



±4,200 - 14,518 SF  
OFFICE/RETAIL  
FOR LEASE

# 276

## EAST BAY STREET

*Charleston, South Carolina*

WITH 38 ON-SITE PARKING SPACES!

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**CBRE**



# 276 EAST BAY STREET

276 East Bay Street is two-story,  $\pm 14,518$  square foot office/retail lease opportunity located in Historic Downtown Charleston. Space may be subdivisible to  $\pm 10,318$  SF,  $\pm 4,563$  SF,  $\pm 5,755$  SF, and  $\pm 4,200$  SF. The property offers 38 on-site parking spaces at \$175 per month per space. 276 East Bay Street is strategically positioned adjacent to the future Union Pier redevelopment, a landmark 65-acre waterfront mixed-use project expected to reshape the area and drive significant long-term growth and value

Downtown Charleston is a historic, waterfront peninsula known for its cobblestone streets, pastel homes, and vibrant Lowcountry charm, offering a blend of old-world beauty and modern energy. The area is highly walkable, close to top-rated restaurants, boutiques, cafés, galleries, and green spaces like Colonial Lake and The Battery, all set between the Ashley and Cooper Rivers. Its neighborhoods—such as South of Broad, the French Quarter, and Cannonborough-Elliottborough—each bring their own mix of elegance, arts, or youthful vibrancy, creating a lively atmosphere. With its rich cultural scene, constant festivals and events, and daily waterfront breezes, Downtown Charleston delivers a unique blend of history, lifestyle, and coastal living

$\pm 14,518$   
Square Feet

38  
Parking Spaces

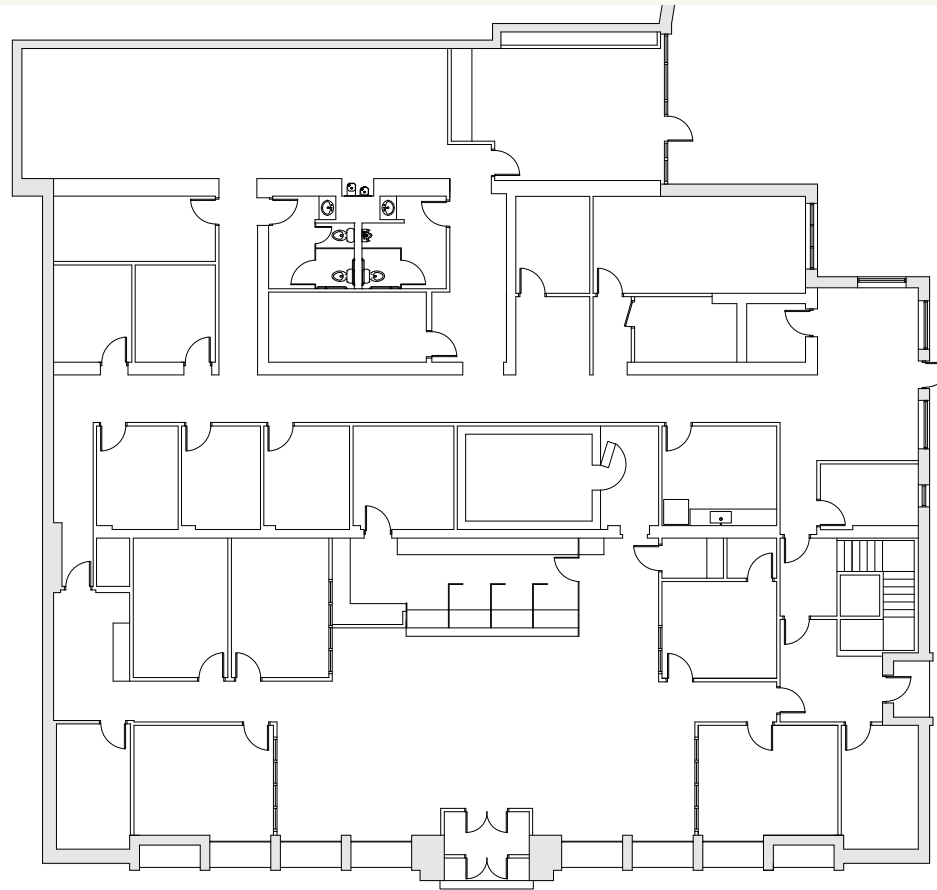
\$42.00  
PSF, Full Service\*

\*Tenant pays janitorial and increases only in real estate taxes and insurance over base year amounts. Utilities, building maintenance, landscaping, and base year real estate taxes and insurance costs are included in the base rent



