

WOODLOCK CAPITAL

61 BROAD STREET

Downtown Charleston SC

MIXED USE & CONDO // 7,058 SQFT // 4 FLOORS // PRIME LOCATION



TABLE OF CONTENTS

- 1. Cover
- 2. Confidentiality, Disclosures & Disclaimers
- 3. Executive Summary
- 4. The Site
- 5. Floor Plate
- 6. Building / Floor Layout
- 7. Local Area / Aerial View
- 11. Photos
- 16. Location Details
- 17. Market Highlights

WOODLOCK CAPITAL
2201 Mechanic St, Unit C, Charleston SC
29405
Office: 843-906-1137

ANDREW BATKINS andy@woodlockcapital.com 678-595-6254	WAYNE SIMON wayne@woodlockcapital.com 757-287-3894
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SITE ACCESS

Site access will be provided by Andrew Batkins, or Wayne Simon. Please contact one using the contact information in the lower lefthand corner is lieu of contacting property management.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital LLC represents the owner of 61 Broad Street, South Carolina. All offering materials are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

No representation is made by owner or Woodlock Capital as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation expressed or implied, is made by Woodlock Capital or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected and encouraged to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Owner and Woodlock Capital, LLC each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice.

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EXECUTIVE SUMMARY

61 Broad Street is a remarkable Four-story Office building located in the heart of Charleston's most renowned Broad Street district. Known for its historic charm and vibrant commercial presence, this property presents a unique opportunity to own a piece of one of the city's most prestigious streets.

With a total of 7,058 square feet of prime real estate, this versatile building is currently configured as an office investment opportunity. 61 Broad provides a company the chance to have ownership in their own building or a savvy commercial real estate investor looking for a building in one of the country's strongest hard barrier to entry markets. There is also the future capability for a developer to convert the building into a wonderful mixed use project with a combination of retail/office on the bottom floors with a residential component on the upper floors.

Charleston's prestigious Broad Street is one of the most iconic and picturesque avenues surrounded by: High end shops, restaurants, historic landmarks, strong foot traffic, and visibility. Having an office space here instantly elevates a company's brand image, culture, and class. Charleston is experiencing steady economic growth with a strong influx of national companies, well established business, and young entrepreneurs. Having an office or real estate investment on Broad Street is appealing to firms that want a presence in a vibrant, historic, and walkable downtown that blends business and lifestyle. This prime corridor connects the legal, financial, and cultural sectors of Charleston. It is a natural hub for law firms, financial institutions, creative agencies, and boutique businesses. Whether looking for your own space, an office investment, or a redevelopment, investors will benefit from easy access to Charleston's best dining, shopping, and cultural venues. This space enhances work-life balance and adds to the attractiveness of leasing or living in such a location.



THE SITE

LOCATION

61 Broad Street

GROSS LEASABLE AREA

7,058 SQFT

ZONING

Limited Business (LB)

