

FOR LEASE: CLASS A OFFICE SPACE
211 KING STREET | SUITE 300
CHARLESTON, SC 29401



EDWARD ROBINSON | COMMERCIAL BROKERAGE

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BEACH

COMMERCIAL

A DIVISION OF THE BEACH COMPANY

Majestic Square, King Street Entrance



CHARLESTON BY THE NUMBERS

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In 1996 The Beach Company developed the landmark Majestic Square building on the corner of King and Market Streets. The historically sensitive architecture style was designed to recall the grandeur of the Majestic Theater which once stood on this site, while blending in with its surroundings in this commercial sector of downtown Charleston. This mixed-use development features prime office/retail space, a 477-space parking facility, The Beach Company corporate headquarters and Forever 21®.



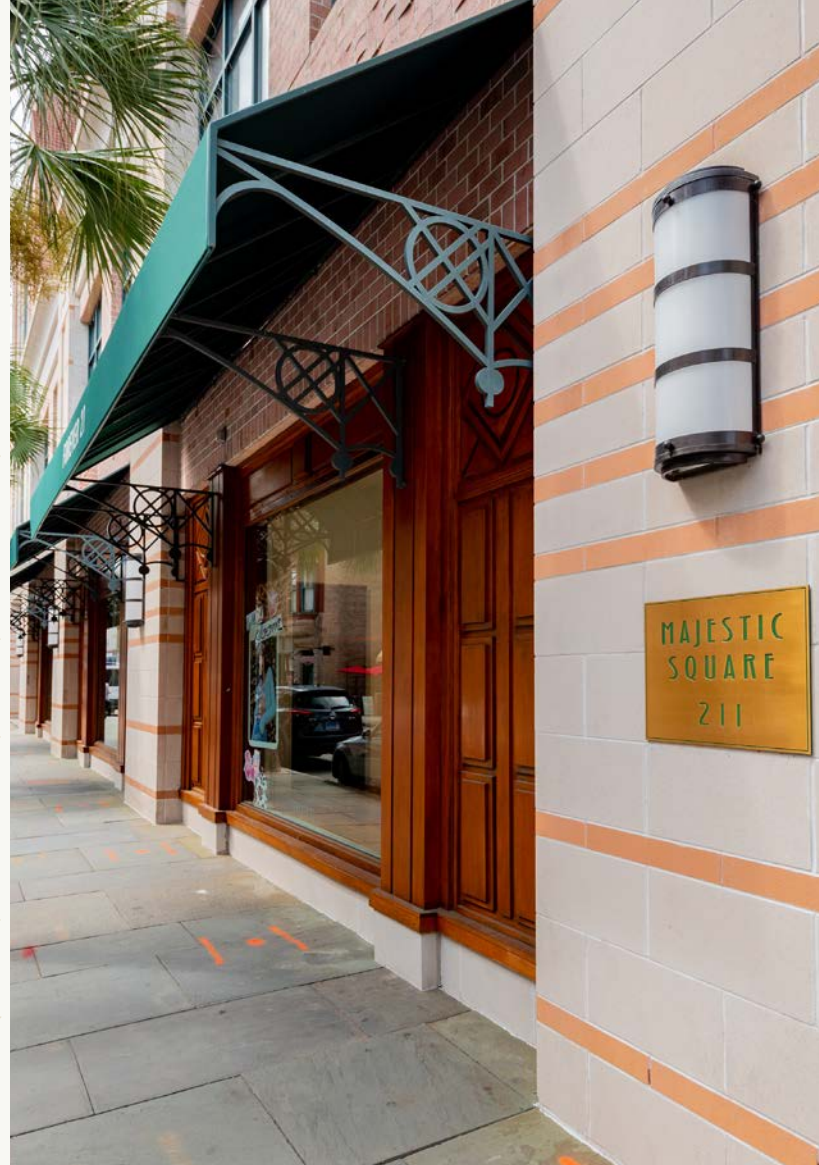
Majestic Square Street View

A RARE OPPORTUNITY

Majestic Square is a landmark building in the heart of Charleston's historic district featuring the city's finest office space, in the midst of Charleston's famous King Street retail and restaurants.

Majestic Square is the premier Class A office building in the Commercial Business District located at the epicenter of Downtown Charleston at the corner of King Street and Market Streets. Property amenities include fitness facility on site retail and dining.

Suite 300 is the top floor suite in Majestic Square which has never before been on the market. Well-appointed and move-in ready, this large 15,619 sf suite is set up for approximately 50 employees and there is secured parking for all in the attached City of Charleston managed parking garage. Two additional smaller suites are also available on the same floor for a total of 19,631 square feet.



