

OFFICE/RETAIL SPACE FOR LEASE



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317 Meeting Street | Charleston, SC 29401

SIZE: 2,864 SF (Retail) | PRICE: \$54.00/SF NNN (Retail)

SIZE: 5,000 - 33,563 SF (Office) | PRICE: \$29.50/SF NNN (Office)

CONNECTING PEOPLE WITH PROPERTIES

PROPERTY OVERVIEW

317 Meeting Street is a planned five story office/retail building that will contain 33,563 SF of office space and 2,864 SF of street retail space. The project is ideally situated in the heart of Downtown Charleston, located at the corner of Meeting Street and Calhoun Street across from Marion Square. Site provides a magnitude of neighboring amenities within short walking distance. 1st floor will consist of retail space and covered parking. Office space will occupy the 2nd – 5th floors with a potential for an outdoor rooftop terrace. Office floor plates are approximately 8,600 SF each, providing an opportunity for single floor options for larger tenants. Potential signage opportunities for a large anchor tenant. Please see floorplans at the end of the flyer.

DIRECTIONS

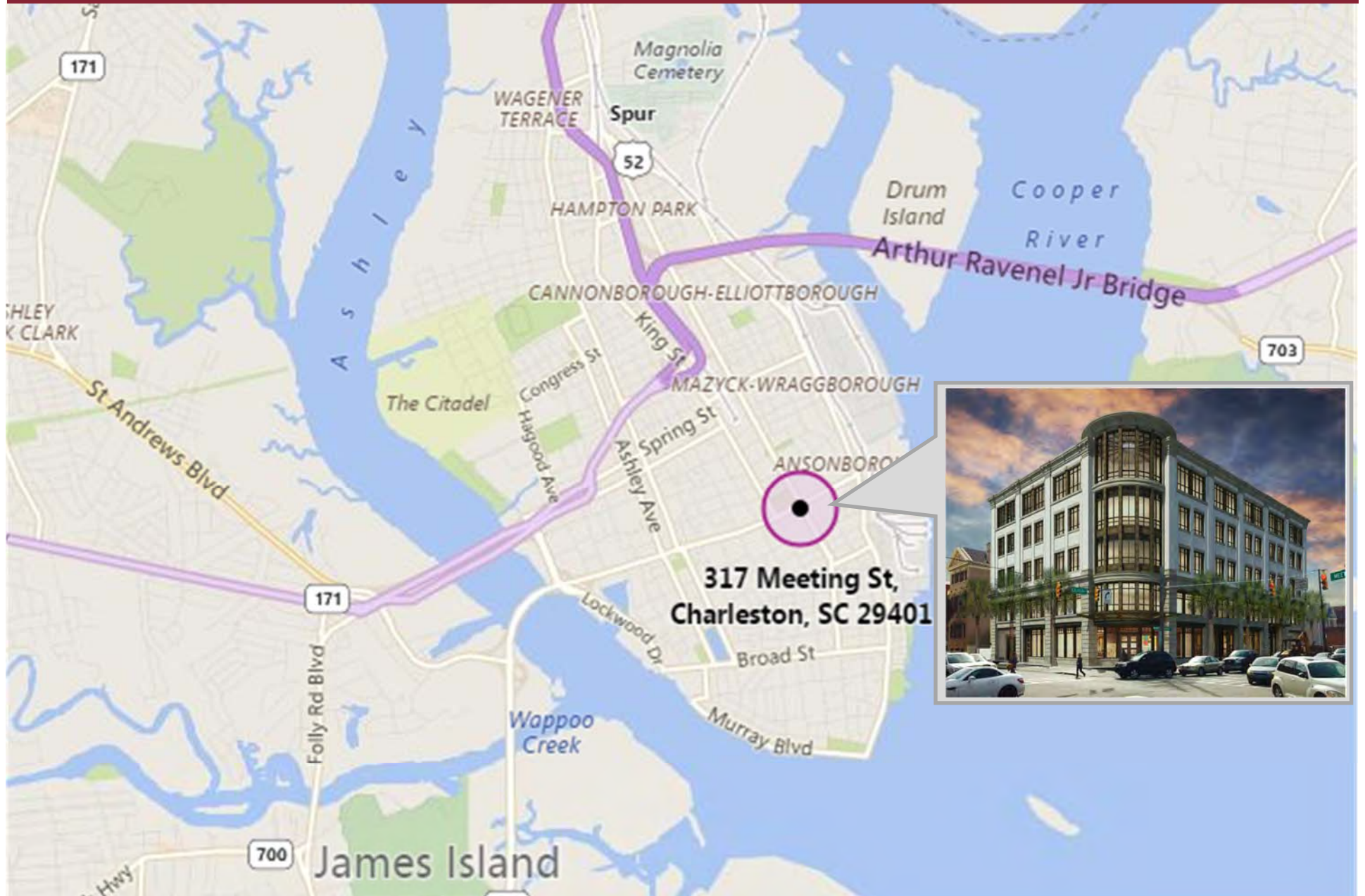
From I-26E, take exit 221B for Meeting Street towards the Visitors Center. Go approximately 1 mile and the property will be located on the right at the corner of Meeting Street and Calhoun Street.