TAX MAP

4580903049

ACRES

0.08

SALES PRICE

\$2,700,000

FLOORS

4

ELEVATOR

No

YEAR BUILT

1815

ACCESS

2 areas Front and side of bldgs

AMENITIES

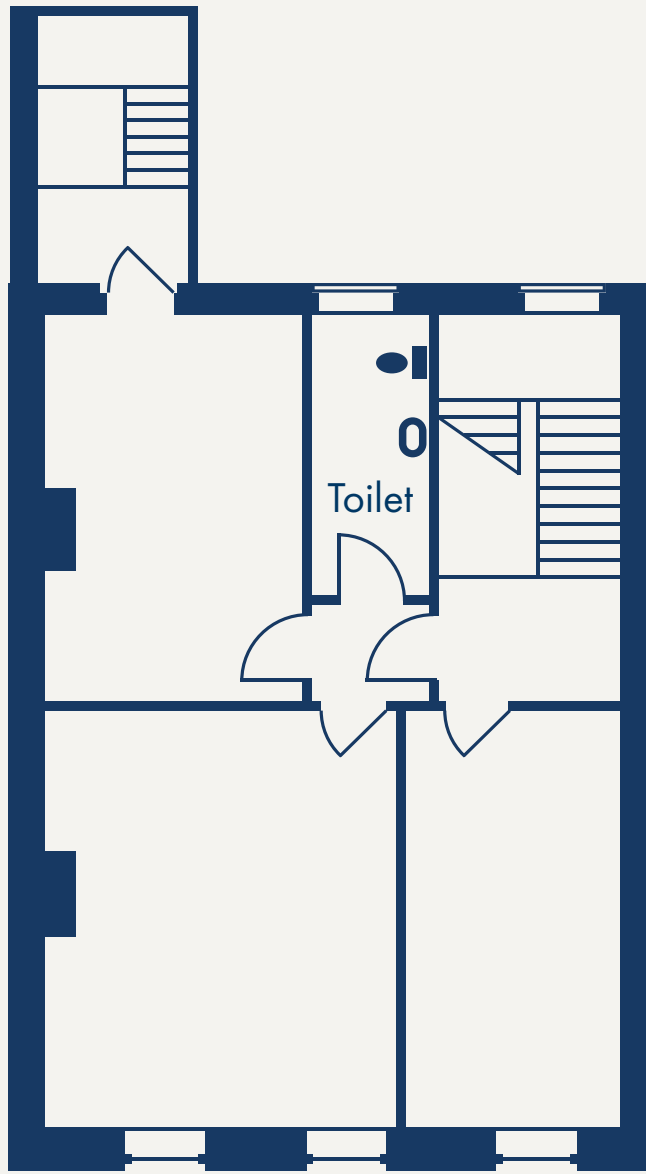
Walk in Lobby area, built out conference room, many office suites, parking, outdoor courtyard, abundance of windows and lighting, commercial kitchen, multiple sets of stairwells.



