

# FOR LEASE

1,044 SF OFFICE CONDO



15 STATE ST, CHARLESTON, SC 29401

**Harbor**  
COMMERCIAL PARTNERS



15 STATE ST, CHARLESTON, SC 29401

## PROPERTY DESCRIPTION

Excellent Live-Work Office opportunity at 15 State Street. This first floor office/residential condo totaling 1,044 SF is now available for lease. Conveniently located at the corner of State Street and Chalmers Street, and a stone's throw from Broad Street, offering excellent walkability to an array of restaurants and retail shops. Extensively renovated over the last year with new finishes to include a new restroom with shower, washer/dryer unit, full kitchen equipped with a fridge and dishwasher, plus a new HVAC unit. The condo is currently configured as two large offices, a conference room, and one bedroom which can be converted back to an office. The space can be leased fully furnished at the request of tenant. Please inquire with Broker for more details.

## THE OFFERING

SIZE	LEASE RATE	LEASE TYPE	AVAILABLE
1,044 SF	\$45.00/PSF	NNN	Now



## PROPERTY SPECS

SPACE AVAILABLE	1,044 SF
BUILDING SIZE	5,489 SF
LEASE PRICE	\$45.00 PSF
LEASE TYPE	NNN
TAX ID/APN	458-09-03-295
COUNTY	Charleston
MUNICIPALITY	City of Charleston
YEAR BUILT	1900
BUILDING TYPE	Commercial Condo
ZONING	SR-5
OFFICES	3
PARKING	Street & Surface