# FLOOR PLAN

1ST FLOOR



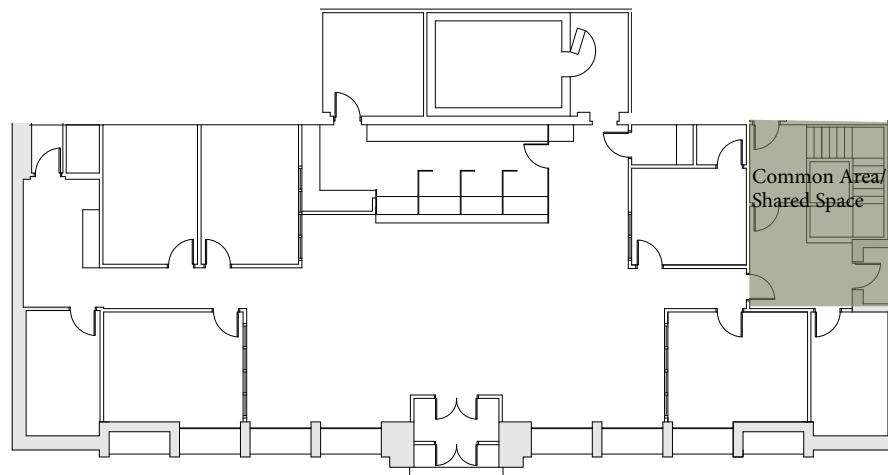
Entire First Floor Option

$\pm 10,318$  sf

# FLOOR PLAN

1ST FLOOR

First Floor Retail Option

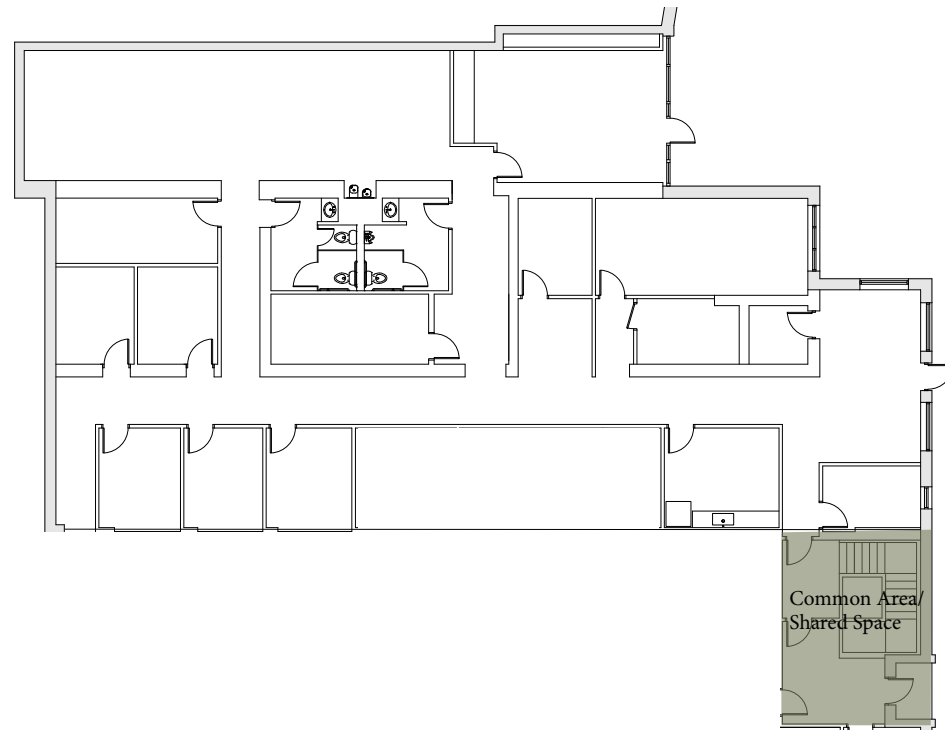


$\pm 4,563$  sf

# FLOOR PLAN

1ST FLOOR

First Floor Office Option

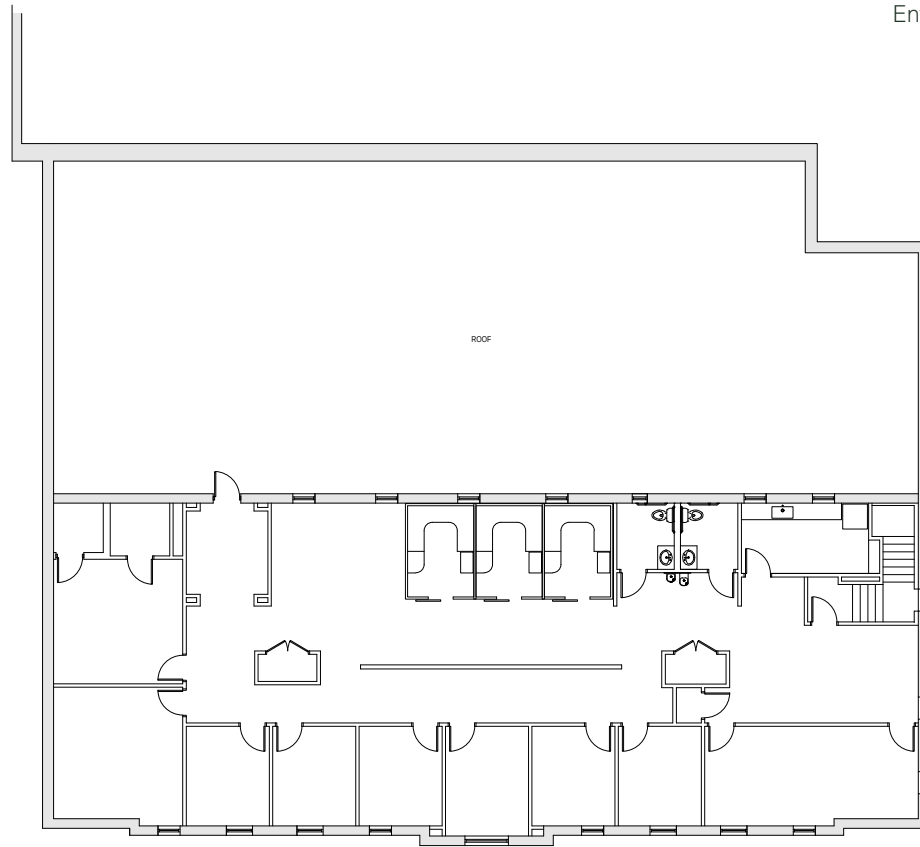


$\pm 5,755$  sf

# FLOOR PLAN

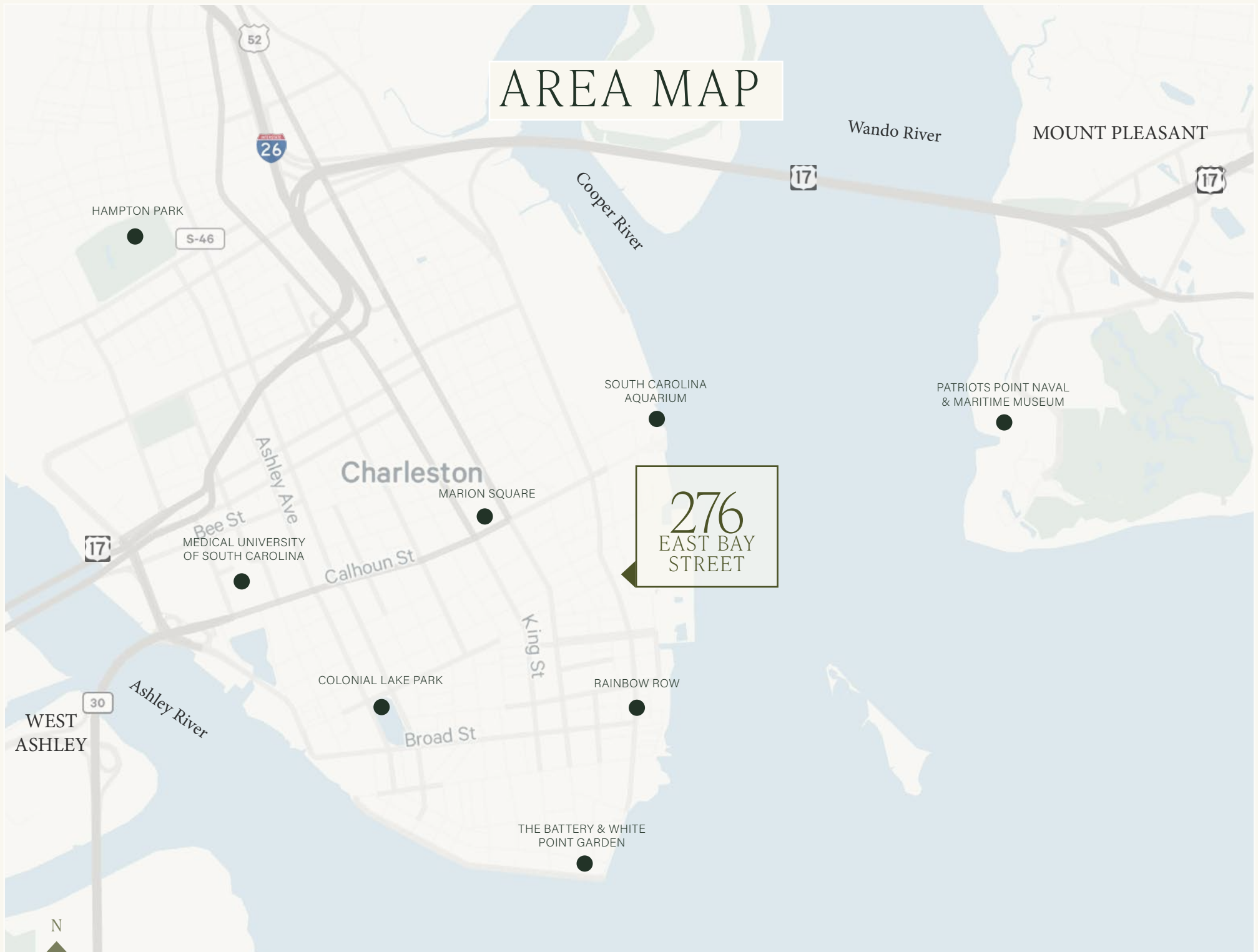
2ND FLOOR

Entire 2nd Floor Office Option



$\pm 4,200$  sf

# AREA MAP





An aerial photograph of a city street, likely in Savannah, Georgia, showing a mix of historic brick buildings and modern structures. A white text box is overlaid on the image, containing the word "AERIAL" in a serif font. Another white text box, with a green arrow pointing down to a specific building, contains the address "276 EAST BAY STREET". The street is lined with trees and has several parking lots with cars. The overall scene is a dense urban environment.

AERIAL

276  
EAST BAY  
STREET



An aerial photograph of a waterfront area. In the background, a large cable-stayed bridge spans a wide body of water. The foreground and middle ground show a mix of industrial and commercial buildings, including large warehouses with flat roofs and smaller multi-story structures. There are several parking lots filled with cars and trucks. A large, empty, light-colored paved area is prominent in the center. The sky is blue with some clouds.