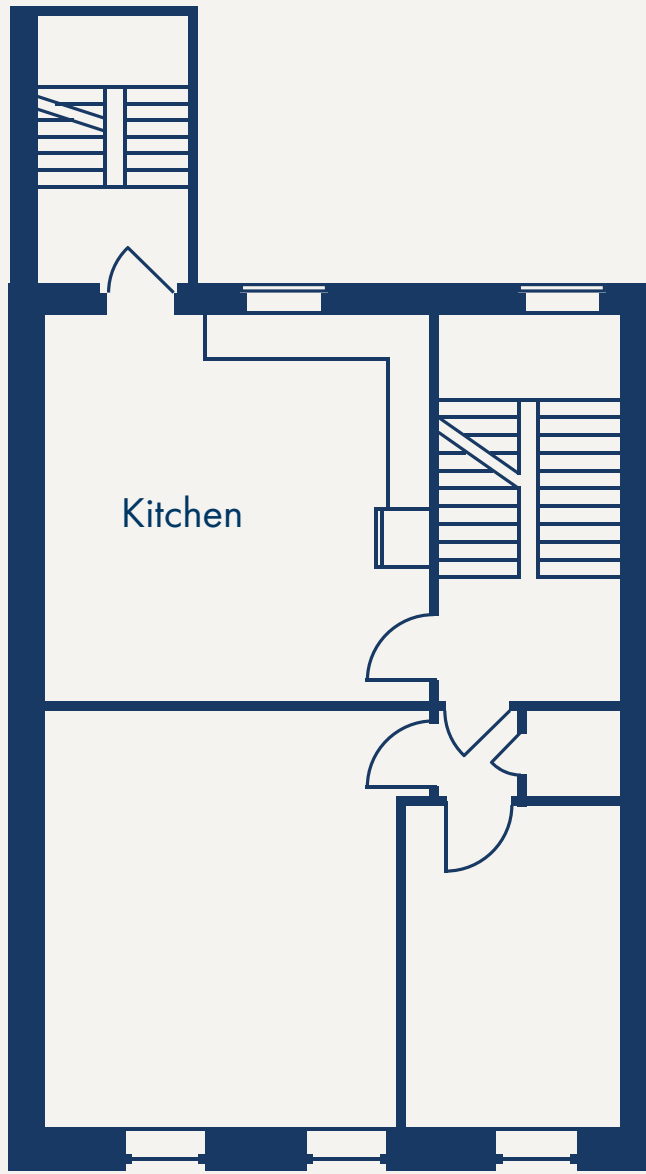
FLOOR PLATE

SQUARE FOOTAGE	
GROUND FLOOR	3,368 SF
SECOND FLOOR	1,230 SF
THIRD FLOOR	1,230 SF
FOURTH FLOOR	1,230 SF
TOTAL	7,058 SF

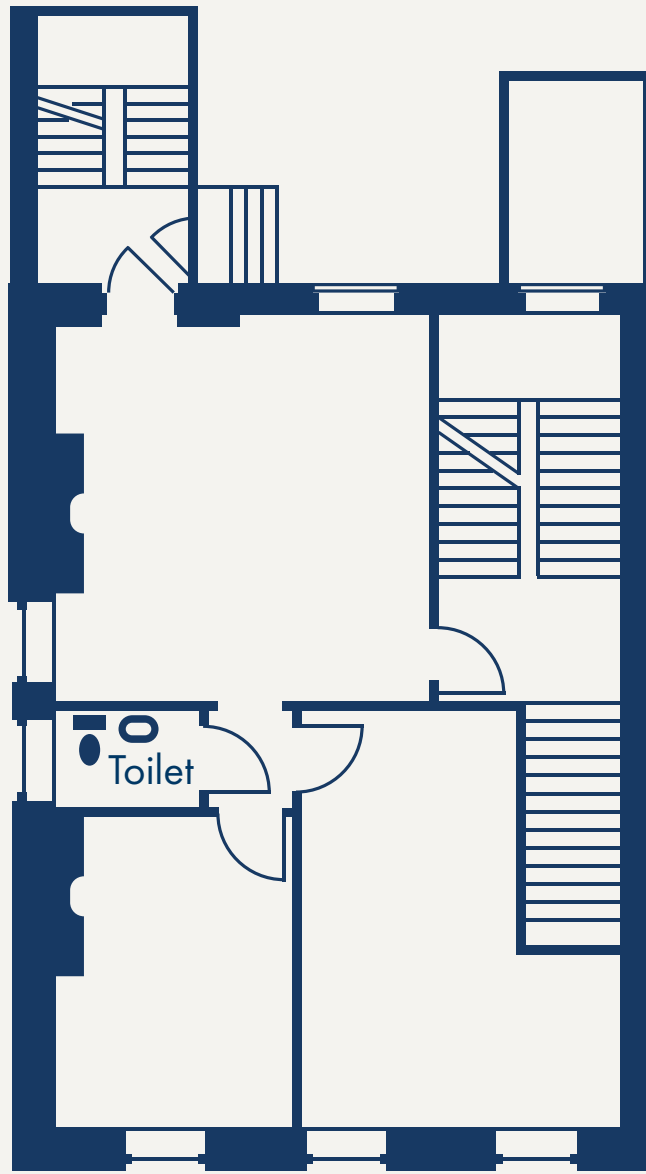
FLOOR PLATE



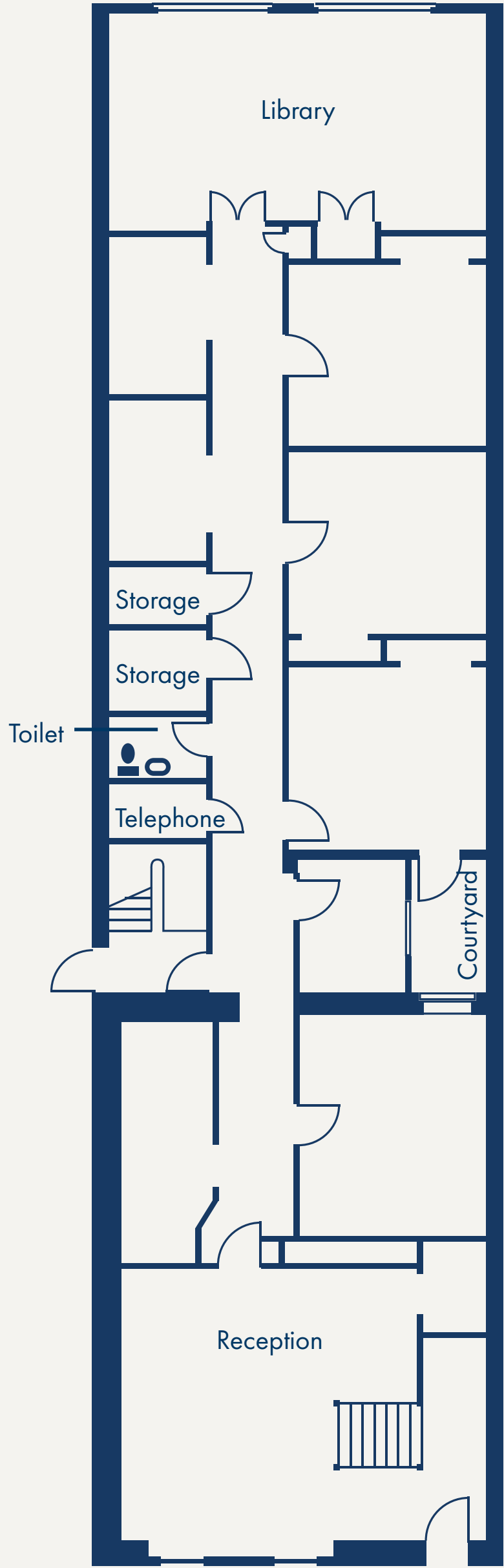
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



