

A photograph of a brick building with arched windows and a courtyard with trees and benches. The building is made of red brick and has several windows with white frames and shutters. The courtyard is paved with cobblestones and has several trees and benches. A black trash can is visible in the courtyard. In the background, a white car is parked near a building with a sign that says "HOTEL DONLON".

# The Franke Building Executive Suites

171 Church Street, Suite 300  
Charleston, SC 29401

**David Grubbs**

Broker | Partner

843.814.6111

dgrubbs@naicharleston.com

**NAI**Charleston

# AVAILABLE

±340 Total SF For Lease

\*Suites A & B can be combined\*

- The Franke Building is located in historic downtown Charleston, surrounded by renowned restaurants, shopping and entertainment
- Suites and common areas have recently been renovated with a large lobby/waiting area, shared copier and work space
- Everything is included, but see agent for full details
- Parking spaces are available pursuant to a separate agreement and an additional charge



## SUITE A

±170 SF

- Interior suite - does not include a window
- Open lobby/reception area included
- Full time receptionist & WiFi included
- Modern conference room included
- \$1,000 per month - Full Service

## SUITE B

±170 SF

- In-suite window that allows for ample natural lighting and views of historic downtown Charleston
- Open lobby/reception area included
- Full time receptionist & WiFi included
- Modern conference room included
- \$1,200 per month - Full Service



# Location

## WALKER'S PARADISE

The Property has a 98% walkability rate, considered to be "Walker's Paradise," according to Walk Score.

## \$205 per day

The average amount of spending per visitor per day in this area. (CTAR)

## Top 10 Shopping

King Street is a top 10 shopping destination in the United States. (US News & World Report)

**#1**

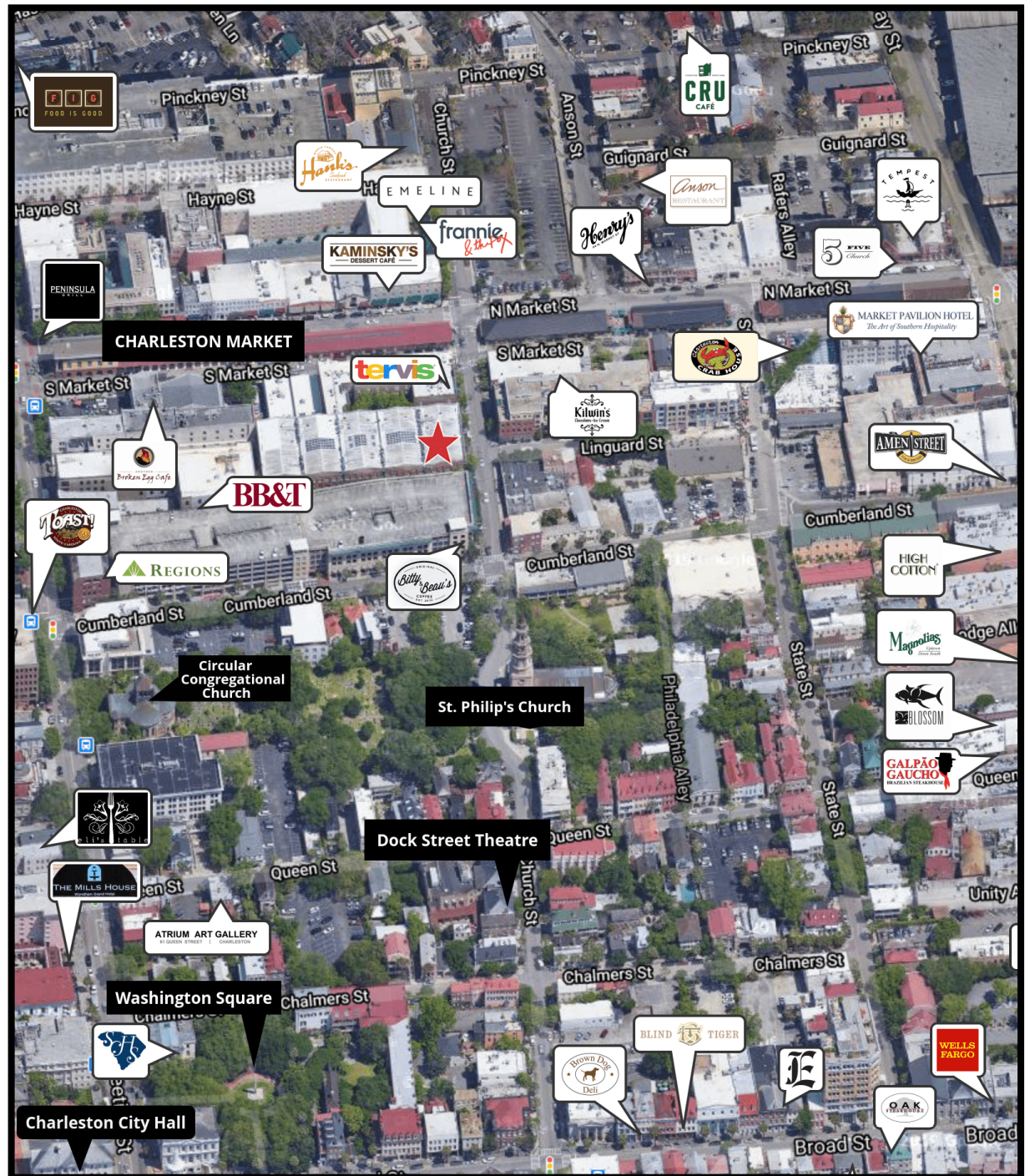
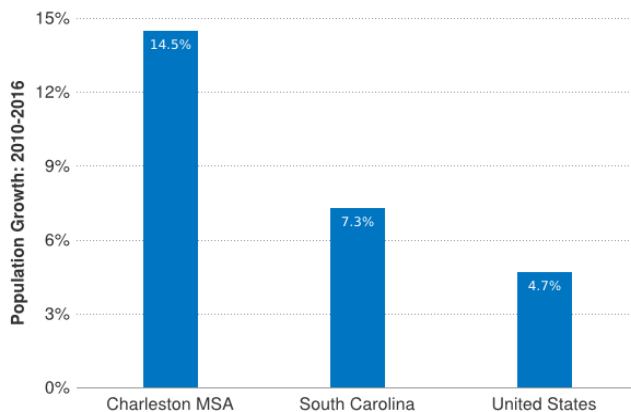
Best City in the US  
-Travel + Leisure

