

255 EAST BAY STREET

CHARLESTON, SC 29401

FOR LEASE



CHARLESTON
BONE AND JOINT PA

PROPERTY HIGHLIGHTS:

- ±4,730 SF single story office building currently leased by Roper Physician Partners - tenant will vacate with notice
- Located within walking distance to Historic Charleston City Market-area, Waterfront Park, iconic restaurants and hundreds of hotel rooms
- 19 marked spaces in front of the building and 4 additional spaces in the rear
- Property can be leased “as is” or landlord will consider long-term ground lease and redevelopment
- Zoned GB (General Business) in the City of Charleston

Lease Rate: \$40/SF, NNN

For more information:

David Grubbs, Jr., SIOR

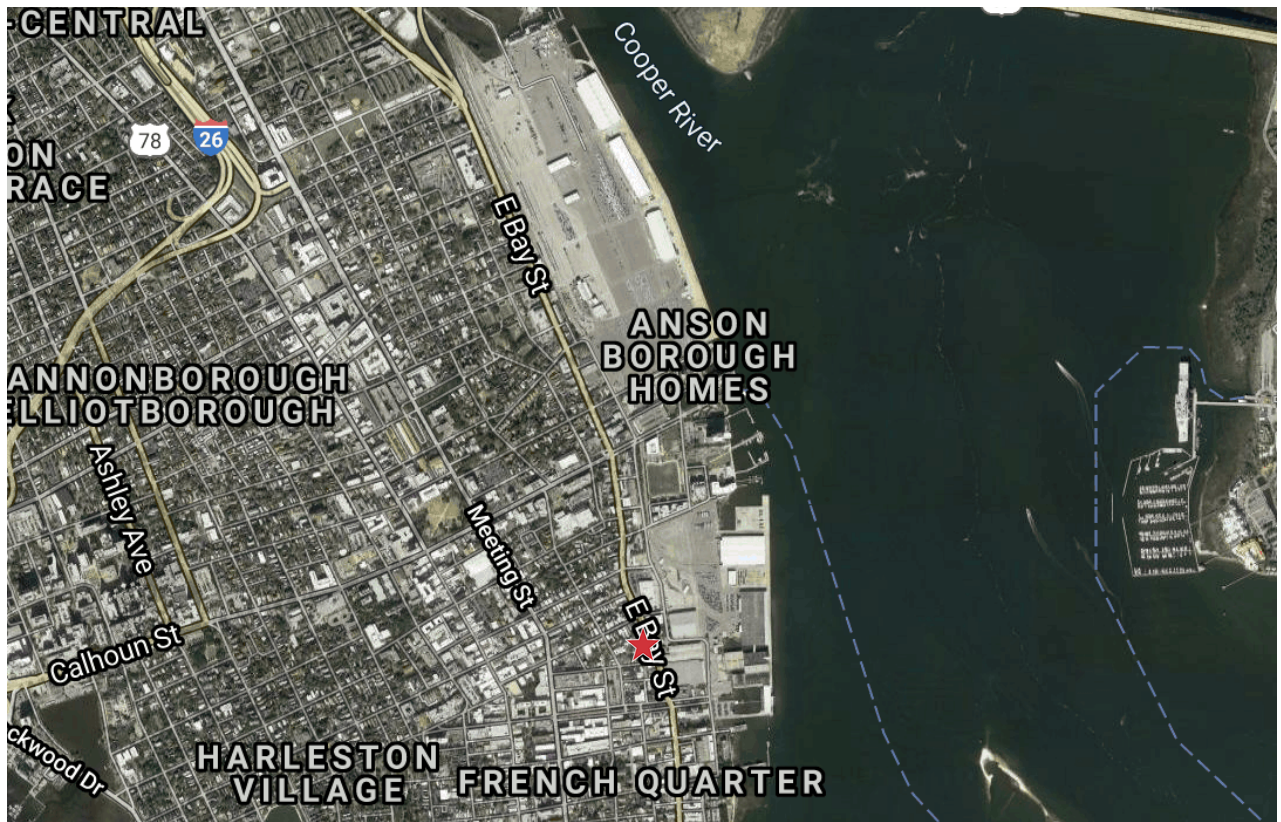
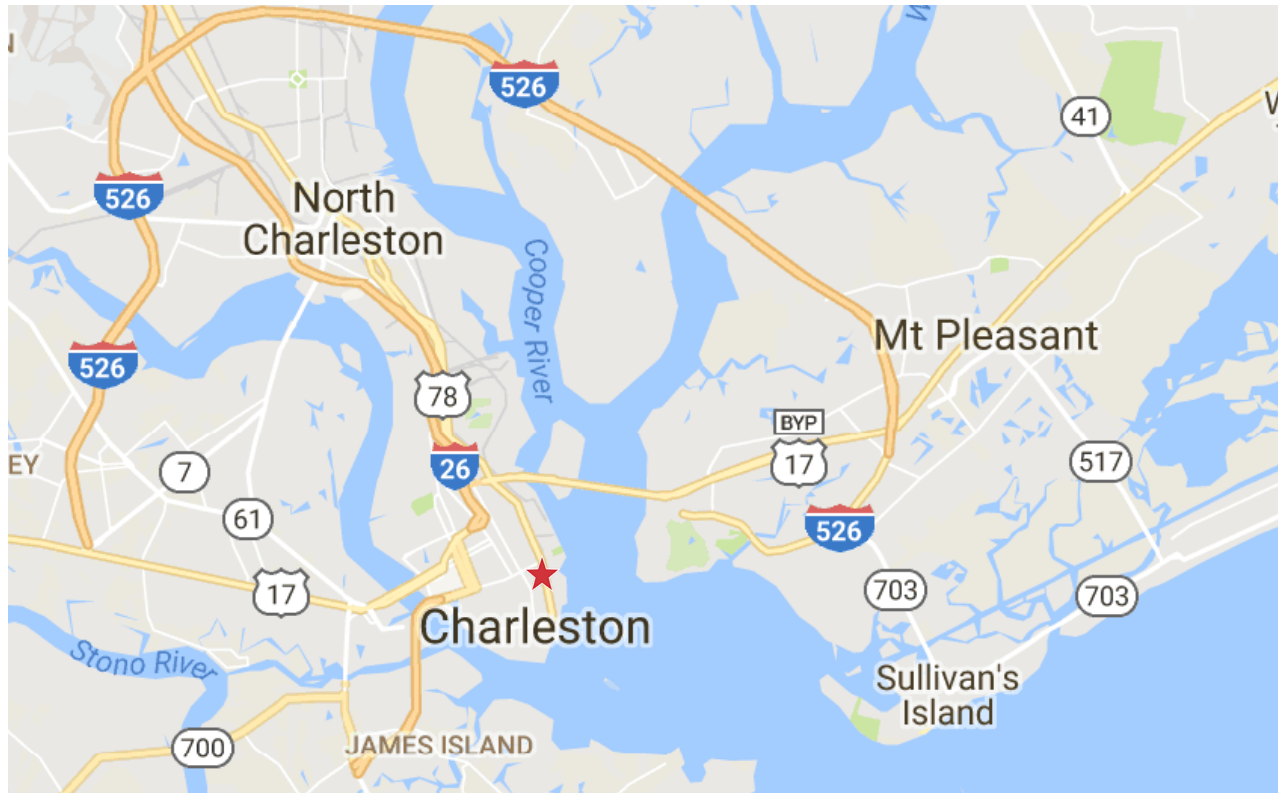
Partner | Broker