MARKET STREET

KING STREET

MEETING STREET

EAST BAY STREET

BROAD STREET



COLONIAL
LAKE

MUSC
Medical University
of South Carolina

COLLEGE of
CHARLESTON

THE
MILLS
HOUSE
HOTEL
CHARLESTON - SC

THE
CHARLESTON PLACE
HISTORIC DOWNTOWN



UNION
PIER

WATERFRONT
PARK

The
Battery

CAROLINA
YACHT CLUB



EAST BAY ST

BROAD ST

CHURCH ST

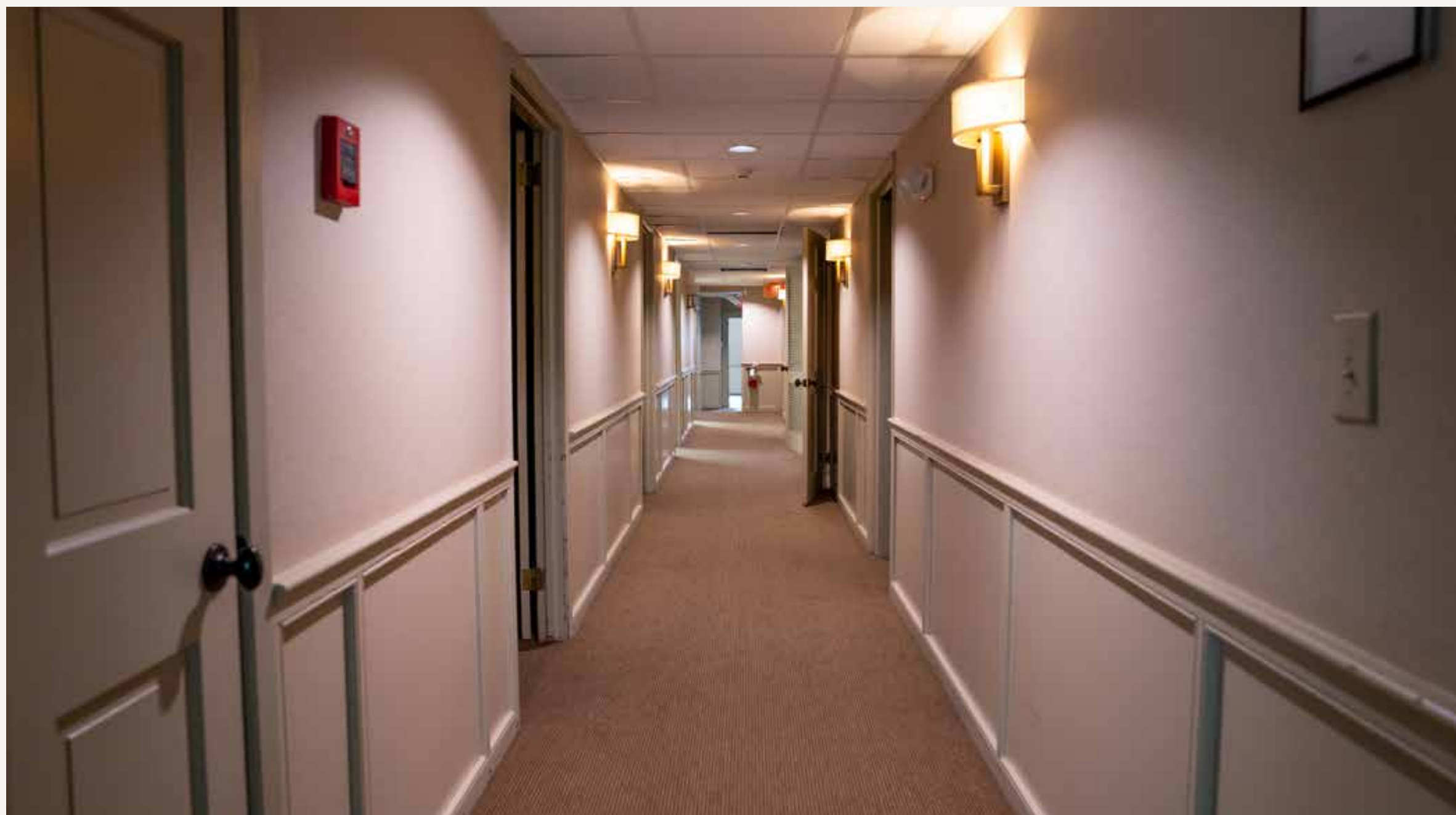
MEETING ST

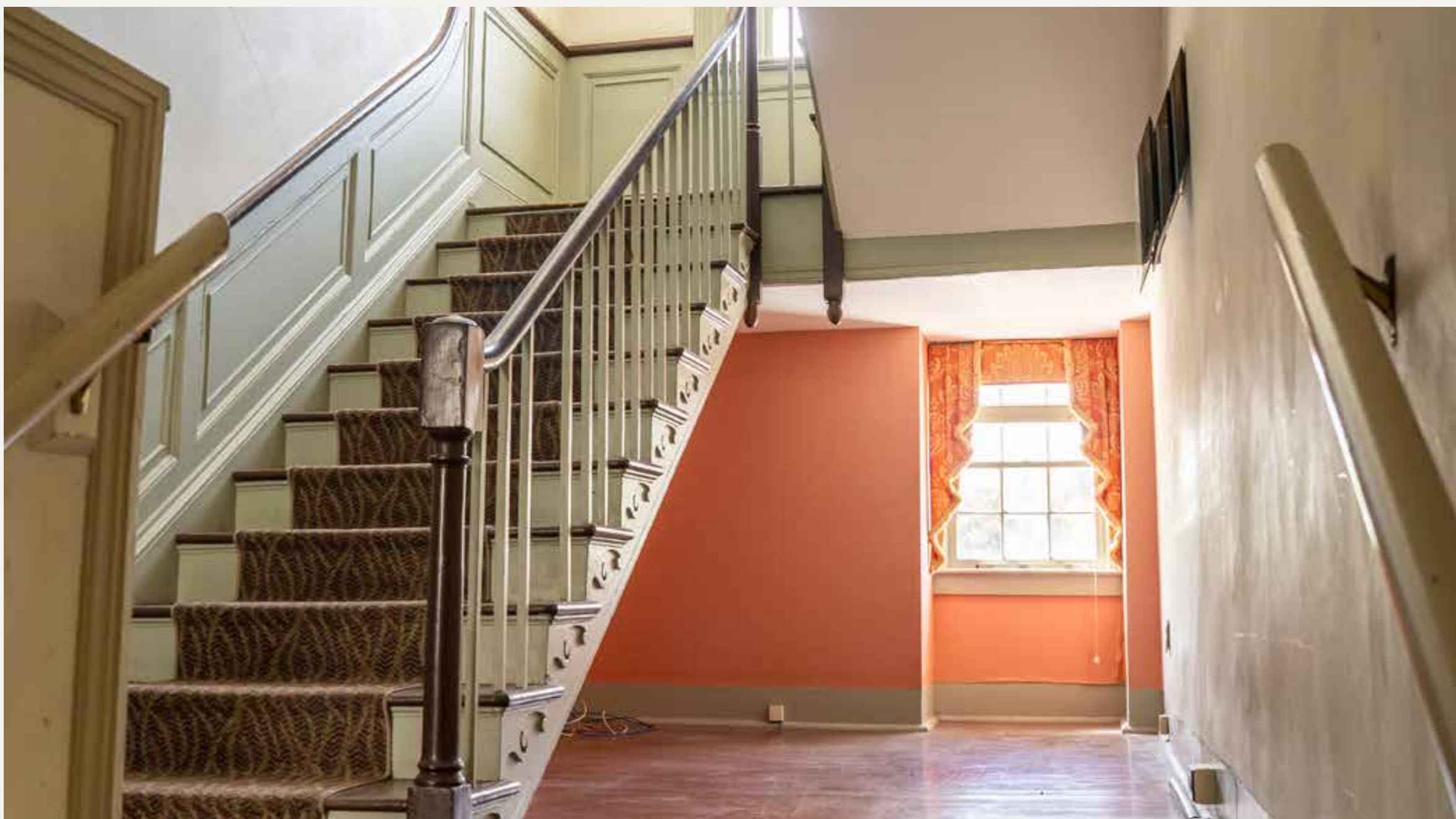
KING ST





- THE GOVERNOR'S HOUSE INN
- U.S. DISTRICT COURTHOUSE
- J. WATIES WARING JUDICIAL CENTER
- ST.MICHAEL'S CHURCH
- CHARLESTON FACIAL PLASTIC SURGERY
- SIMPATICO GALLERY
- SEYAHAN JEWELRY
- MAGNOLIA MED SPA
- THE HAT MAN
- FRANKLIN & ROSE
- BRINGARDNER LAW OFFICE
- EDWARD DARE GALLERY
- MILDRED NEWBERRY
- ALENA FEDE
- JAKES MARKET
- OAK STEAKHOUSE
- ST. JOHN BAPTIST
- JOHN RUTLEDGE HOUSE INN
- SORELLE
- HISTORIC COURTHOUSE
- CHARLESTON CITY HALL
- WASHINGTON SQUARE
- THE GEORGE GALLERY
- SOUTH STATE BANK
- BLIND TIGER
- THE ESTABLISHMENT











[MORE PHOTOS: CLICK HERE](#)



LOCATION DETAILS

MARKET HIGHLIGHTS

Diverse Industry Base

In addition to tourism, Charleston is home to several aerospace, automotive, tech, life science and logistics companies. Its location is ideal and offers a more affordable option for those looking for a coastal city as evidenced by its Green Street A market rating.

Explosive Growth

