



The  
Cigar  
Factory



# Retail & Office For Lease

*701 East Bay Street, Charleston, SC 29403*

±1,157 SF - 6,662 SF Available

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# Property Overview

## The Cigar Factory | 701 East Bay Street

The Cigar Factory is a first-class, mixed-use building that includes unmatched creative work/office space, signature restaurants, event space, high-end retail and abundant parking.

Nestled at the base of the Ravenel Bridge, overlooking the historic port, this unique building offers sweeping views of the harbor and city skyline. A meticulous restoration fueled by a deep preference for its historical roots has helped the property take its place as a centerpiece in Charleston's thriving economic and cultural resurgence.

### Address

701 E Bay Street  
Charleston, SC 29403

### Space Available

±1,157 - ±6,662 SF

### Lease Rate

1st - 5th Floors:  
\$30.00 - \$50.00 PSF

### TMS #

459-06-01-040

### Year Built

Built: 1882  
Renovated: 2016

### Parking

Ample Surface Parking





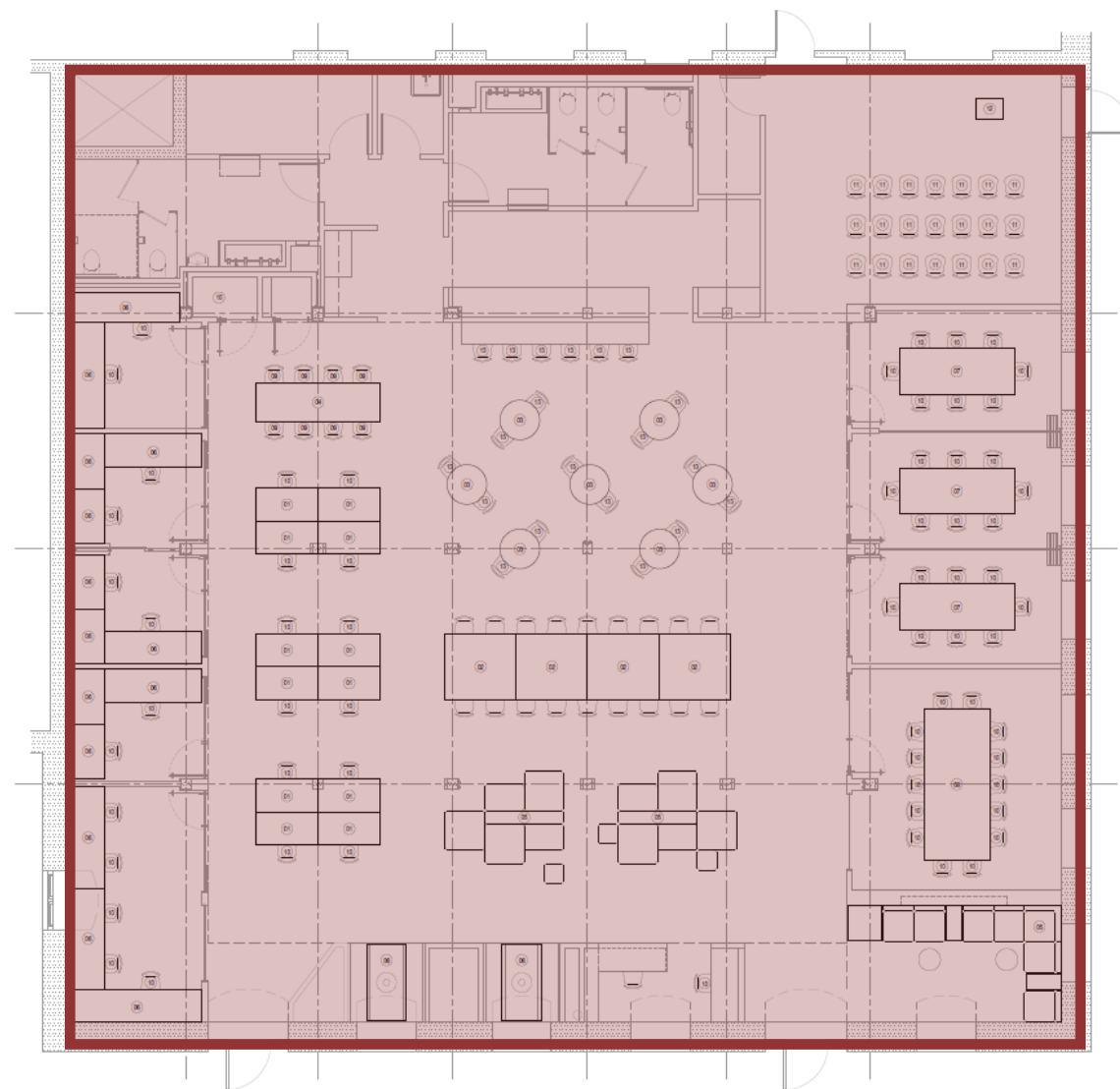
# Property Photos





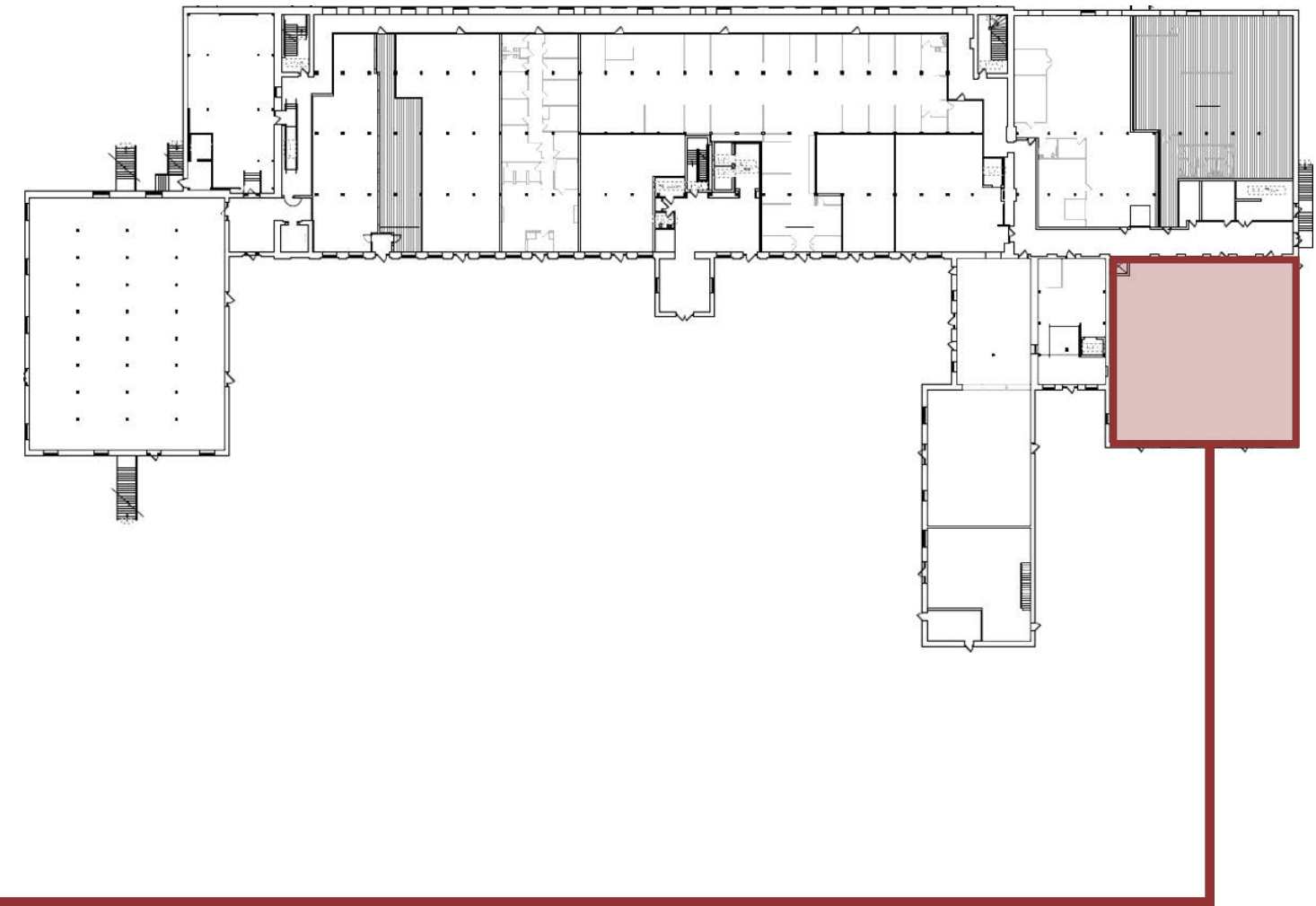
# Suite Availabilities

Suite 120 |  $\pm 6,187$  SF | Available Immediately | \$30 PSF NNN