843.814.6111

dgrubbs@naicharleston.com

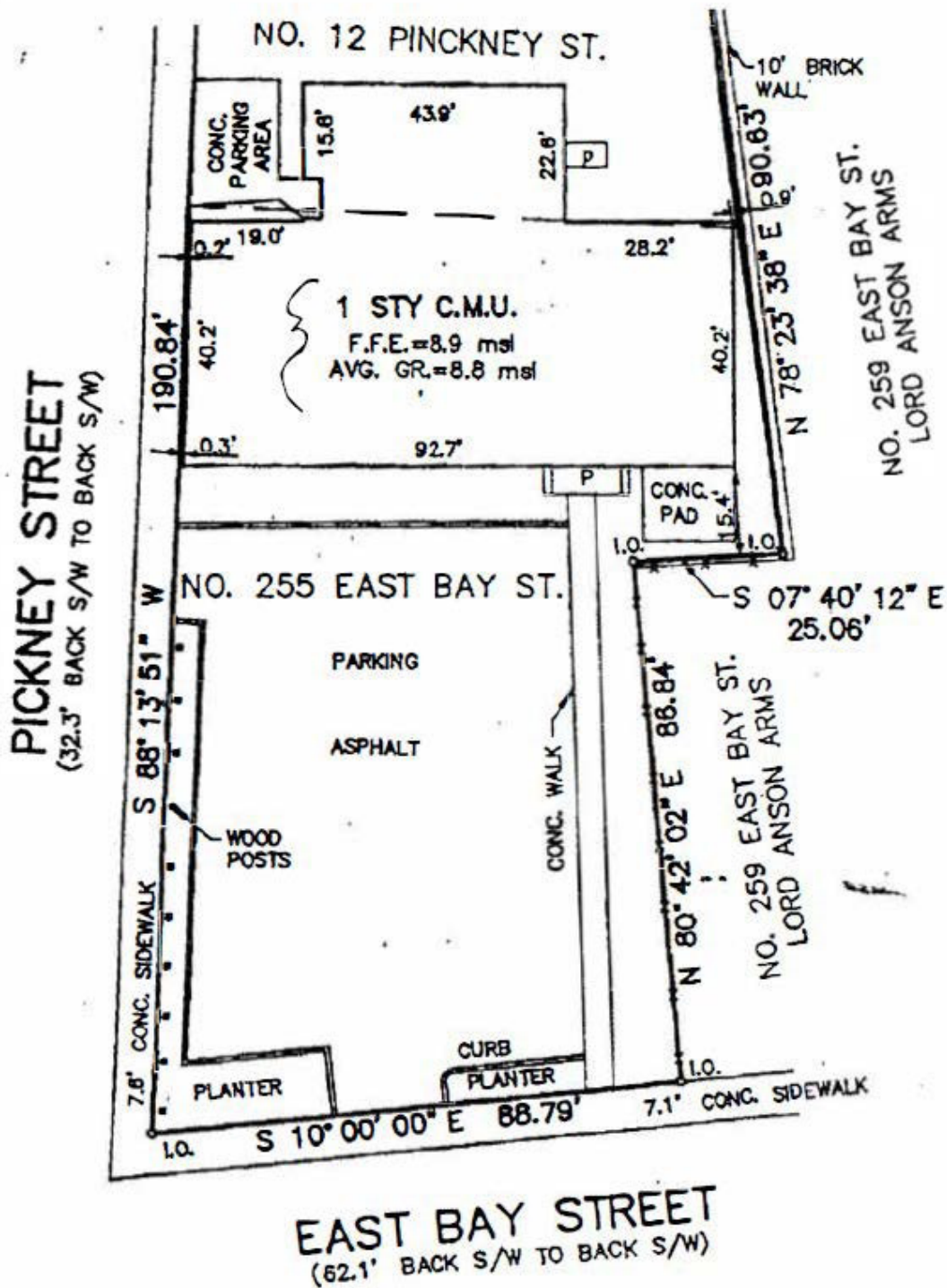
PHOTOS





Aerial Map

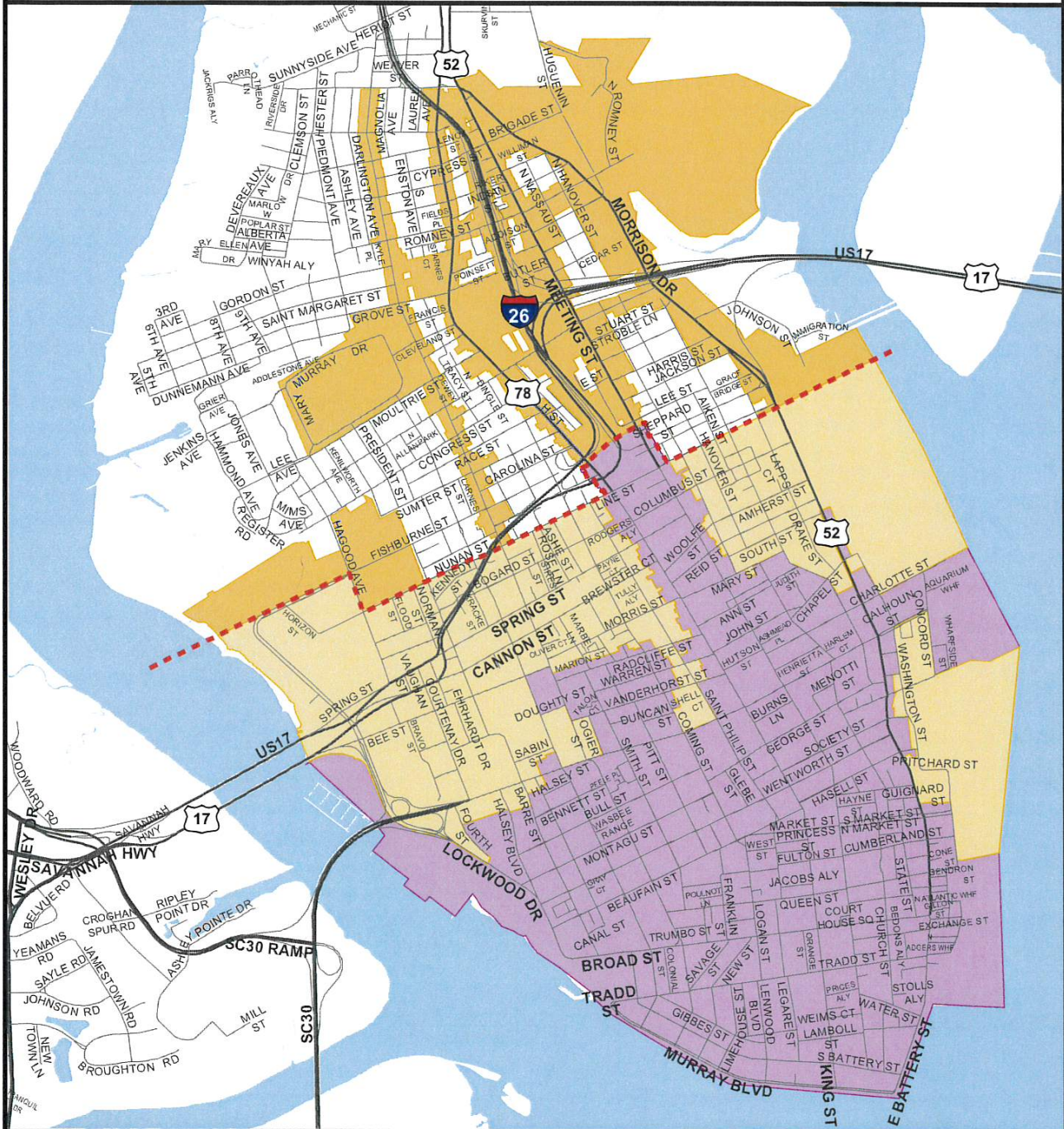




District Map

Old and Historic District
 Old City District
 Old City Line

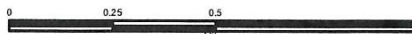
- - - Old City Line
- Highways
- Streets
- Old City District - Upper
- Old City District - Lower
- Old and Historic District
- Water



City of Charleston
 Planning, Preservation and Sustainability Dept
 GIS Division
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 Charleston, SC 29401
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1 inch = 2,200 feet