Charleston has seen strong job and population growth over the last decade and the trend is expected to continue. Over the next ten years, Charleston's population is expected to grow by more than 25%. Even throughout the COVID-19 pandemic, the local Charleston market has proven its economic resilience.

Economic Expansion

With a metro area population of over 800K and strong job, income, and GDP growth, Charleston's economy continues to boom as demand outpaces supply. Fueled by an increase in tech companies and venture capital presence, Charleston is an emerging location for startup activity and innovation.

Top US Hotel Market

Its warm climate, diverse economy, and plethora of entertainment options are the reason Charleston has been ranked the #1 U.S. city by Travel + Leisure magazine for ten years running. The Charleston hospitality market is expected to be among the best in the country due to its rich history and relaxing atmosphere, offering a getaway to tourists of all ages from around the country.



CENTRALLY LOCATED TO KEY DEMAND DRIVERS

TOURISM

The Charleston region has enticed visitors for centuries. Iconic for beautifully-preserved historic architecture, gardens & design, award-winning food, world-class golf, arts & culture, and miles of unspoiled beaches. Charleston consistently appears on the World's Best Cities lists, and why Travel + Leisure magazine readers voted Charleston the #1 city in the U.S. for ten years in a row.

\$12.8 BILLION
Annual Economic Impact

7.68 MILLION
Visitors Annually

51,000+
Regional Workforce

HEALTHCARE