Suite 120

Entire First Floor

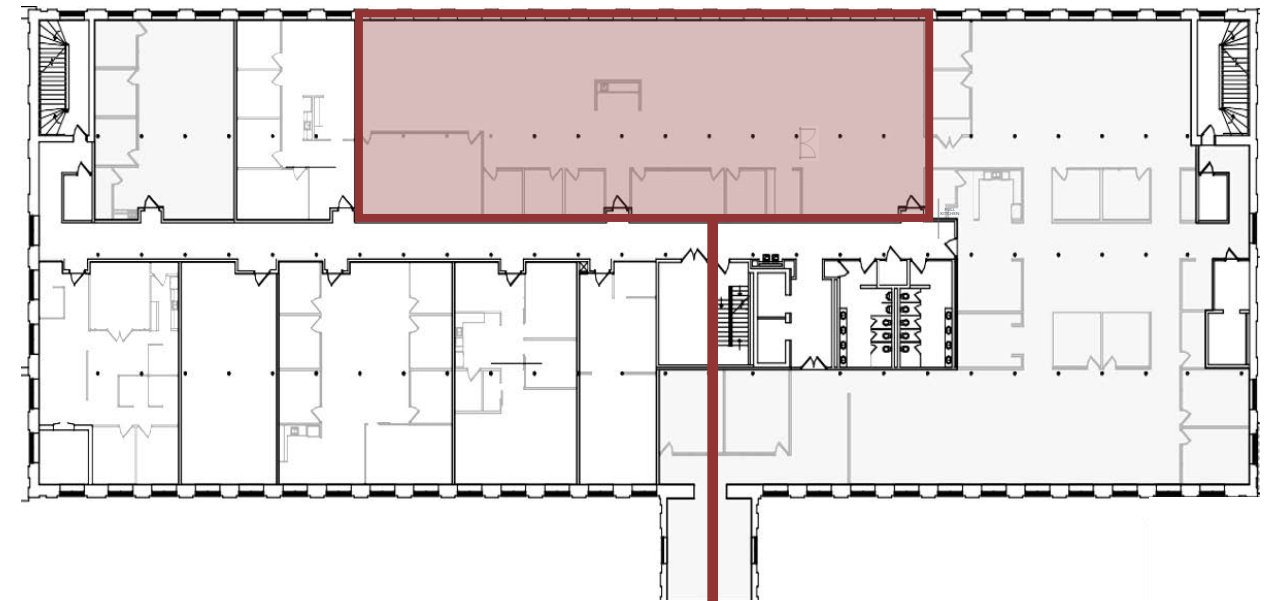




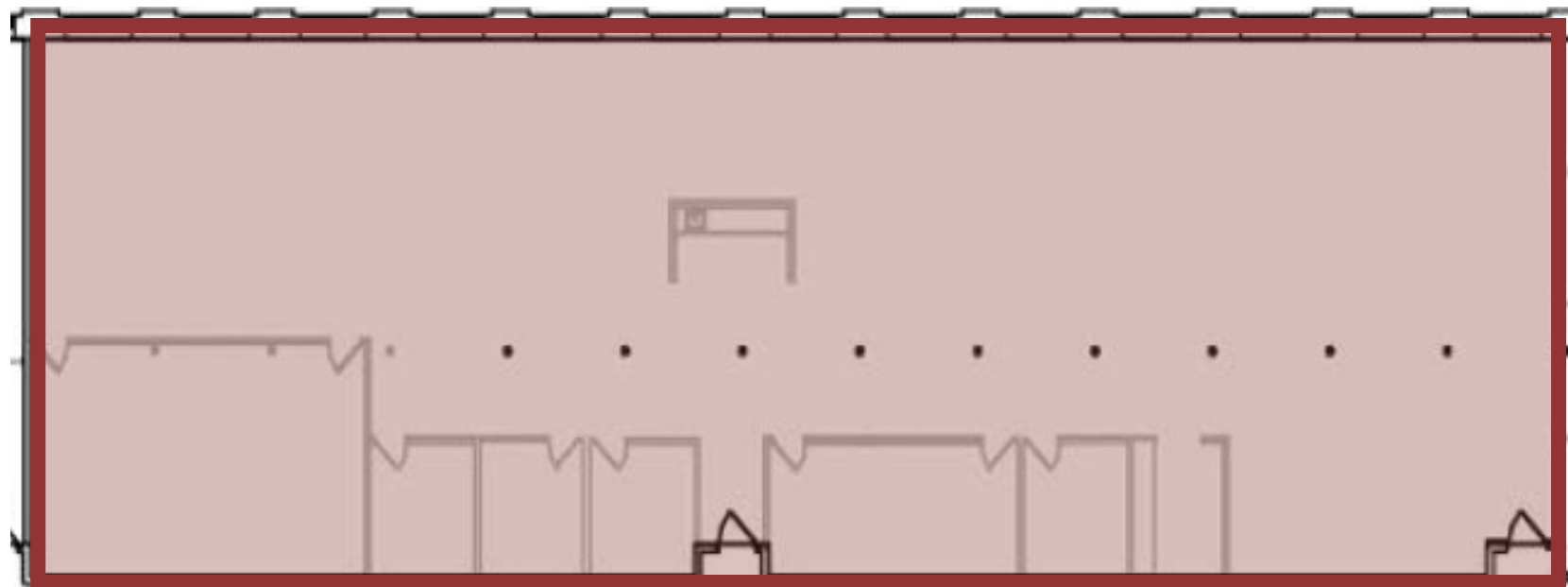
# Suite Availabilities

Suite 314 | ±6,662 SF | Available Immediately | \$45 PSF Full Service

Entire Third Floor



Suite 314

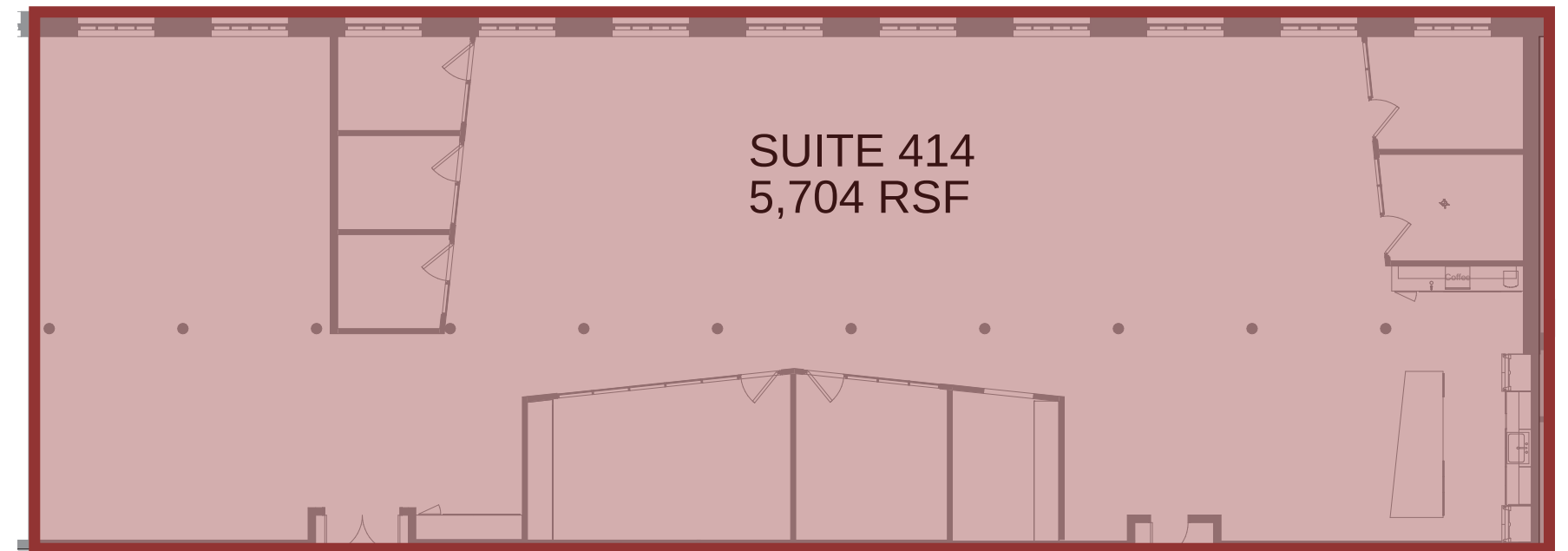