DEVELOPMENT INFORMATION

Location:	317 Meeting Street, Charleston, SC 29401
TMS #:	457-04-02-066
Zoning:	GB - General Business District
Land Area:	0.3 Acres
Square Footage:	2,864 SF (Retail) 5,000 - 33,563 SF (Office)
Lease Rate:	\$54.00/SF NNN (Retail) \$29.50/SF NNN (Office)

Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

MAP



HOTELS

- 1. Dewberry Hotel
- 2. Embassy Suites
- 3. Bennett Hospitality
Luxury Hotel - 185
Rooms Underway
- 4. Francis Marion
Hotel
- 5. Courtyard Marriott
- 6. Grand Bohemian
Hotel
- 7. Hampton Inn

RESTAURANTS

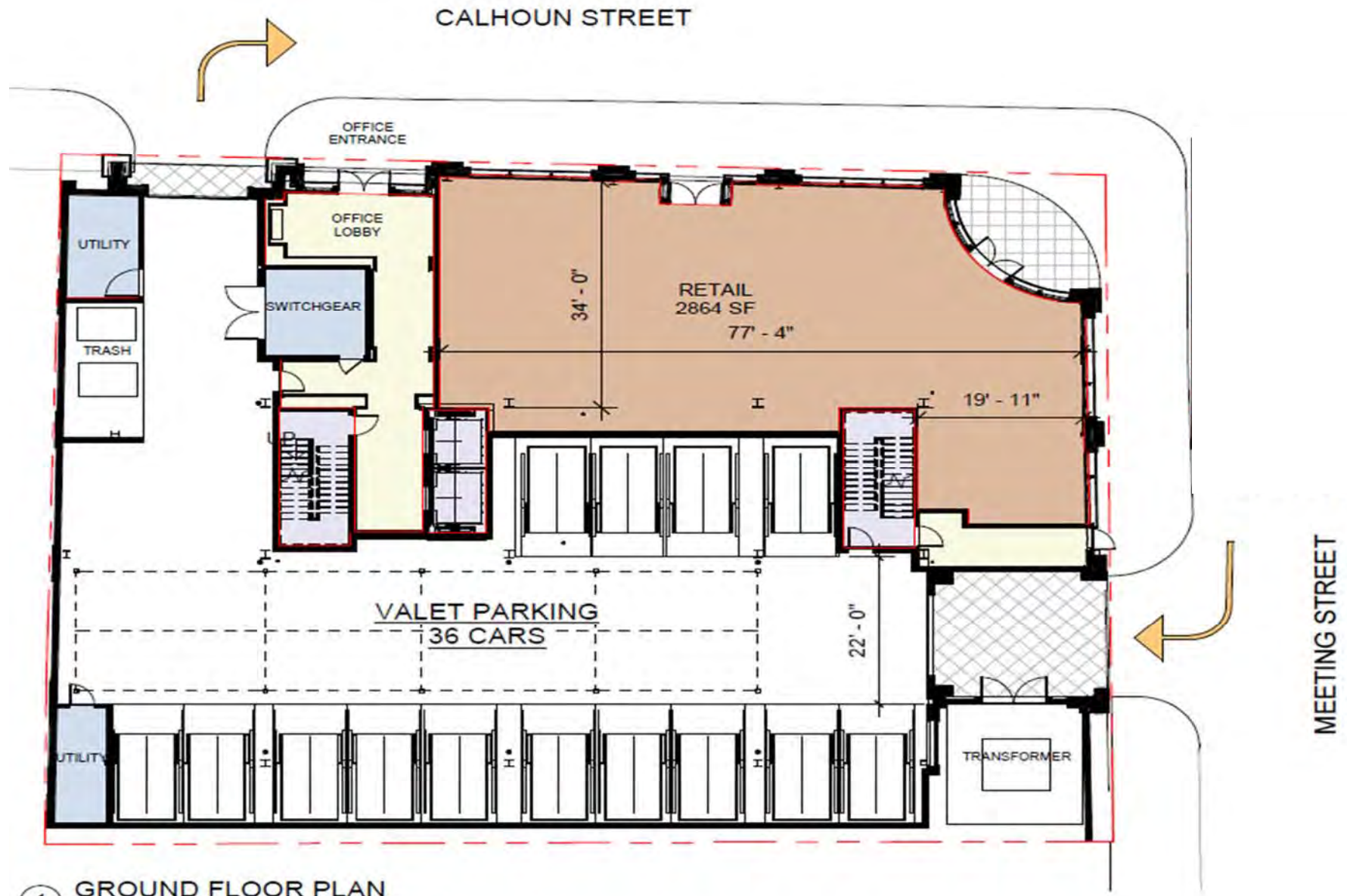
- 1. Halls Chophouse
- 2. Virginia's on King
- 3. Starbucks
- 4. Panera Bread, Mod
Pizza, Carolina Ale
House, Chipotle
- 5. Five Guys
- 6. Macintosh
- 7. Moe's
- 8. Basil
- 9. O-KU
- 10. Mellow Mushroom
- 11. Co