Map created 11/9/2012

Old & Historic District

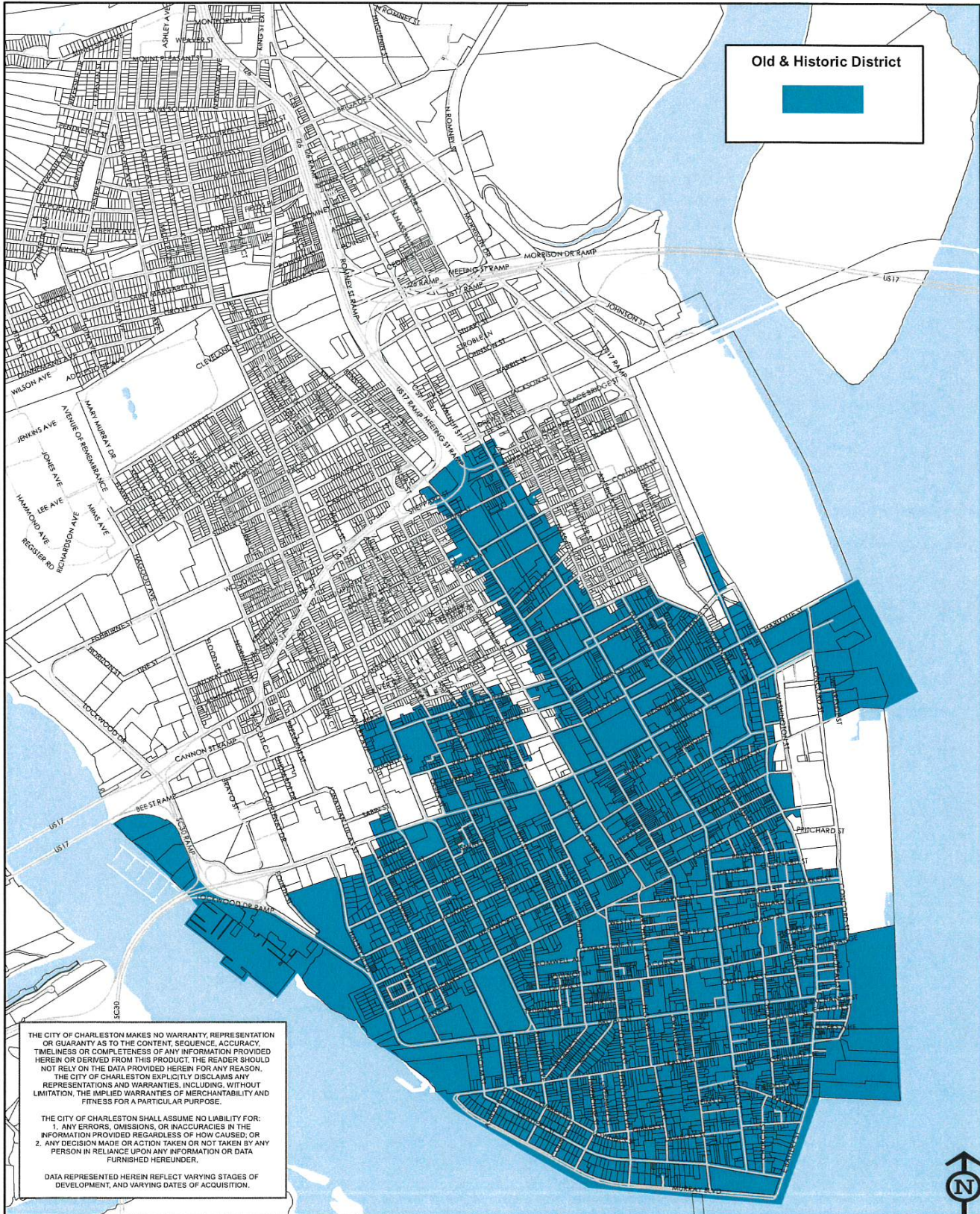
Bed & Breakfast uses are permitted within the Old & Historic District pursuant to Section 54-208 of City of Charleston Zoning Ordinance