The Medical University of South Carolina (MUSC) stands as one of the nation's premier academic health science centers. The 80-acre campus is comprised of MUSC Health, the 700-bed medical center, and six graduate medical colleges. With residents, physicians, nurses, and staff combined, 13,000+ are employed on the campus. MUSC's annual \$10.1B economic impact supports over 52,000 jobs across the market. Roper St. Francis Healthcare provides over 6,000 jobs. Trident Medical Center employs around 2,500 workers.

\$7.5 BILLION
Annual Economic Impact

30,000+
Charleston MSA Jobs

MILITARY

With the deepest harbor in the south Atlantic and a strategic East Coast location, Charleston has benefited from a significant military presence since its founding in 1670. The Charleston region is home to Joint Base Charleston, one of twelve joint facilities operated by the Department of Defense; the Naval Information Warfare Center (NIWC), one of the Navy's only two cyber mission engineering centers; and nearly all U.S. Dept. of Defense and Dept. of Homeland Security agencies.

\$10.8 BILLION
Annual Economic Impact

20,000+
Active Duty Civilian Personnel

15,000+
Active Duty Civilian

FACTS & FIGURES

CHARLESTON, SOUTH CAROLINA

#1

Fastest Growing
Metro Economy

#2

State for
Doing
Business
(Area Development)

36

New Residents
Move to the
Region Everyday

TOP
-5-

Best City
to Start a
Business
INC. Magazine 2017

20th

in the U.S. for
**Advanced
Industries**

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andy@woodlockcapital.com

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