# Suite Availabilities

Suite 414 |  $\pm 5,704$  SF | Available 9/1/2026 | \$46 PSF Full Service

Suite 414



Entire Fourth Floor

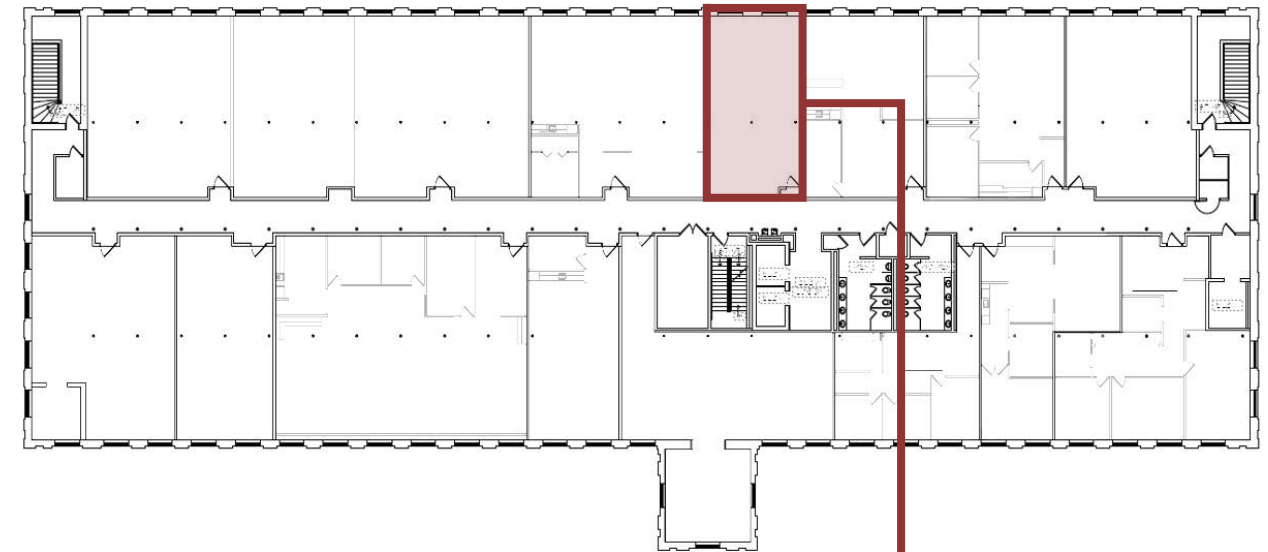




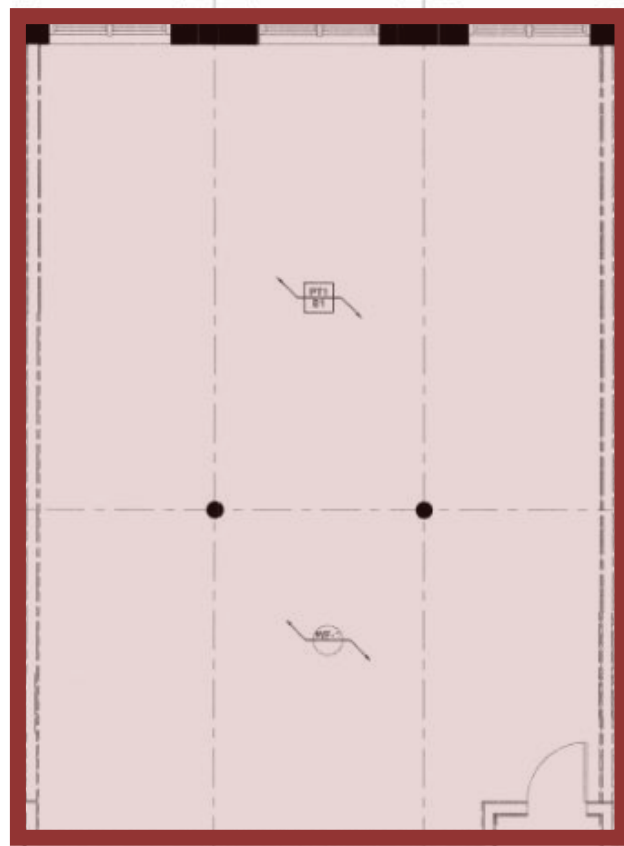
# Suite Availabilities

Suite 511 |  $\pm 1,157$  SF | Available 12/1/26 | \$50.00 PSF Full Service

