



**220** KING STREET CHARLESTON, SC 29401 OFFICE SPACE FOR LEASE

Jeremy Willits Office & Investment Services C 843.270.9205 *jeremy.willits@avisonyoung.com*  Gerry Schauer, CCIM Office & Investment Services C 843.364.2055 gerry.schauer@avisonyoung.com



## **Leasing Information**

Unit	Min sf	Max sf	Lease Rate	Lease Type	Available
3A	150 sf	300 sf	\$1,000/month	Full Service	Immediately
3B	150 sf	150 sf	\$1,000/month	Full Service	Immediately
3D	150 sf	150 sf	\$1,000/month	Full Service	Immediately

Executive office space in an historic King Street building. Access from the Market Street entrance and ascend the elevator to the third floor which features a bright, attractive atrium. Each available suite has a window facing the Belmont Hotel and overlooking Market Street. There is a 4 person conference room on the floor available, for the tenant's use. Lease rate includes utilities.

A parking deck sets directly across the street and a city managed surface lot is directly behind the building.

# **Snapshot** 220 King Street, Charleston, SC 29401

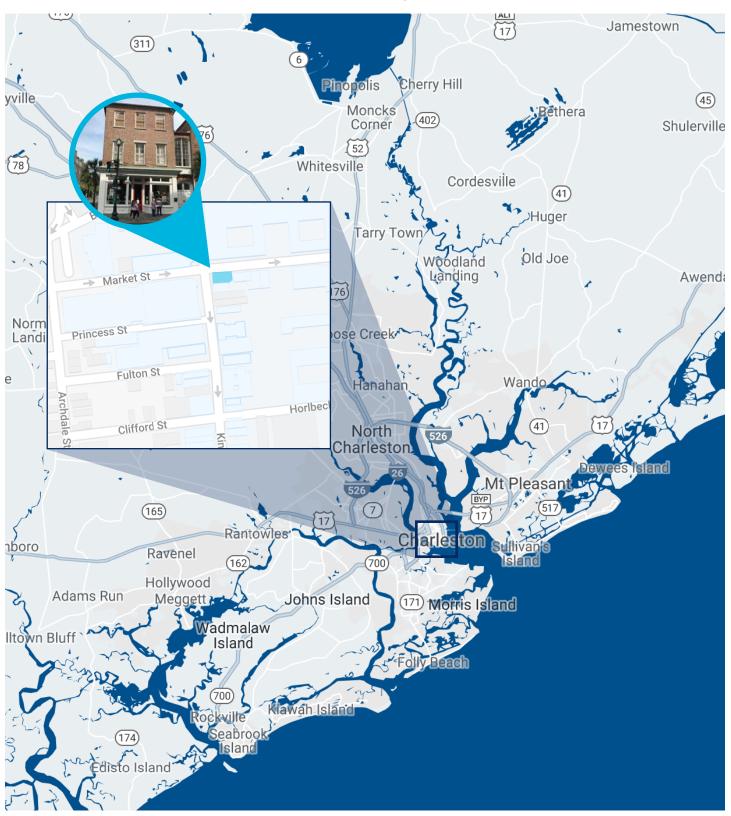
Tax Map Year Built Total Building Size Zoning County Municipality

457-08-02-025 1840 9,521 sf Limited Business Charleston City of Charleston

King at Market Streets is the epicenter of Charleston's retail district, surrounded by shops, galleries, restaurants and hotels.

## Location Map

220 King is on the southeast corner of King and Market Streets downtown. Enter on the Market Street side of building.



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

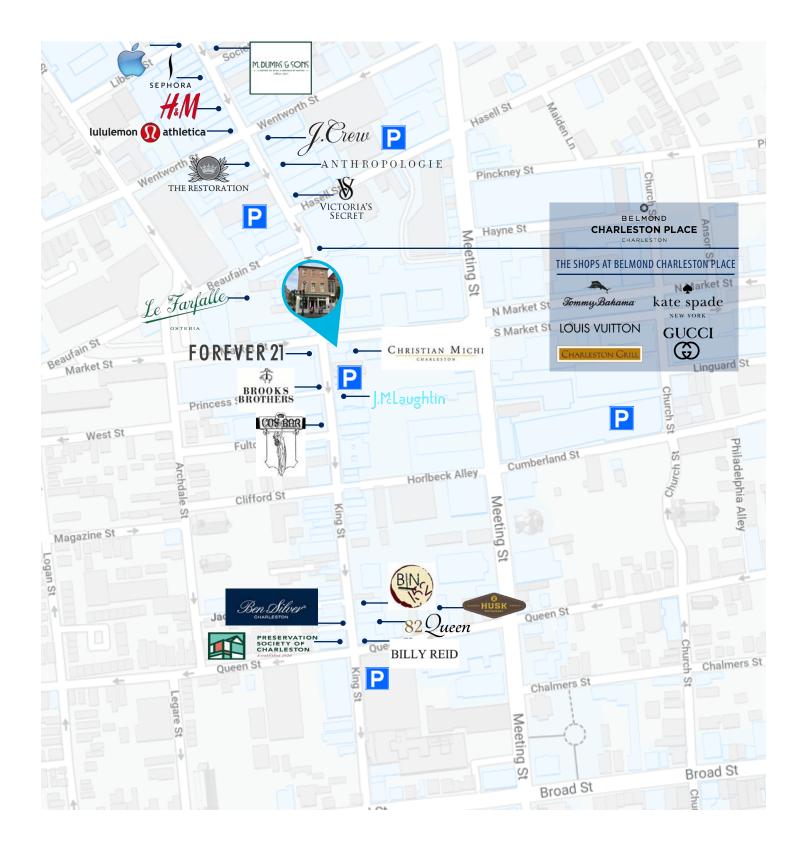






The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

## **Amenities Map**



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

# Nathan Hart Building



Constructed 1838 – 1840; Rehabilitated 1988

"The Charleston hardware merchant Nathan Hart lost his business in the fire of 1838 when the conflagration consumed a three-story house on this site that he leased from the trustee for the owners, the Schmidt family. Purchasing this site, Hart constructed his own building shortly thereafter, and it remained in his family until the late-nineteenth century. Reflecting the high quality of Charleston construction in the antebellum period, the red brick facade is beak jointed with a fine white mortar, and the King Street facade second-story windows have granite lintels. A late-nineteenthcentury style storefront has been added spanning the corner of the first floor. Beyond the main block of the building, along Market Street, late-nineteenthcentury pressed-metal window and door hoods survive. An arched brick two-story hyphen, typical of King Street, separates this from the adjacent structure at 218 King Street. The latter building with similar brick detailing and a surviving modillioned cornice and parapet was also built in the years immediately after the fire."

> Jonathon H. Poston, The Buildings of Charleston, a Guide to the City's Architecture, P. 362

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.



### South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.



Jeremy Willits Senior Vice President Office & Investment Services O 843.725.7200 D 843.973.8347 C 843.270.9205 jeremy.willits@avisonyoung.com

## **Listing Brokers**



Gerry Schauer, CCIM Vice President Office & Investment Services O 843.725.7200 D 843.973.8351 C 843.364.2055 gerry.schauer@avisonyoung.com

### Support Team



Bree Paxton Marketing Coordinator O 843.725.7200 D 843.973.8359 bree.paxton@avisonyoung.com



Tate Walkush Marketing Manager O 843.725.7200 D 843.266.0716 tate.walkush@avisonyoung.com





#### avisonyoung.com

1315 Ashley River Road Charleston, South Carolina 29407 O 843.725.7200 F 843.725.7201 Avison Young - South Carolina, Inc.



Platinum member