RETAIL

- 1. Walgreens
- 2. Urban Outfitters
- 3. William Sonoma
- 4. Pottery Barn
- 5. Apple Store
- 6. CVS
- 7. H&M
- 8. Steve Madden

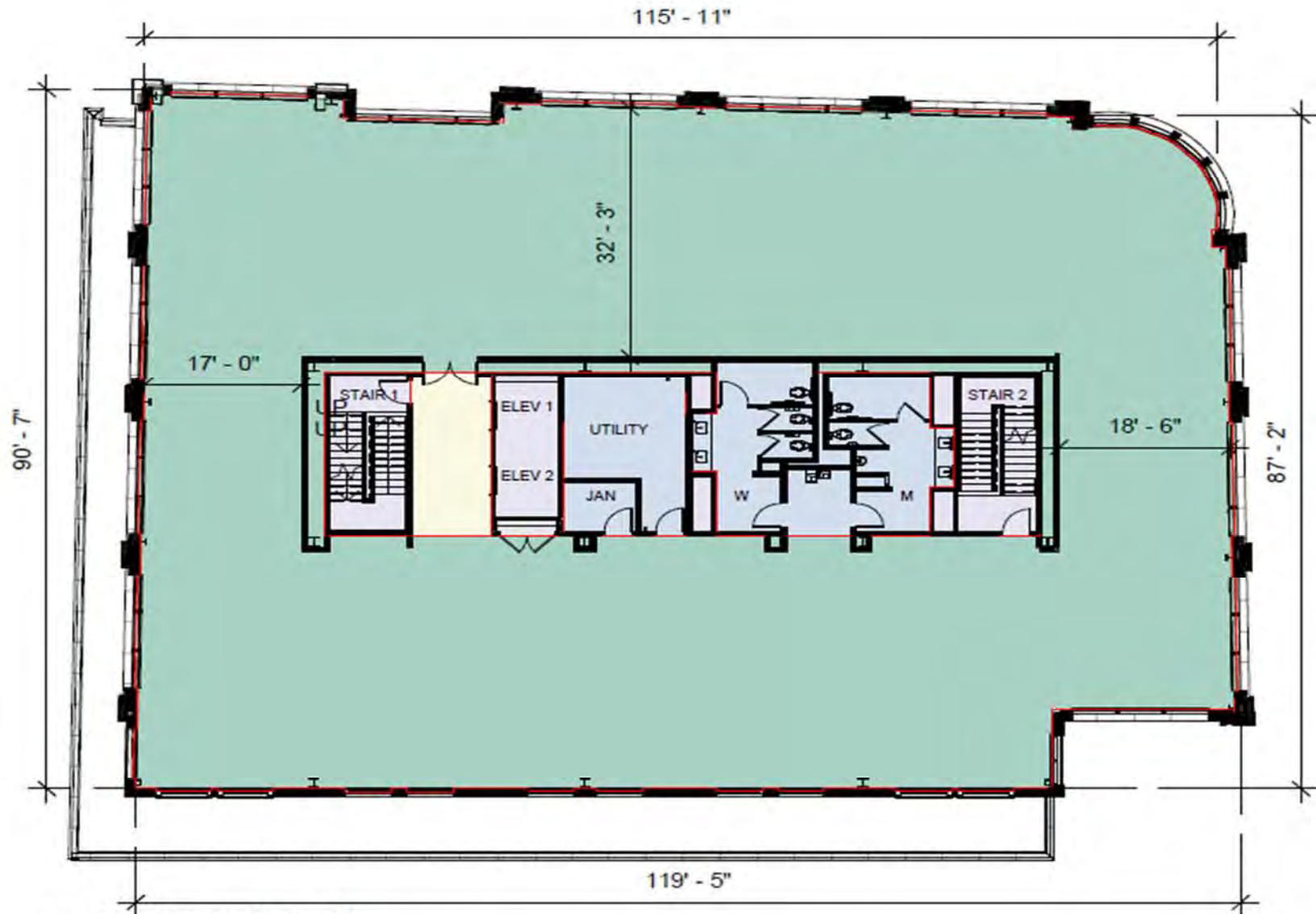


FIRST FLOOR PLAN



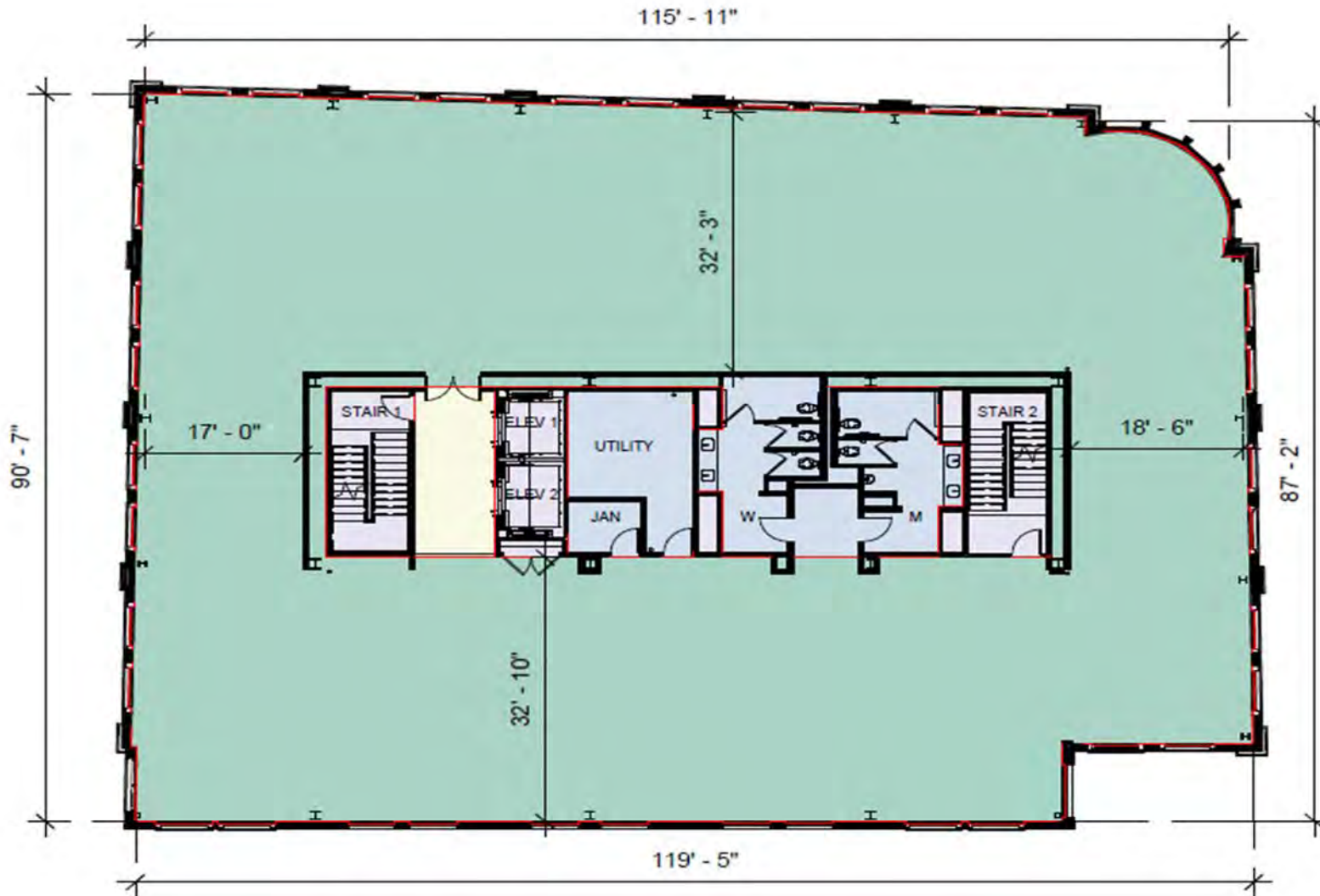
① GROUND FLOOR PLAN
1" = 20'-0"

