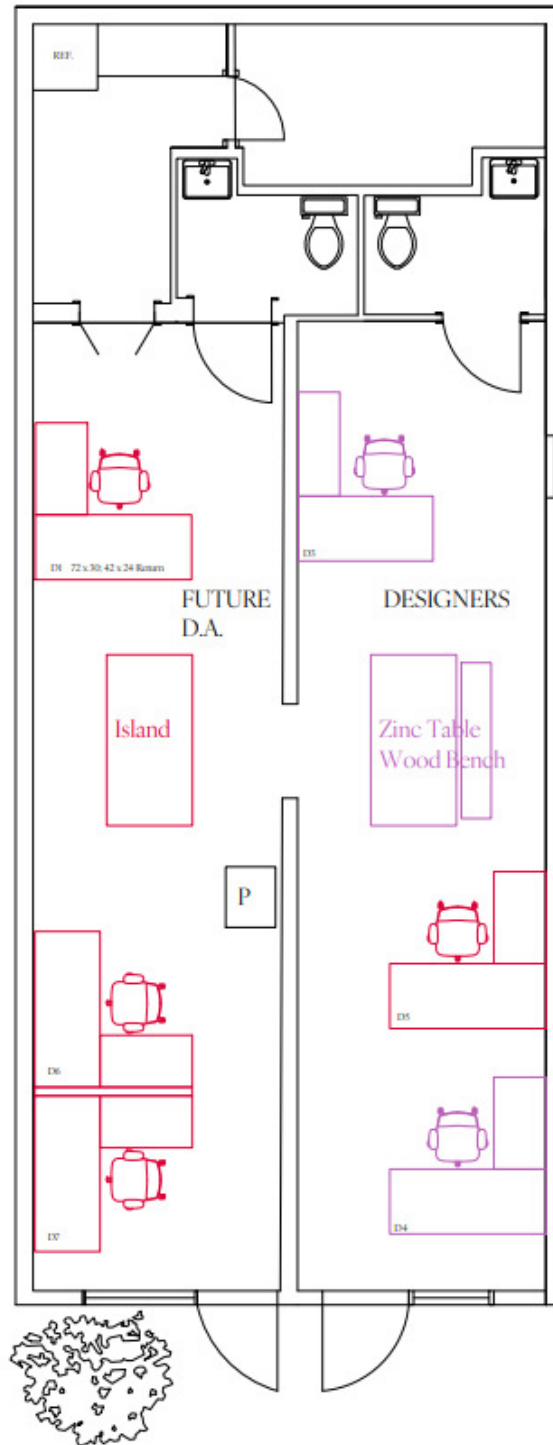
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FLOOR PLAN



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BACK BUILDING



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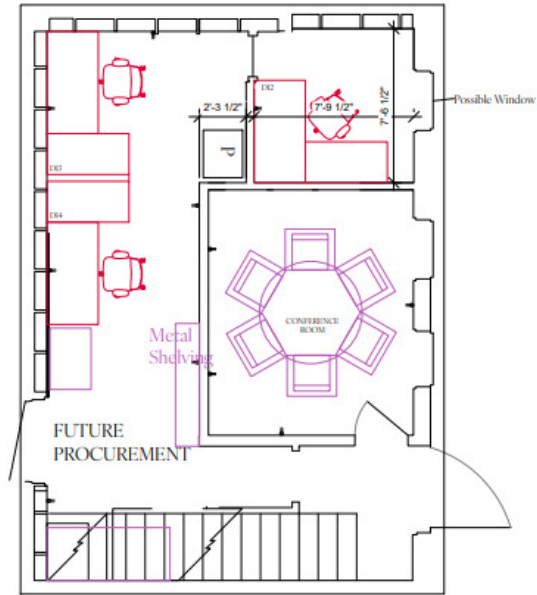
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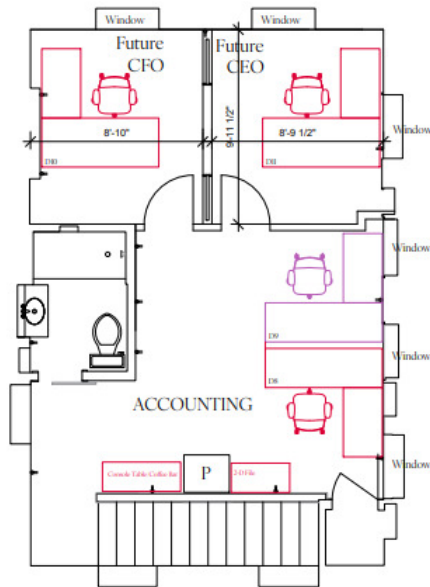


