

**AVISON
YOUNG**

FOR LEASE

171 Church St, Suite 200, Charleston, SC 29401



Office Condo Available

For more information, please contact:

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171 Church Street, Suite 200

Unique class A space located in the heart of the historic district. This handsome second floor suite has exposed brick throughout, high ceilings with exposed timbers and glass transoms over interior doors providing natural light from the interior atrium and exterior windows. The efficient floor plan includes 6 offices, reception area, conference room and a kitchenette.

The landlord is responsible for expenses related to utility services; regime, taxes and insurance expenses for the base year. The Tenant is responsible for en suite janitorial services and increases in operating expenses over the base year.

The Franke Building is connected to a parking garage by a covered walkway and monthly cards are available at an additional cost.

Centrally located in the historic business district and convenient to legal and financial services, restaurants, health clubs and hotels.

Snapshot

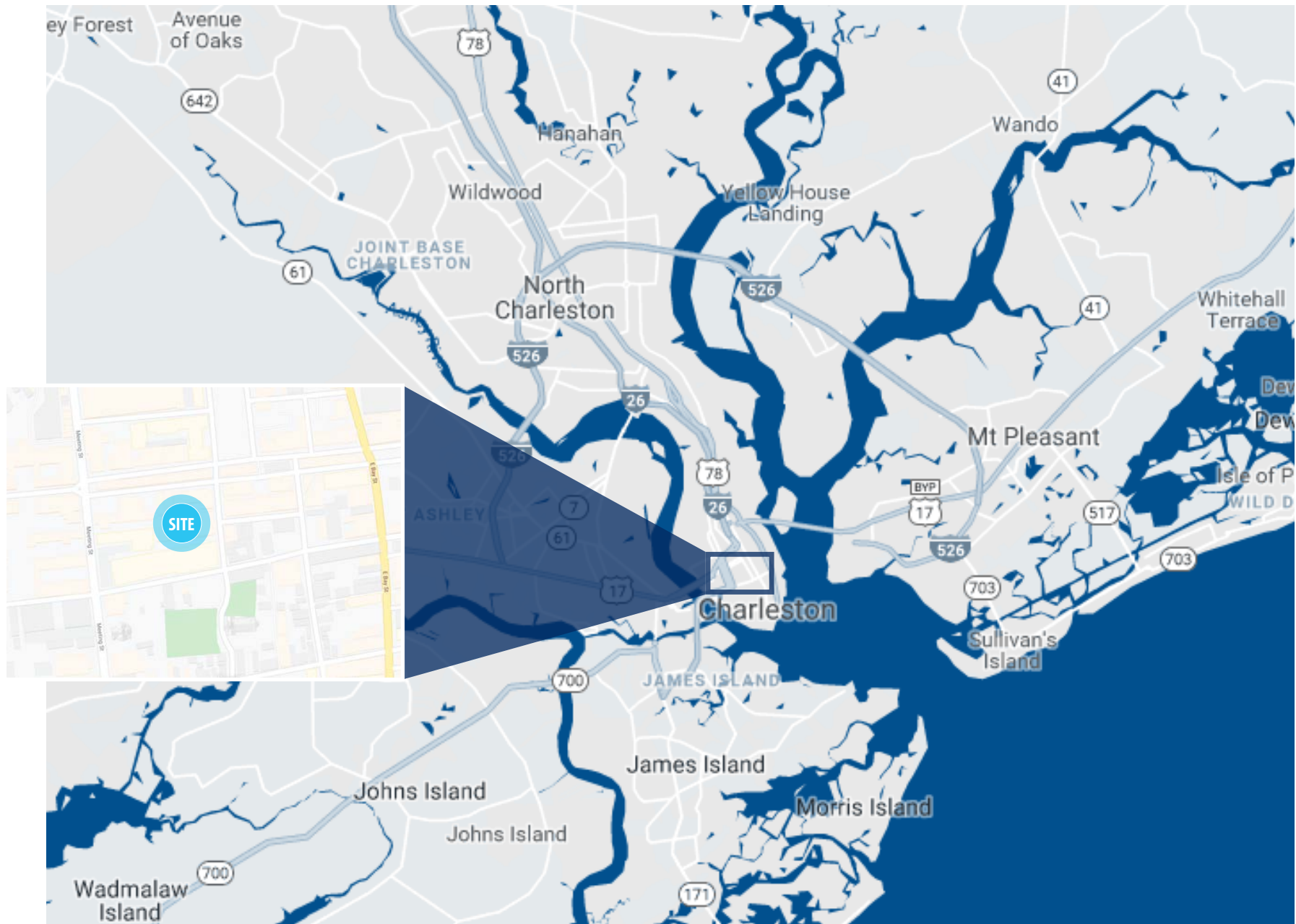
Tax Map	485-05-03-114
Year Built	1909
Total Building Size	87,000 sf
Zoning	General Business
County	Charleston County
Municipality	City of Charleston
Parking	In adjacent garage