SECOND FLOOR PLAN



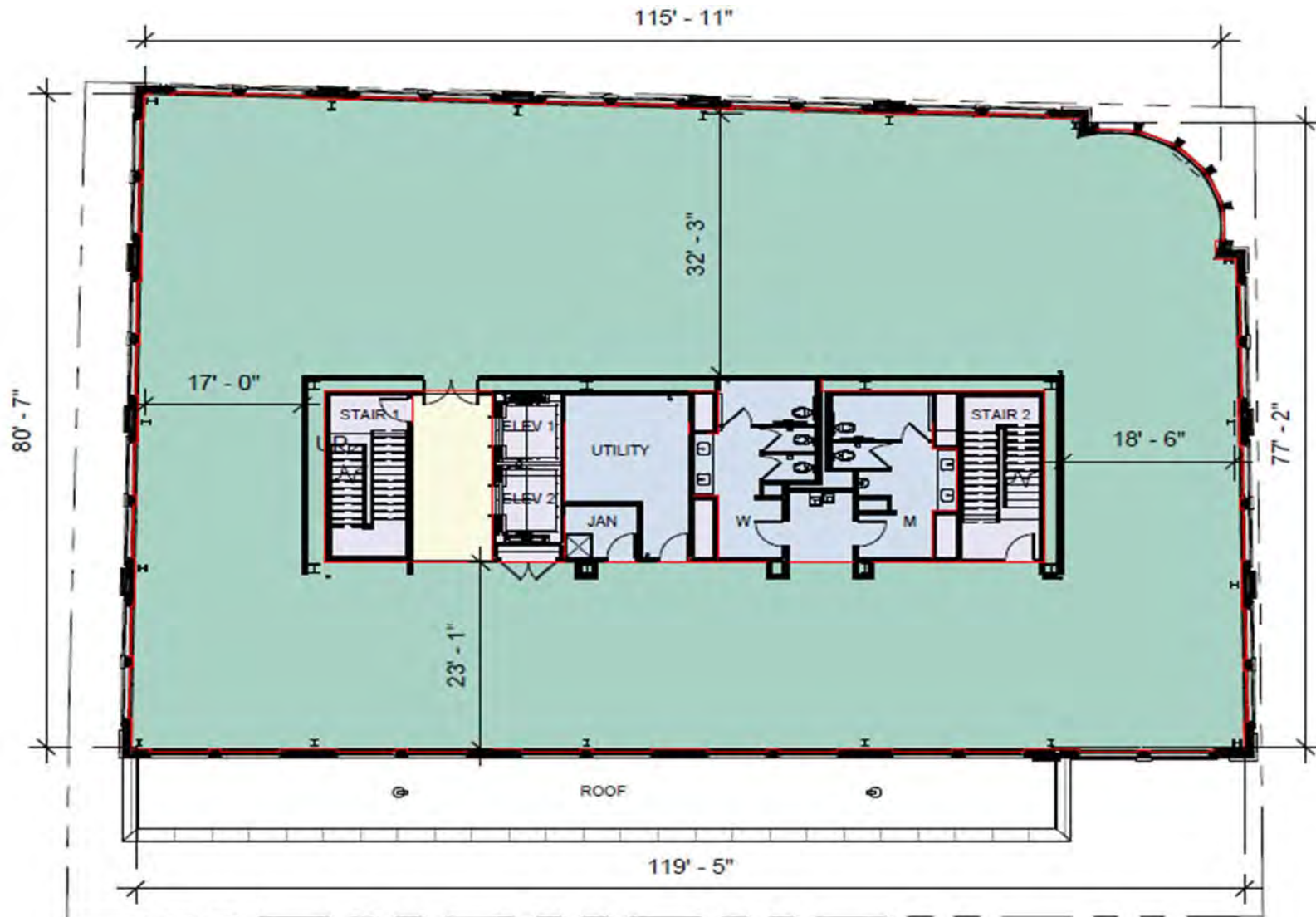
① 2ND FLOOR PLAN
1" = 20'-0"