FLOOR PLAN



Lower Loft

Scale: $\frac{1}{4}" = 1'-0"$



Upper Loft

Scale: $\frac{1}{4}" = 1'-0"$

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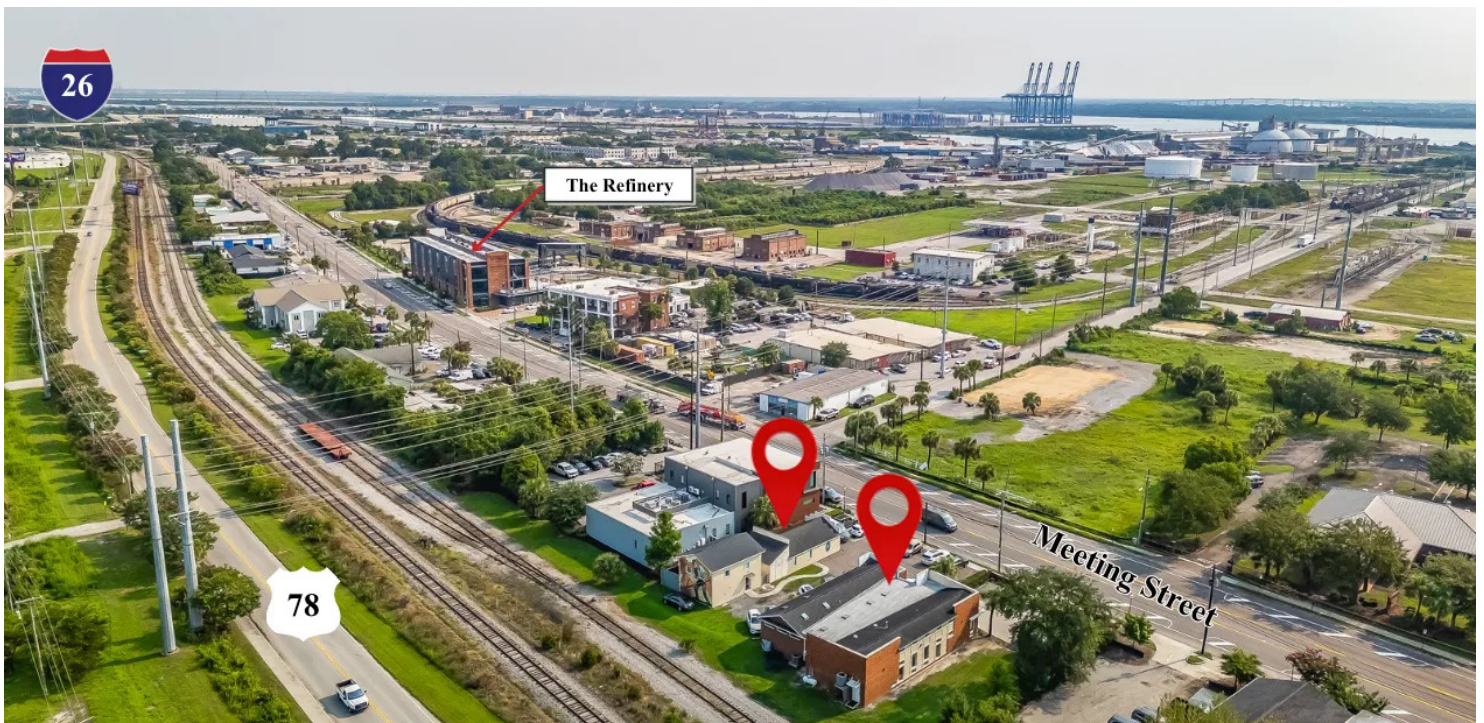
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LOCATION MAPS



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