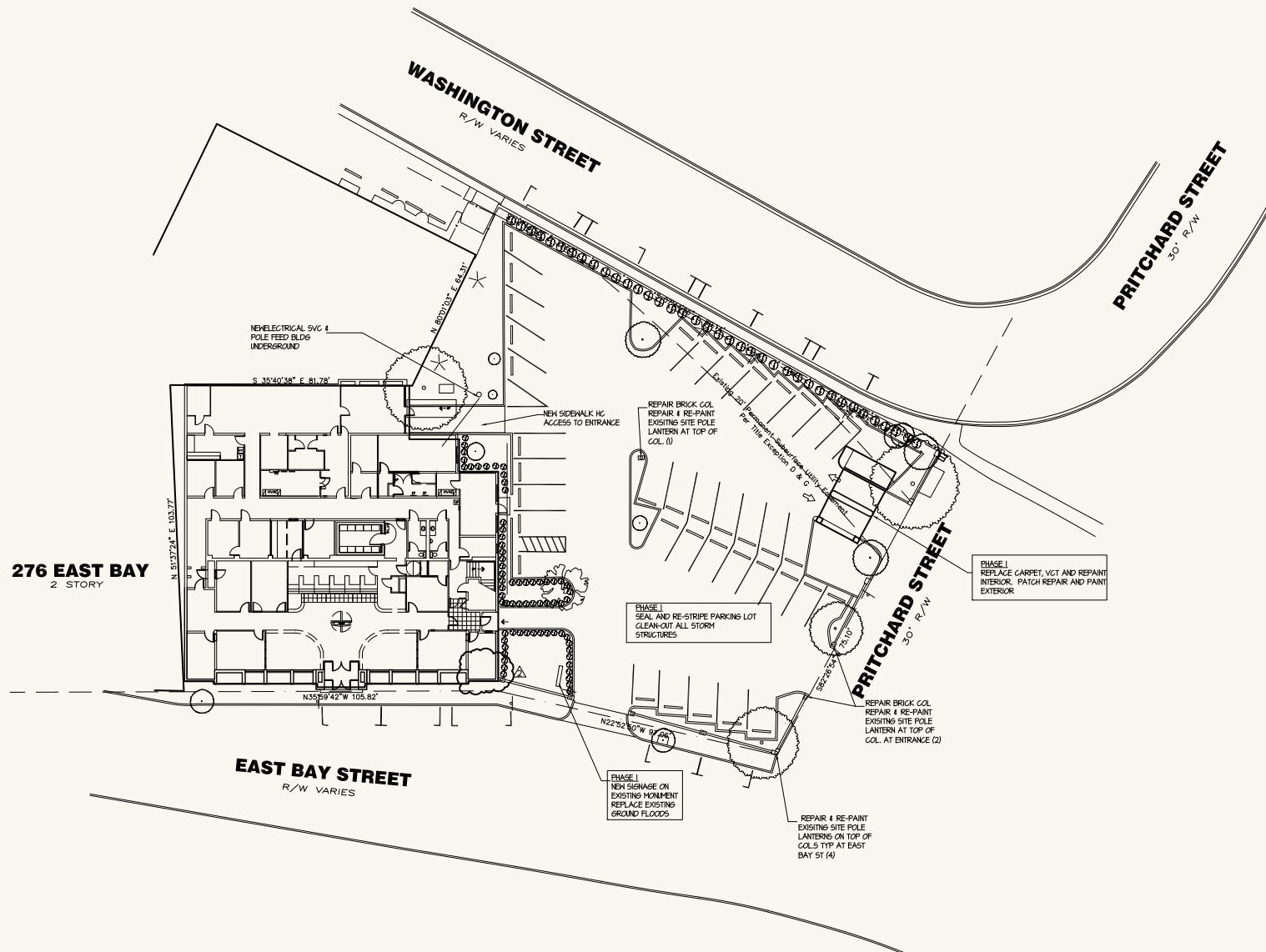
AERIAL

276  
EAST BAY  
STREET



# SITE PLAN

276 EAST BAY STREET





*INTERIOR  
PHOTOS*



±14,518 SF  
FOR LEASE

# 276

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**CBRE**

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