Majestic Square

LOCATION

Proximity to judicial, financial medical, and historic districts

Ample parking on site

Views of historic Charleston

CHARLESTON CHARM

A unique blend of historic preservation and cosmopolitan living, from single houses with piazzas, to vibrant nightlife and inspiring art galleries. A special brand of Southern style shines in King Street boutiques, while Southern hospitality radiates from award-winning restaurants.

WALKABILITY

The King Street at Market Street location is at the epicenter of all the best of Charleston. Walk to Charleston's acclaimed restaurants, King street boutiques, the market, historic parks, art galleries and theaters, take a run along the waterfront at Battery Park. Park at 211 King garage and you are in the middle of it all.



Majestic Square is in walking proximity to Charleston's judicial, financial, medical and historic districts.

POINTS OF INTEREST

- | | |
|----|---------------------------------------|
| 1 | Majestic Square |
| 2 | Charleston Historic City Market |
| 3 | Port of Charleston Terminal |
| 4 | White Point Gardens |
| 5 | Rainbow Row |
| 6 | Charleston City Hall |
| 7 | College of Charleston |
| 8 | The Citadel |
| 9 | Charleston RiverDogs Baseball Stadium |
| 10 | Charleston City Marina |
| 11 | Charleston International Airport |
| 12 | Boeing South Carolina |
| 13 | Patriot's Point |
| 14 | North Charleston Municipal Court |
| 15 | Charleston Municipal Court |
| 16 | US District Court |

Business District

Retail District



LOCATION IS EVERYTHING



Rare Opportunity

Downtown Charleston is located on a peninsula with preservation restrictions. The desirable location and the demand for Class A office space means that large office space availability is rare.



High Occupancy

2019 Office market absorption is outpacing the delivery of new product, causing the commercial vacancy rate to plunge.



Favorable Business Conditions

Growing populations, above average job growth, technology sector growth, and high levels of education attainment are all present in Charleston.

CHARLESTON BY THE NUMBERS

761,155

Total Metropolitan
Statistical Area (MSA)
Charleston

4X

Faster Labor Force Growth
than the US Growth Rate
(US Bureau of Labor
Statistics)

63%

Incoming Population
Has Some Post-Secondary
Education (US Census
Bureau)

Top 3

Workforce Development
Program in US
(Area Development
Magazine, Top States for
Doing Business)

34

New Residents
Move Each Day
(US Census Bureau)

\$3.4

Billion in Economic
Announcement (South
Carolina Department of
Commerce)

#1

Mid-Size City for Millennials
(US Census Bureau)



Majestic Square Parking Garage

Majestic Square

PROPERTY DESCRIPTION

LOCATION	
Address	211 King Street Historic Downtown Charleston, SC
County	Charleston
Submarket	Peninsula Chas. inside of Crosstown
Access Roads	King Street and Market Streets

LEASING INFORMATION	
Property Type	Office for Lease
Date Available	With 120 day notice
Lease Rate	\$35.00 PSF (Annual)
Lease Type	Full Service

BUILDING INFORMATION			
Tax ID/APN	457-08-02-026	Parking Spaces	477
Building Type	Office Building	Passenger Elevators	2
Building Name	Majestic Square	Parking Deck Elevators	2
Year Built	1996	Suite Number	300
Class of Space	Class A	Suite Floor/Level	3rd Floor
Gross Office Area	42,500	Minimum Contiguous	15,619



