



**AVISON
YOUNG**



HEART OF HISTORIC DISTRICT



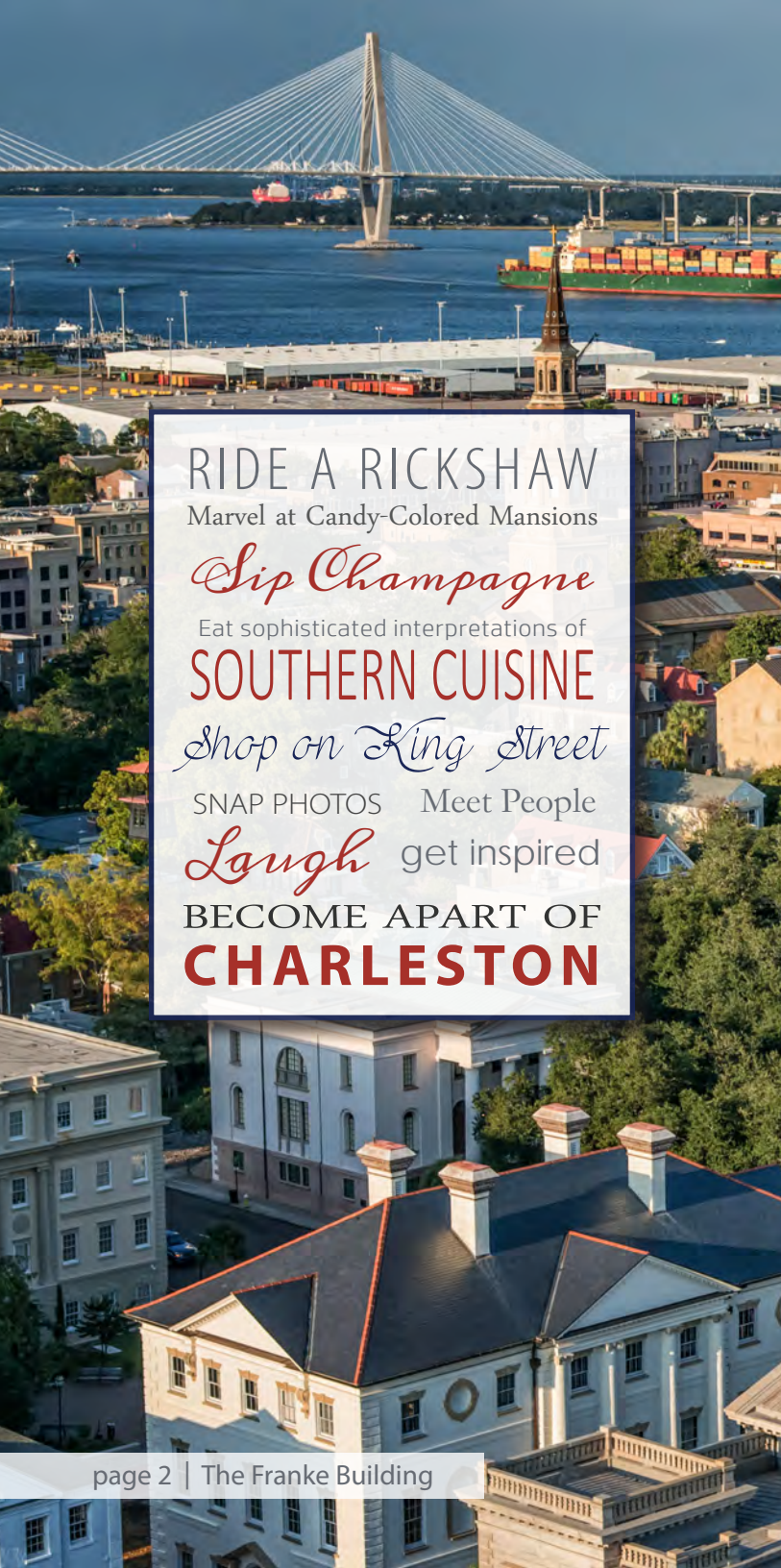
For Sublease

The Franke Building

171 Church Street, Suite 200
Charleston, South Carolina 29401

For More Information, Contact:

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The Franke Building

171 Church Street

Charleston, South Carolina 29401

RIDE A RICKSHAW

Marvel at Candy-Colored Mansions

Sip Champagne

Eat sophisticated interpretations of

SOUTHERN CUISINE

Shop on King Street

SNAP PHOTOS Meet People

Laugh get inspired

BECOME A PART OF

CHARLESTON

Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc. ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee.

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Agency

Avison Young is granted by Owner the sole and exclusive right to lease the real property. Avison Young represents the Owner. Refer to the South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.

Offering Process

Avison Young is pleased to present available space at The Franke Building. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.