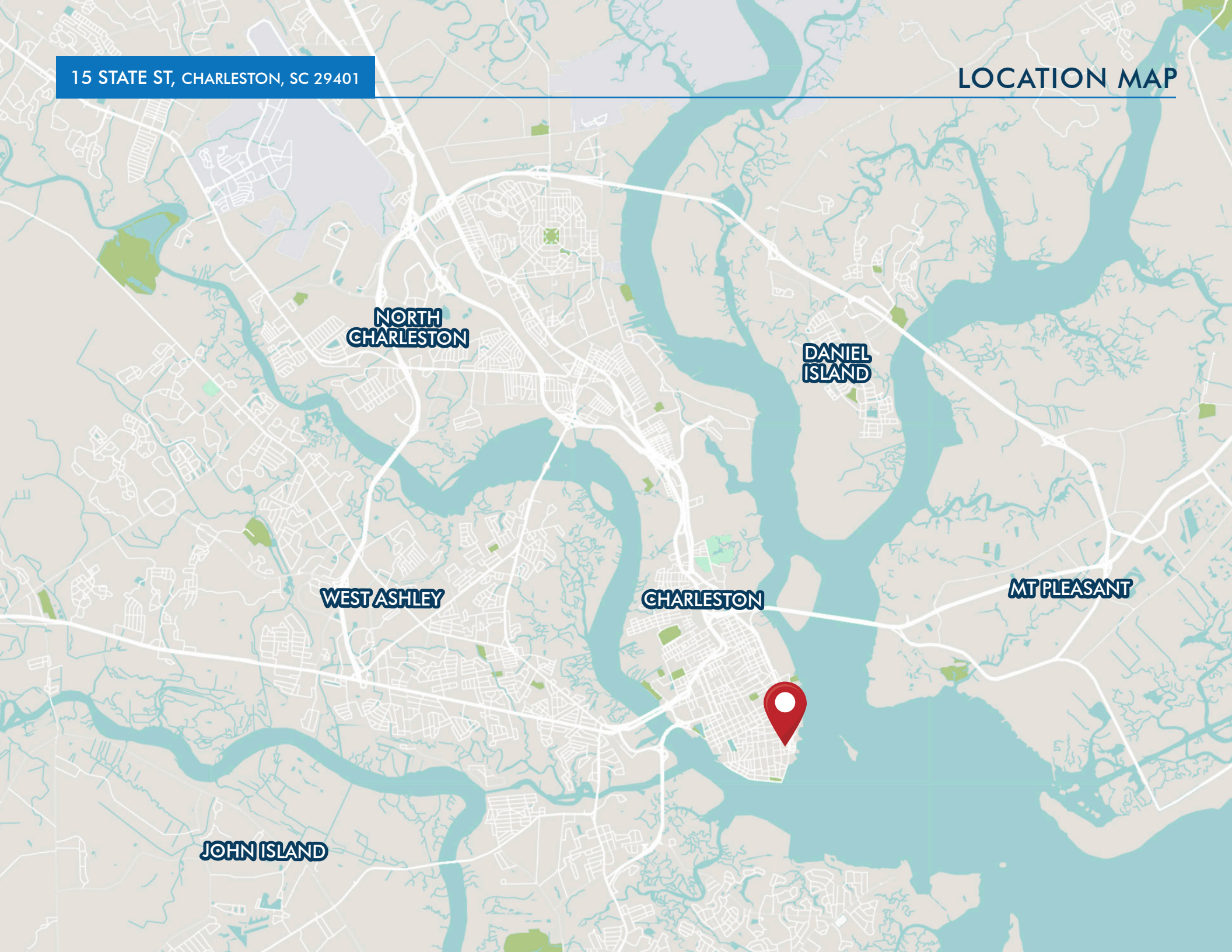






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## LOCATION MAP



**NORTH  
CHARLESTON**

**DANIEL  
ISLAND**

**WEST ASHLEY**

**CHARLESTON**

**MT PLEASANT**

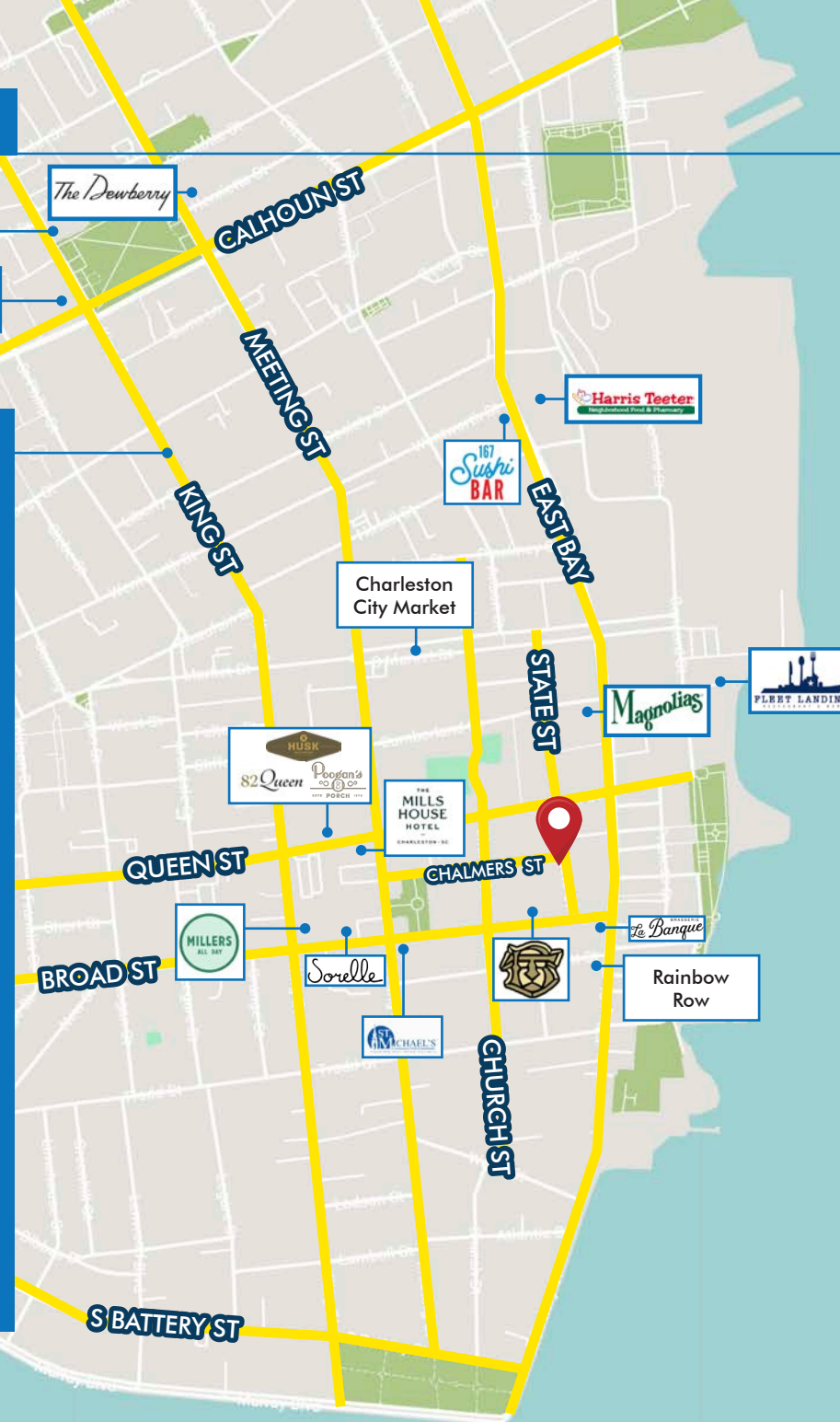
**JOHN ISLAND**

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## AMENITIES MAP

### KING ST

- Bourbon N' Bubbles
- Uptown Social
- Subway
- Indaco
- Free People
- Harvest Moon Home
- The Darling
- Stars Bar
- The Record Stop
- Altered State
- West Elm
- Halls Chophouse
- Callie's Hot Little Biscuit
- Jeni's Ice Cream
- Republic Garden & Lounge
- Virginia's On King
- La Patisserie
- Felix Cocktails et Cuisine
- Starbucks
- Sewing Down South
- Urban Outfitters
- Yeti
- Walgreens
- Alice and Olivia
- Kenny Flowers
- Woof Gang
- Freebird Stores
- Pottery Barn
- Brandy Melville
- The OOPS!
- Studs
- Apple Store
- UNTUCKIT
- H&M
- Kate Spade
- Half Moon Outfitters
- Madewell
- Lululemon
- Vineyard Vines
- Candlefish
- Kendra Scott
- Gucci
- Louis Vuitton
- Abercrombie
- Target
- LoveShackFancy
- Bin 182
- 167 Raw
- Sweeter Than Fiction
- Under the Almond Trees
- Hill House Home
- Buxton Books
- Alexandra Designs
- Croghan's Jewel Box
- Lake Pajamas
- Roller Rabbit
- Tucker Payne Antiques
- Beau & Ro
- Brooks Brothers
- Aw Shuck's Seafood Shack
- LePrince Fine Art Galleries
- Madison Mathews
- etuHOME Store







**LEASING CONTACT:**

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