



# Newly Renovated Executive Office Space

16 BROAD ST, CHARLESTON, SC 29401



# Executive Office Summary

## BUILDING SPECIFICATIONS

**Location:** 16 Broad St, Charleston, SC 29401 (CBD)

**Visibility:** Excellent Building on Prime Corner

**Use:** Executive Office

**Leasable Area:** 128 – 335 SF for Executive Offices

**Rate:** See Slides 3 & 4- Flexible Terms

**Delivery Condition:** As-is Office Space

**Parking Spaces:** Negotiable

**Elevator Served:** Yes

**Lobby:** Yes

## Turnkey Executive Office Suites | Prime Downtown Charleston Location | Broad & East Bay

Located at the prestigious corner of Broad Street and East Bay Street in the heart of Historic Downtown Charleston, this shared executive office space offers an unbeatable address for professionals seeking convenience, visibility, and flexibility.

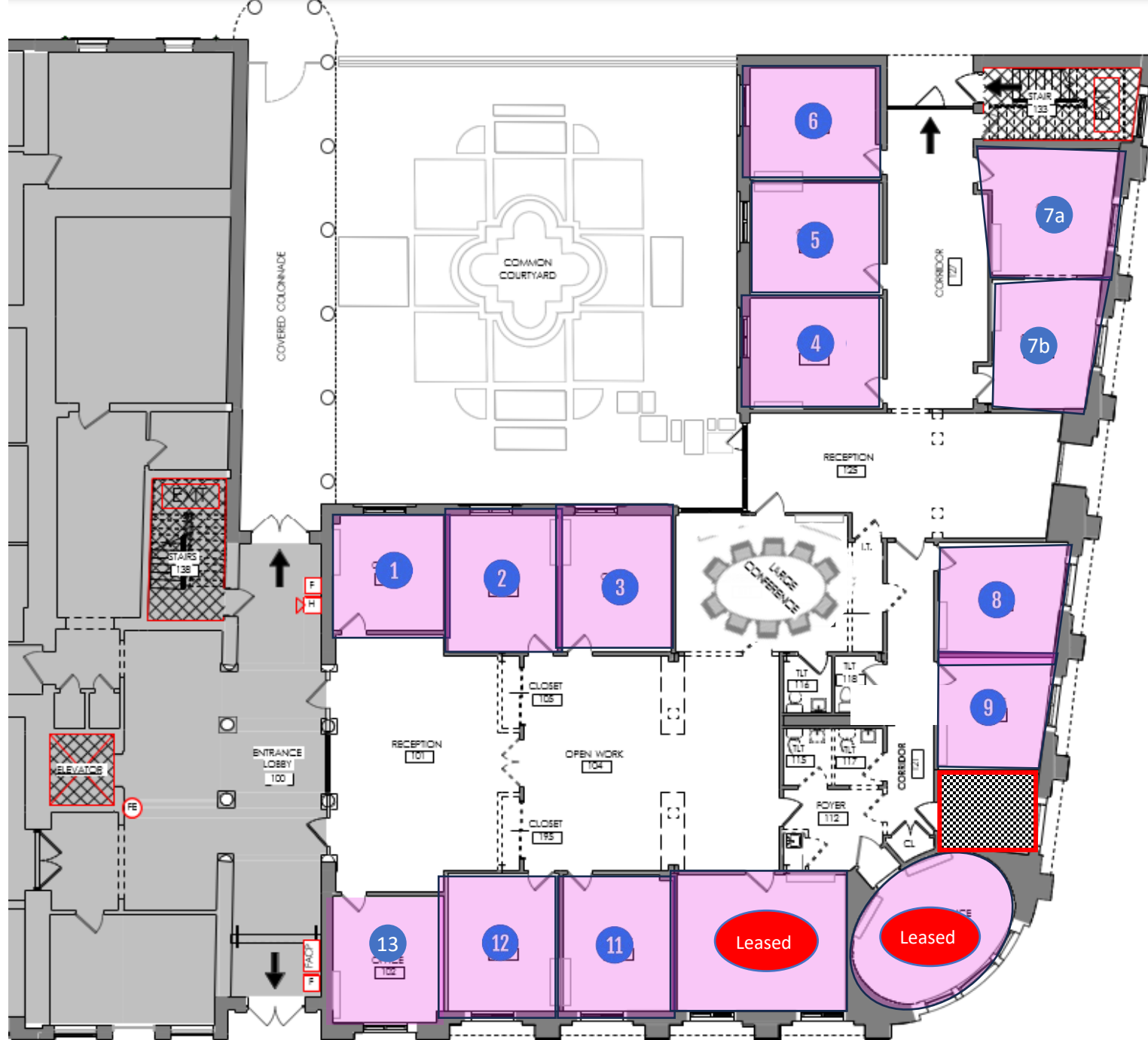
This **As-Is Turnkey** opportunity features a range of private office suites from **128 SF to 335 SF**, with additional availability for partial or full-floor occupancy. Each space is thoughtfully designed for immediate use, ideal for attorneys, consultants, creatives, and remote teams seeking a professional presence in a landmark location.

### Key Features:

- 24/7 Cypher Lock Access
- Flexible lease terms and suite sizes
- Offices ranging from 128 SF to 335 SF
- Option for partial or entire floor occupancy
- **On-site parking** for clients and visitors
- **Optional employee parking** available nearby
- Professional setting with historic charm

Don't miss the chance to secure office space in one of Charleston's most iconic locations. Contact us today to schedule a private tour and learn more about leasing options.

# FIRST FLOOR



Location	floor	Suite	USF	Monthly Rate
Courtyard	1	1	147	\$1,244.60
Courtyard	1	2	177	\$1,498.60
Courtyard	1	3	173	\$1,464.73
Courtyard	1	4	168	\$1,422.40
Courtyard	1	5	171	\$1,447.80
Courtyard	1	6	162	\$1,371.60
E Bay	1	7a	179	\$1,515.53
E Bay	1	7b	156	\$1,320.80
Broad	1	8	150	\$1,266.67
Broad	1	9	128	\$1,080.00
Leased	1	10	261	\$2,209.80
Broad	1	11	175	\$1,481.67
Broad	1	12	176	\$1,490.13
Broad	1	13	161	\$1,363.13

**FIRST FLOOR**  
5,377 SF

# SECOND FLOOR



Location	floor	Suite	USF	Monthly Rate
Courtyard	2	13	167	\$1,148.82
Courtyard	2	14	167	\$1,148.82
Courtyard	2	15	149	\$1,025.00
Courtyard	2	16	152	\$1,045.63
Courtyard	2	17	142	\$976.84
Courtyard	2	18	142	\$976.84
Courtyard	2	19	179	\$1,231.37
Leased	2	20	140	\$963.08
Leased	2	21	154	\$1,059.39
Leased	2	22	143	\$983.72
E Bay	2	23	146	\$1,004.36
E Bay	2	24	142	\$976.84
E Bay	2	25	132	\$910.00
Broad	2	26	158	\$1,086.91
Broad	2	27	206	\$1,417.11
Broad	2	28	167	\$1,148.82
Broad	2	29	168	\$1,155.70

**SECOND FLOOR**  
5,556 SF



## 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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### Josh Schaap

Managing Director

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### Chad Billings

Sr. Vice President

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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.