Entire Fifth Floor



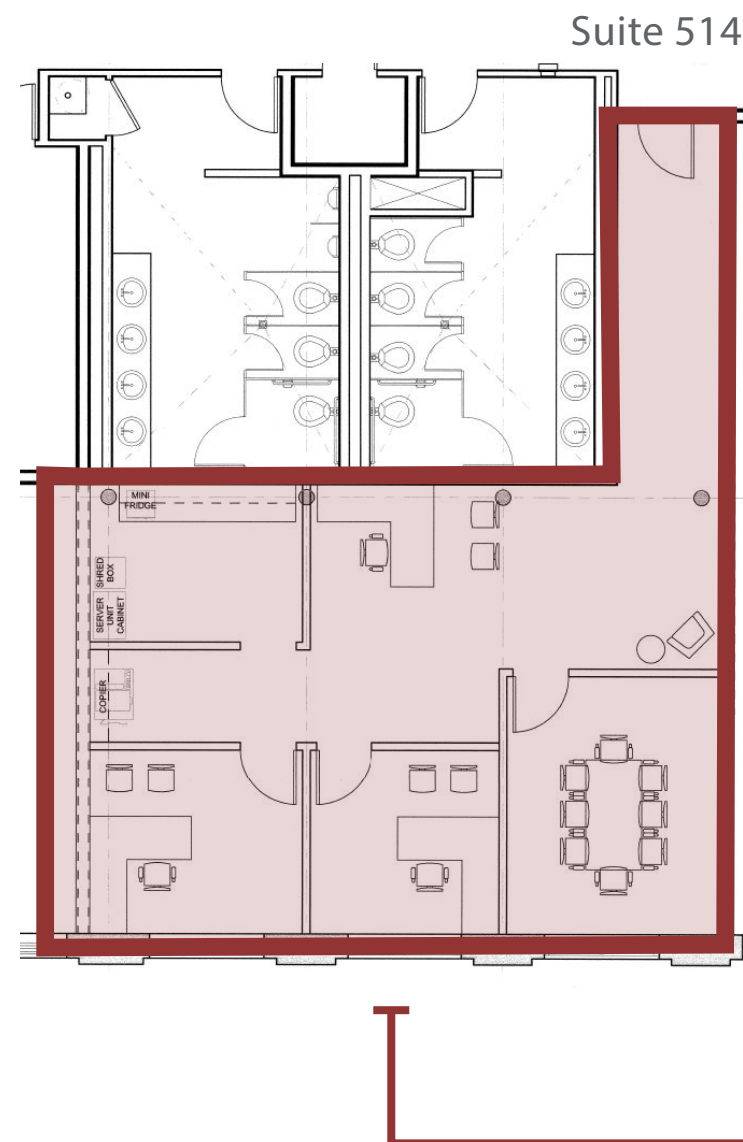
Suite 511



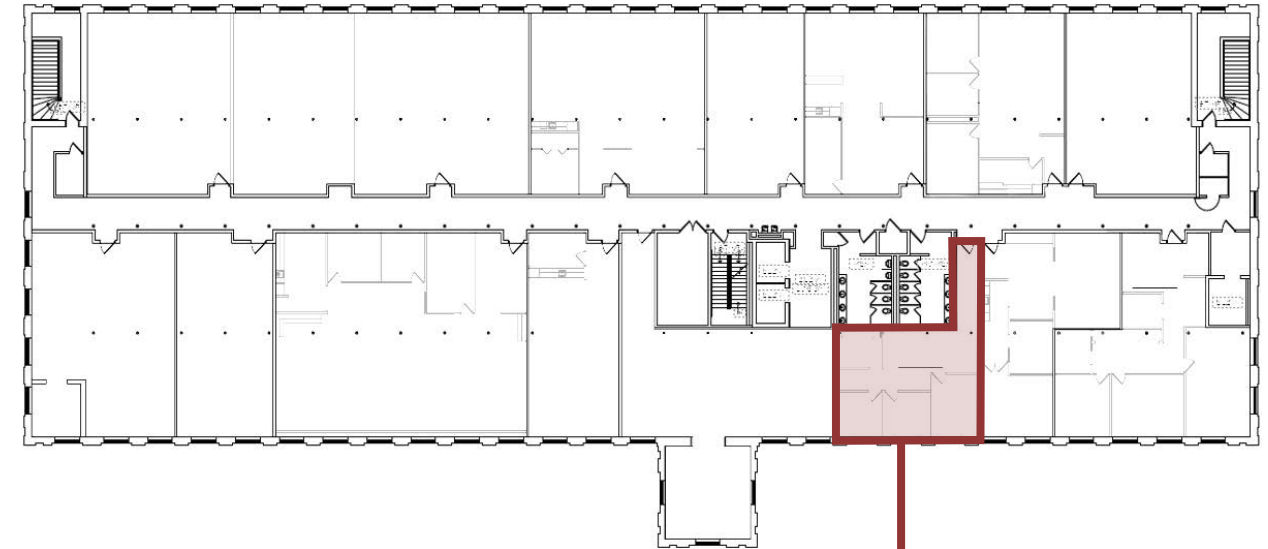


# Suite Availabilities

Suite 514 |  $\pm 1,162$  SF | Available 11/1/2026 | \$50.00 PSF Full Service



Entire Fifth Floor





# Location Overview

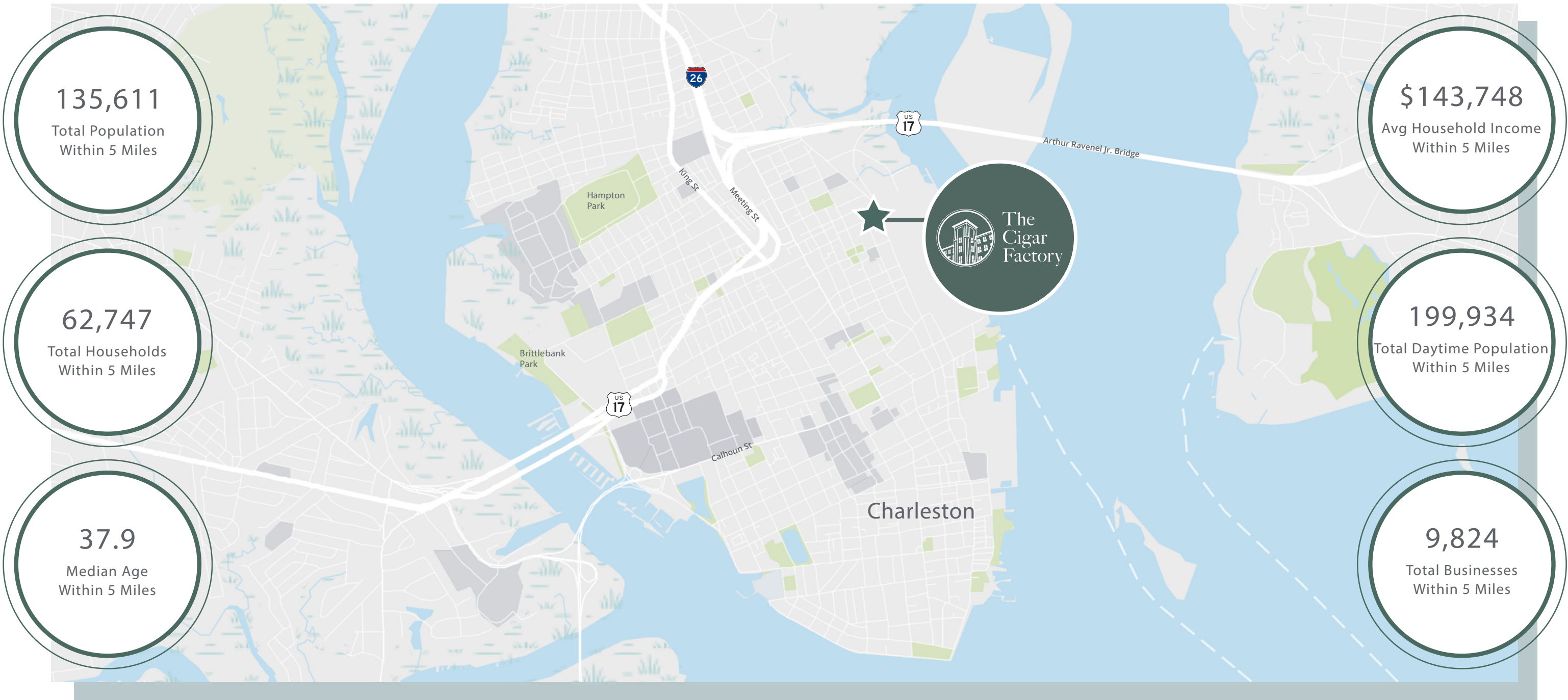
- Charleston Int'l Airport  
±18 Minutes
- Mount Pleasant  
±05 Minutes
- West Ashley  
±09 Minutes
- I-26  
±04 Minutes
- I-526  
±10 Minutes
- Highway 17  
±05 Minutes





# Market Analysis

2025 Demographics est





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