**#5**

Most Up-and-Coming City in America  
-Yelp

**5.1**

million visitors per year  
(US News & World Report)



# Nearby Attractions

Not only is Charleston's Lower Peninsula home to dining, shopping and history, it is home to natural attractions including the Waterfront Park, the pedestrian entrance to the Ravenel Bridge and Marion Square. 171 Church Street is a short distance from all of these attractions, which offer a breath of fresh air and opportunity for exercise.



## WATERFRONT PARK

*Waterfront Park*

10 acres of land overlooking the Charleston Harbor and the Cooper River where visitors can walk, run, or simply relax and take in the spectacular view. Dozens of park benches are stationed within the park as well as family-sized swings along the pier, perfect to sit and spot pelicans, egrets, sailboats, and ships coming to dock at the harbor.

## ARTHUR RAVENEL JR. BRIDGE

*Charleston's Iconic View*



Just down East Bay Street, there is access to the 2.7-mile pedestrian walkway/bikeway along the Ravenel Bridge.

## MARION SQUARE

*Downtown Charleston's Main Park & Outdoor Venue*



Located in the heart of downtown Charleston, Marion Square presents year-round activities and attractions including the Farmers Market, Southeastern Wildlife Expo, Charleston Wine + Food, Hotel Bennett & more.

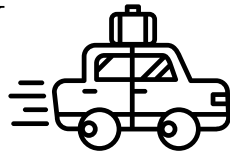
# CHS Fast Facts



## POPULATION



775,000



28 PPL

ON AVERAGE, THE AREA SEES 28 NEWCOMERS PER DAY

## WORKFORCE

±26,000

23.5%

INCREASE IN EMPLOYMENT OVER THE LAST DECADE

JOBS FORECASTED TO BE ADDED IN NEXT 5 YEARS



## KEY ECONOMIC DRIVERS

### TOURISM

7 MILLION

VISITORS ANNUALLY



\$7 BILLION

AVERAGE ANNUAL ECONOMIC IMPACT

## AVIATION



±13.9 BILLION

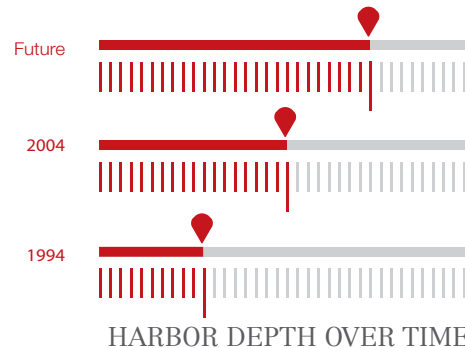
\$ PUMPED INTO CHARLESTON

AVIATION MAKES UP

40%

OF LOCAL ECONOMY

## PORT OF CHARLESTON



±53 BILLION

ANNUAL ECONOMIC ACTIVITY

±187,600

JOBS CREATED

## AUTOMOTIVE

2ND

HIGHEST EMPLOYMENT CONCENTRATION FOR TRANSPORTATION EQUIPMENT MANUFACTURING

**VOLVO**

\$1.1 BILLION

INVESTMENT FROM VOLVO CAR USA

\$500 MILLION



INVESTMENT FROM MERCEDES-BENZ

# Contact Us

David Grubbs

Broker | Partner

843.814.6111

dgrubbs@naicharleston.com

*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*