Sale Information

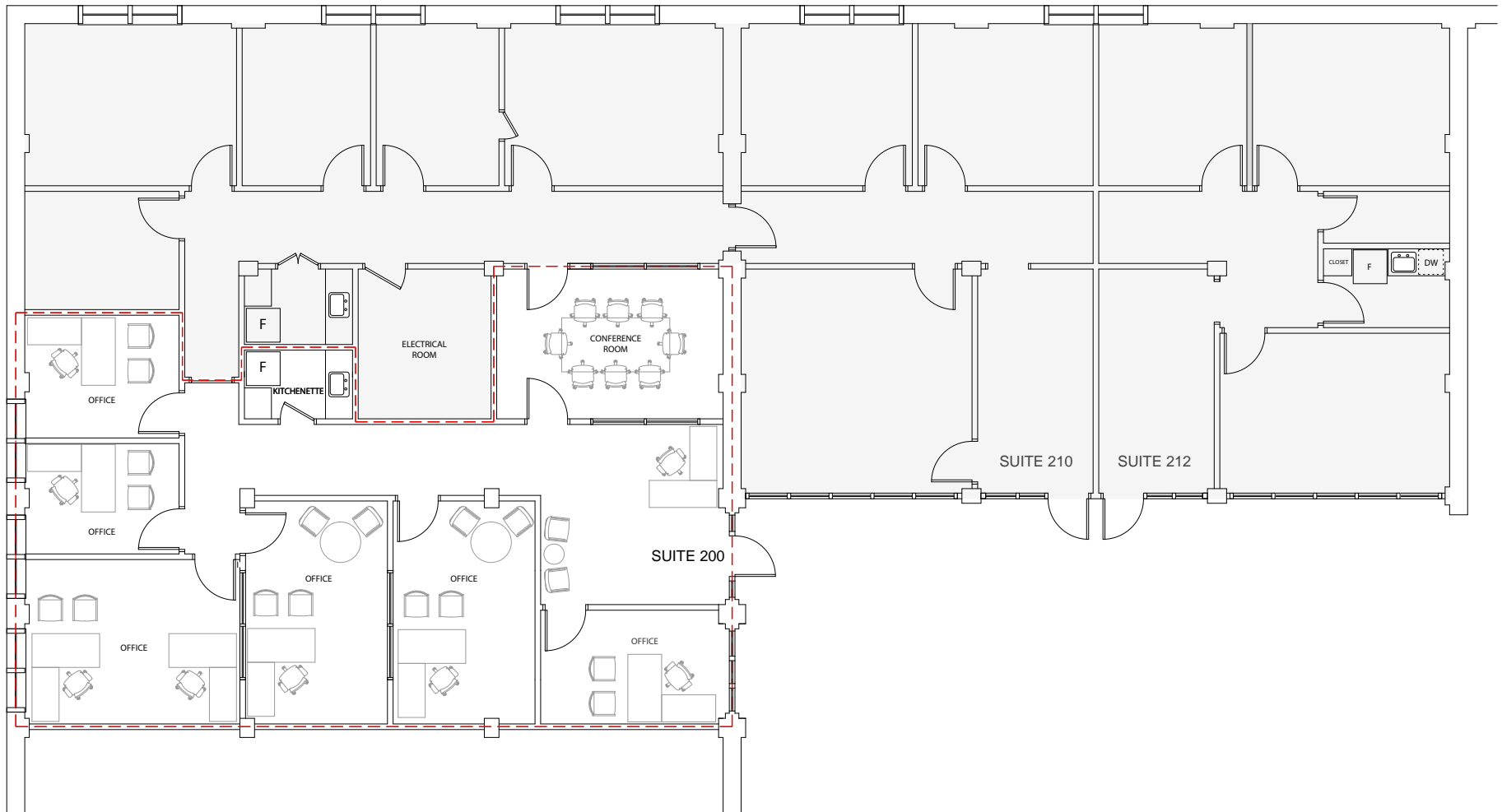
Unit	Size	Lease Rate	Available
200	1,500 sf	\$28.00 sf/yr	Immediately