Market Street Entrance



Ground Floor Retail



Parking Garage



Majestic Square Gym



Third Floor Lobby



Parking Deck



Bistro A Vin, Ground Floor



Cafe Framboise, Ground Floor



Lobby



Board Room



Conference Room



Cubicle Offices



Suite 300 Break Room



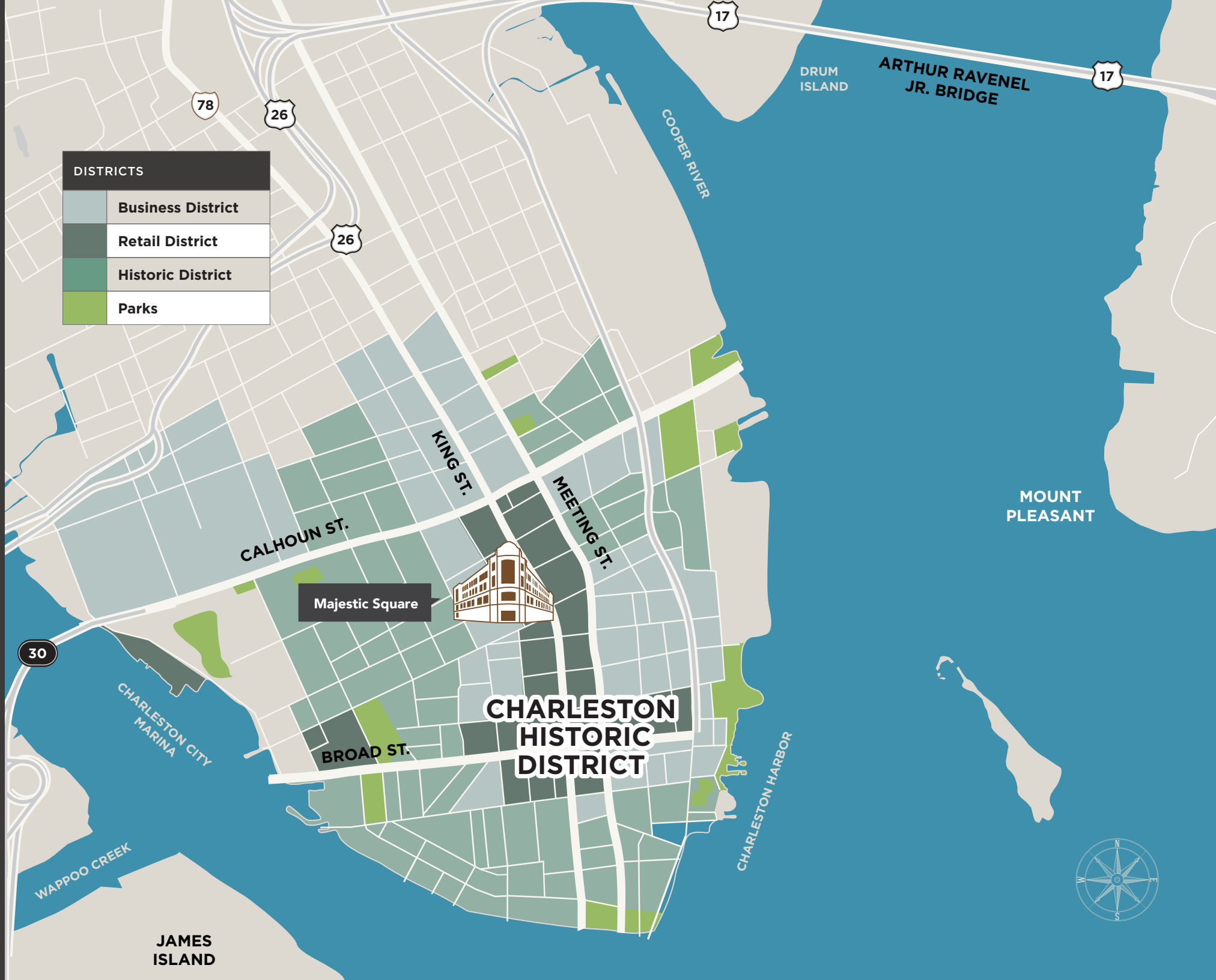
Executive Office



Standard Office



Executive Office



DISTRICTS	
	Business District
	Retail District
	Historic District
	Parks

CALHOUN ST.

KING ST.

MEETING ST.

Majestic Square



CHARLESTON
HISTORIC
DISTRICT

BROAD ST.

CHARLESTON CITY
MARINA

WAPPOO CREEK

JAMES
ISLAND

COOPER RIVER

DRUM
ISLAND

ARTHUR RAVENEL
JR. BRIDGE

MOUNT
PLEASANT

CHARLESTON HARBOR





THIRD FLOOR PLAN

Layout consists of an impressive reception area, break room, 20 large private offices and executive offices with large windows, overlooking the corner of King and Market Streets. This suite has a large bull pen area that can accommodate multiple cubicles. Additionally this prime office space has a large executive conference room and two medium sized conference rooms, all equipped with smart boards.

Some high-end office furniture is potentially available. The lease rate is \$39.50 psf per year full service and includes membership to the onsite fitness center with locker room and a shower. Guaranteed monthly parking space contracts are available in the adjacent parking deck at \$150.00 per month. King and Market Street restaurants, shops and amenities are within walking distance. The space could be vacant and available with a 120 day notice.