THIRD & FOURTH FLOOR PLAN



① 3RD AND 4TH FLOOR PLAN
1" = 20'-0"

FIFTH FLOOR PLAN



① 5TH FLOOR PLAN
1" = 20'-0"

CHARLESTON ACCOLADES

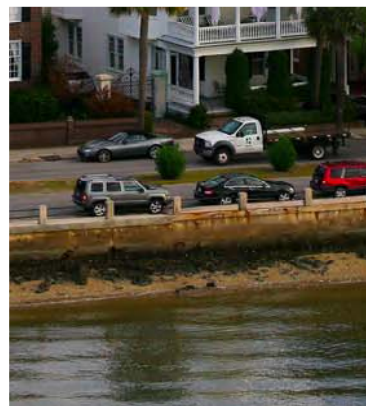
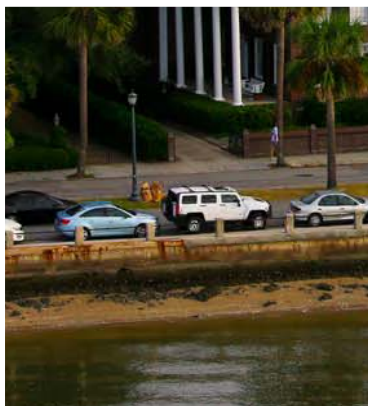
- ◇ **#1 Travel Destination in the United States** (Conde Nast Traveler, 2011-2014)
- ◇ **#2 America's most exciting mid-size cities** (Movoto, 2014)
- ◇ **South Carolina #3 for doing business in the United States** (Area Development, 2015)



- ◇ **Ranked #1 Best City in U.S. & Canada, and ranked #2 World's Best City** (Travel + Leisure, 2015)
- ◇ **#1 City in the World** (Conde Nast Traveler, 2012)
- ◇ **#1 Best Small Cities in the U.S.** (Conde Nast Traveler, 2015)



- ◇ **#7 among U.S. mid-size metros as a best place for jobs** (Forbes.com, 2016)
- ◇ **#7 for Economic Growth potential** (Business Facilities, 2016)
- ◇ **#11 U.S. Cities That Are Driving The Future** (Business insider, 2014)
- ◇ **#12 Greatest Places to Live in America** (Outside magazine, 2014)



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