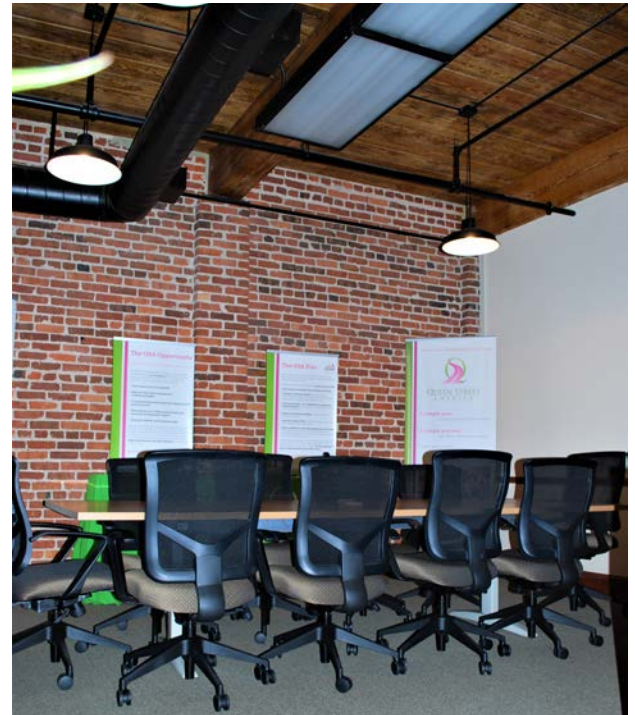
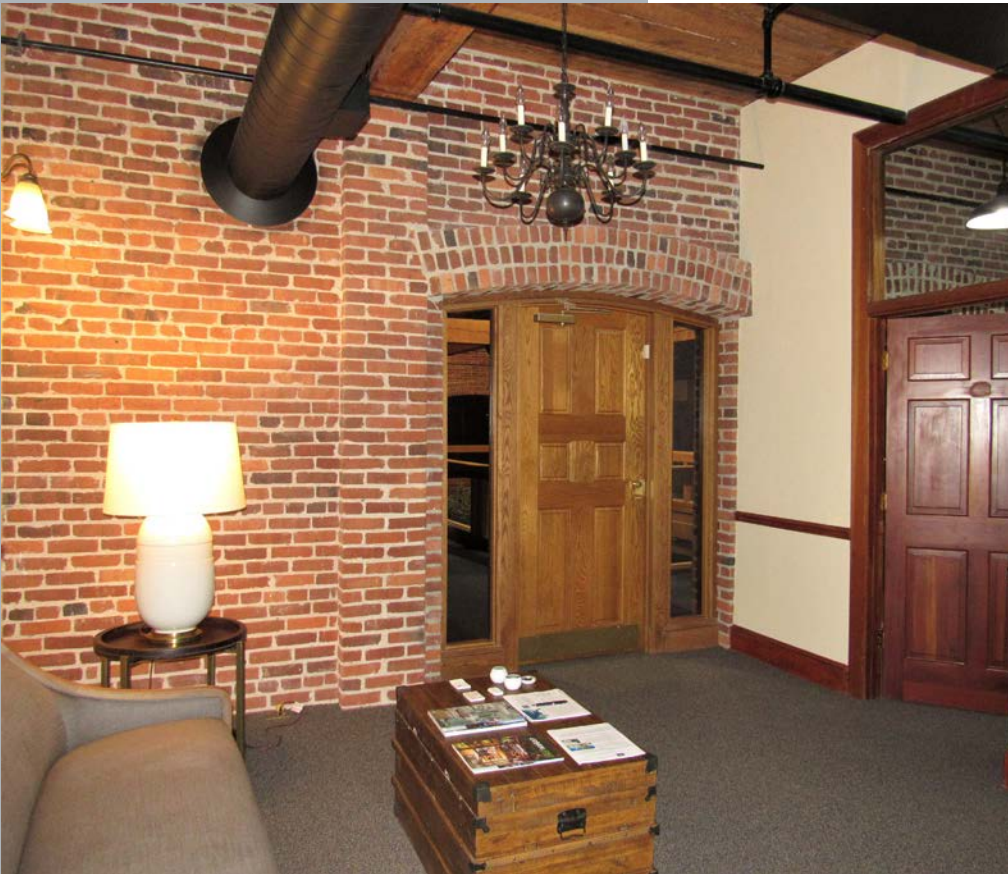
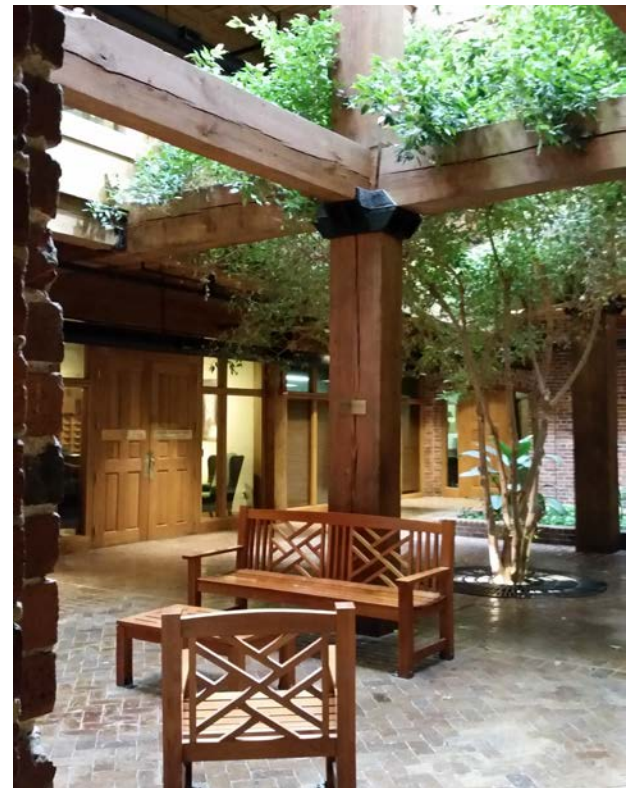
Location Map