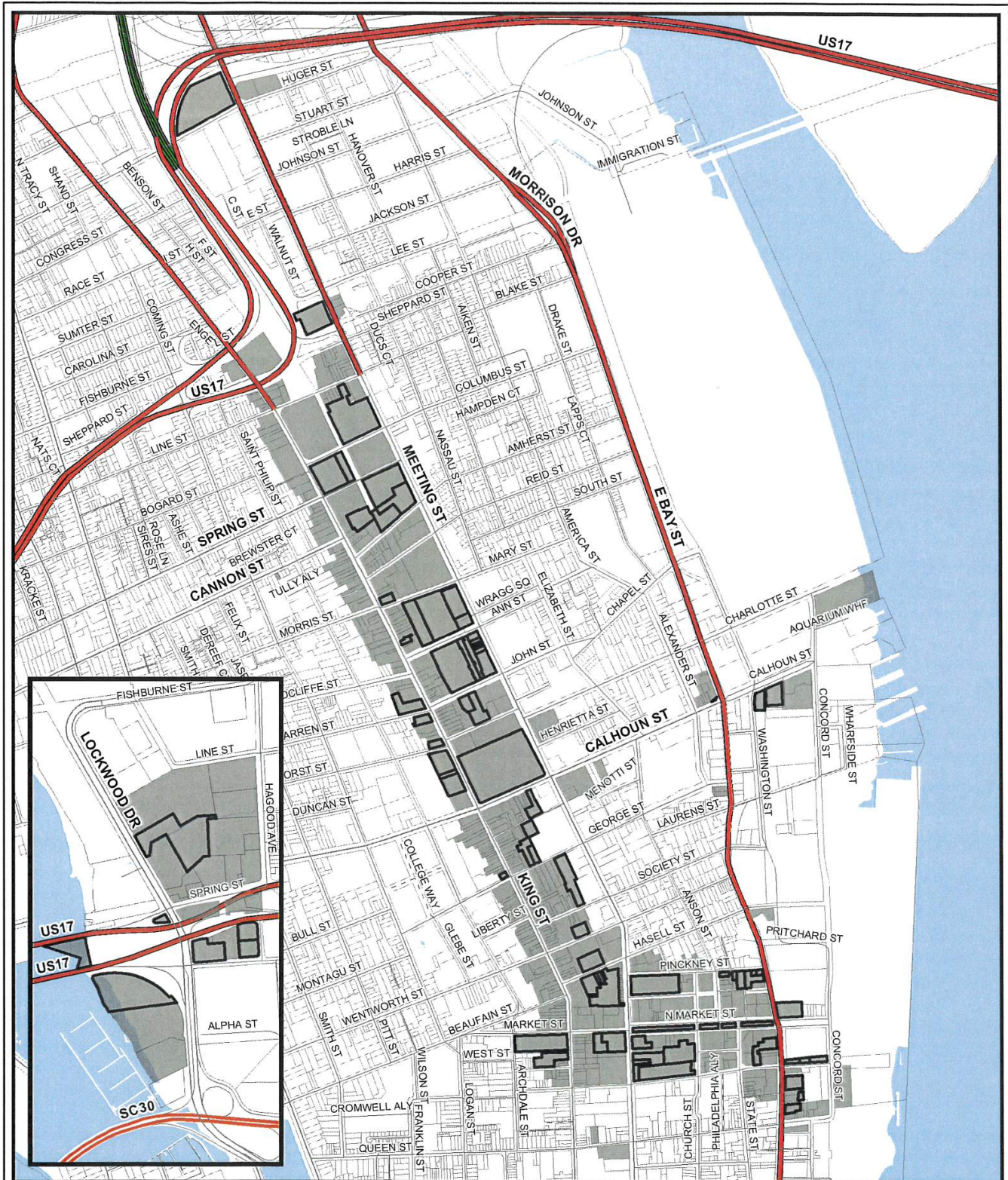


CITY OF CHARLESTON

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

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 Sustainability
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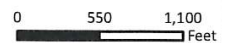
Date: 2/16/2017

Accommodations Overlay Zone Map

- Recommended Removal from Accommodations Overlay Zone
- Property Lines
- Current Accommodations Overlay Zone



1 inch = 1,100 feet





Contact Us

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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.