- Available**
- Leased**
- Common Area and/or Building Amenity**
- Fitness Center**
- Restrooms**

Office Amenities

- Elegant Lobby
- Direct-Access Garage Parking
- Flexible Floor Plans
- Floor-to Ceiling Windows Along King and Market Streets
- Executive Office Suites
- Exquisite Executive Wash Room
- Executive Conference Room with Smart Boards and Catering Station
- Two Additional Conference Rooms with Smart Boards
- Large Employee Lounge with Kitchen
- Commercial Quality Fitness Center with both Men's and Women's Full Locker and Shower Facilities
- Common Restrooms on Each Office Floor
- Private Storage Areas
- Storage on Loading Dock Level
- On-site Retail and Restaurants
- FedEx and USPS Mail Drops On-site
- UPS located Directly Across Market Street
- Onsite Dining

MARKET STREET

LOBBY

15,619 SQ FT

MAIL

BREAK ROOM

RECEPTION

I.T.

STORAGE

GYM

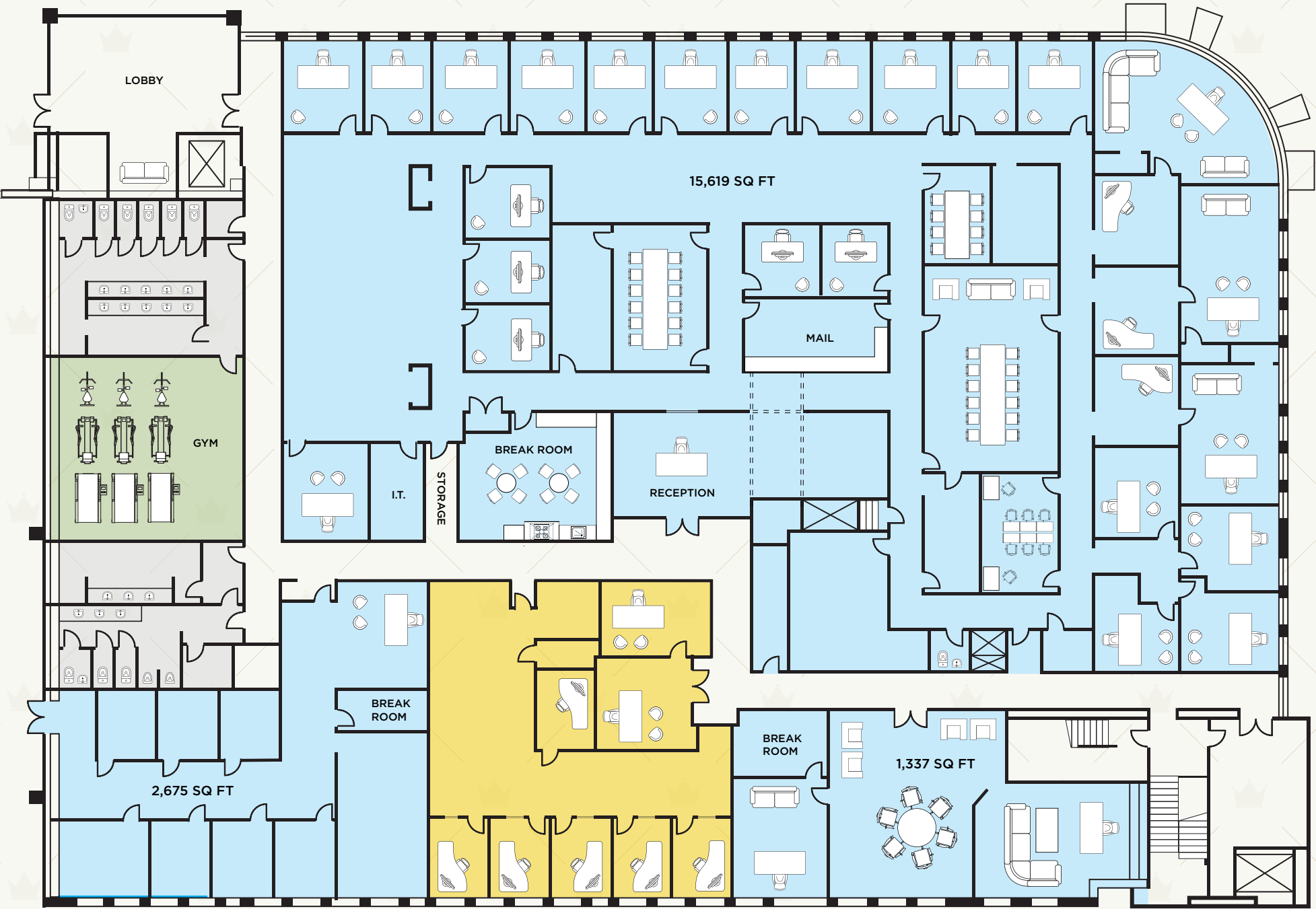
BREAK ROOM

BREAK ROOM

1,337 SQ FT

KING STREET

2,675 SQ FT



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