

# For Lease

## Class A Professional Office

Victoria Center

205 King Street, Suite 200 Charleston, SC 29401



### Summary:

- Prime location downtown in a landmark building one block from Market Street above Brooks Brothers retail
- Suite 200 is an approximately 10,089 sf former law firm space with high-end finishes, high ceilings, large windows that is ready for Tenant customization with direct elevator access from King Street and Princess Street
- Lease rate is \$39.00 per square foot full service and includes 24 hour access to a third floor fitness center in the adjacent Majestic Square building
- The space currently has a receptionist area, full kitchen, large breakroom, 11 private offices with large windows, seven high-end custom built-in cubicles, file room, copy room, library and three large impressive conference rooms overlooking King Street
- Three reserved covered parking space in the Victoria Center parking deck with additional guaranteed spaces in the adjacent Majestic Square parking garage are all available for an additional monthly rate

#### EDWARD G. ROBINSON IV

211 King Street, Suite 300 • Charleston, South Carolina 29401  
843.864.3760 Mobile • 843.722.2615 Office • 843.722.6449 Fax  
erobinson@thebeachcompany.com

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Tenant A

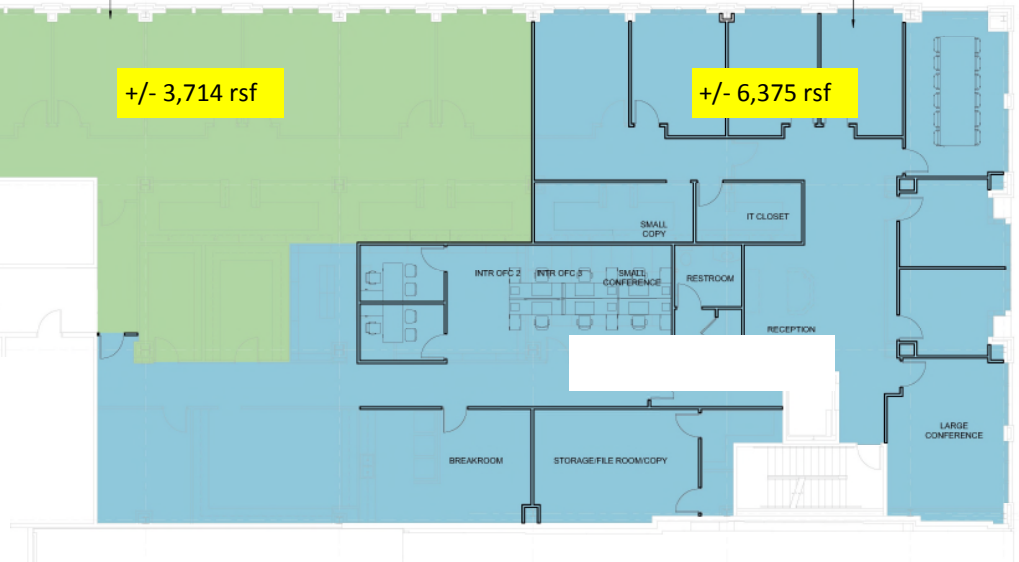
TENANT B  
USABLE: 3190 SF  
RENTABLE: 3714 SF

TENANT C  
USABLE: 5395 SF  
RENTABLE: 6375 SF

+/- 3,714 rsf

+/- 6,375 rsf

Lay-out of Suite 200  
subdivided into two  
smaller suites



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### Specifications:

- Charleston County
- City of Charleston
- Tax Map #457-08-02-032
- Victoria Center was built in 2003
- Building is 71,907 sf
- Suite is on the second floor above retail
- Additional access from Princess Street
- High profile King Street address in a landmark building within walking distance to banks, restaurants and retail
- Additional parking available in the adjacent Majestic Square parking deck
- Suite can be subdivided into two smaller suites; 6,000 sf with access from King Street and 4,000 sf with access from Princess Street

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