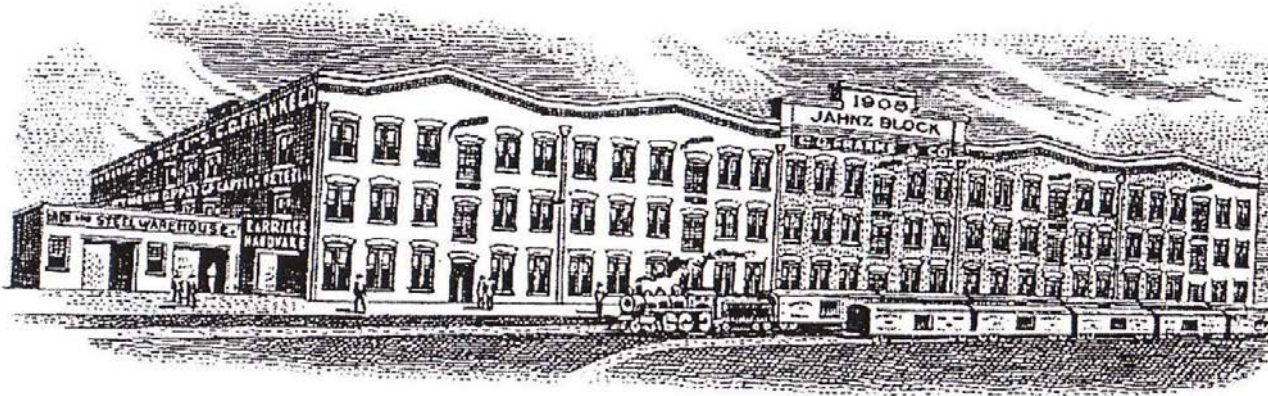
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Suite 200 | 1,500 sf





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.



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Thank you.

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