Offering - SUBLEASE

This is a sublease opportunity. Unique class A space located in the heart of the historic district. This handsome second floor suite has exposed brick throughout, high ceilings with exposed timbers and glass transoms over interior doors providing natural light from the interior atrium and exterior windows. The efficient floor plan includes offices with windows, reception area, conference room and a kitchenette.

The landlord is responsible for expenses related to utility services; regime, taxes and insurance expenses for the base year. The Tenant is responsible for en suite janitorial services and increases in operating expenses over the base year.

The Franke Building is connected to a parking garage by a covered walkway.

Area Description

Centrally located in the historic business district and convenient to legal and financial services, restaurants, health clubs and hotels.

Snapshot

Tax Map	485-05-03-114
Year Built	1909
GLA	50,000 sf
Zoning	General Business
County	Charleston County
Municipality	City of Charleston
Class	A
Type	Office-Condo
Parking	In adjacent garage

Lease Information

Suite	Size	Lease Rate	Lease Type	Available
200	1,500 sf	\$24.00/sf/yr	Modified Gross Net Janitorial	Immediately

Contact Information

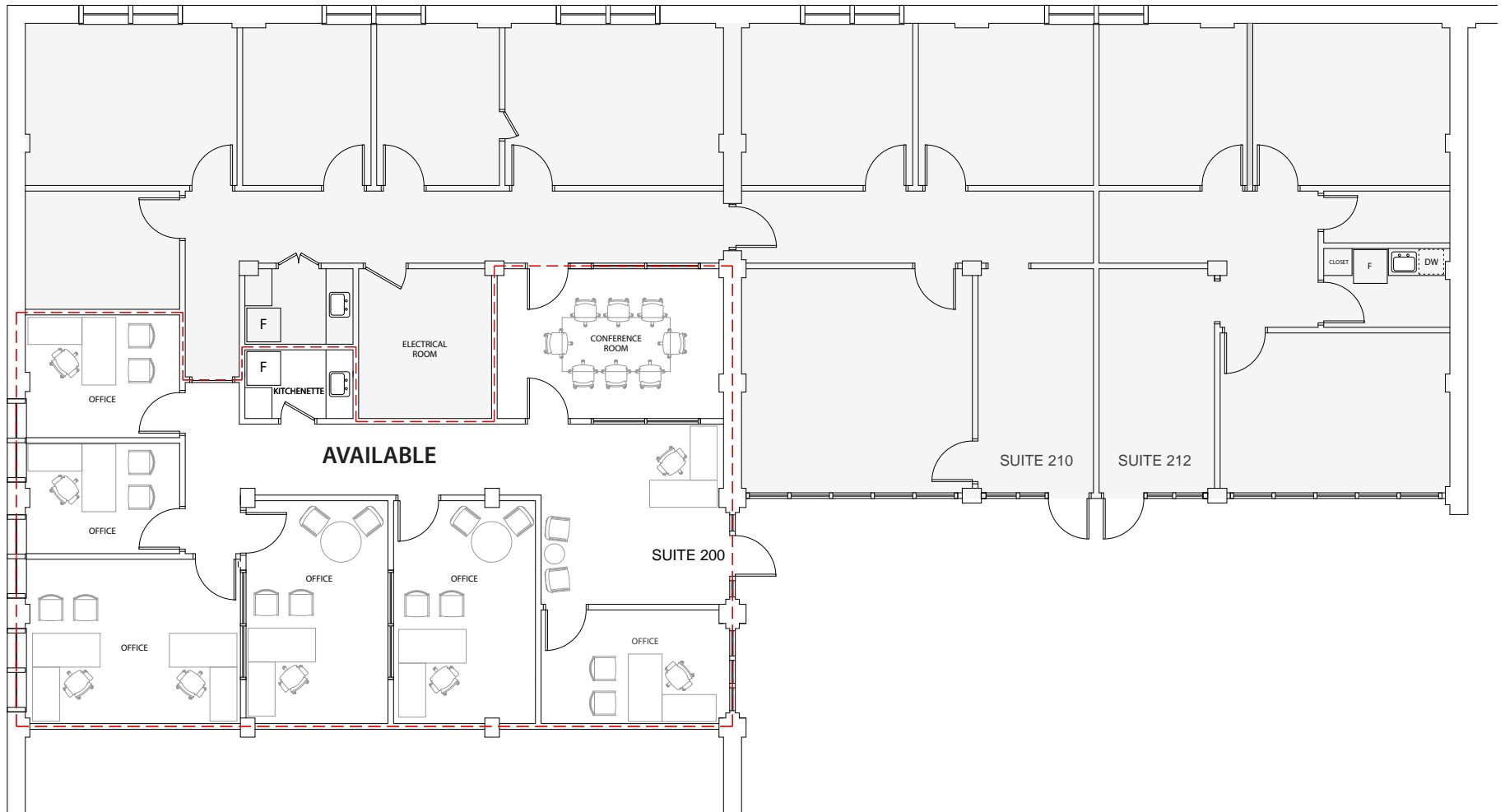
Leslie M. Fellabom

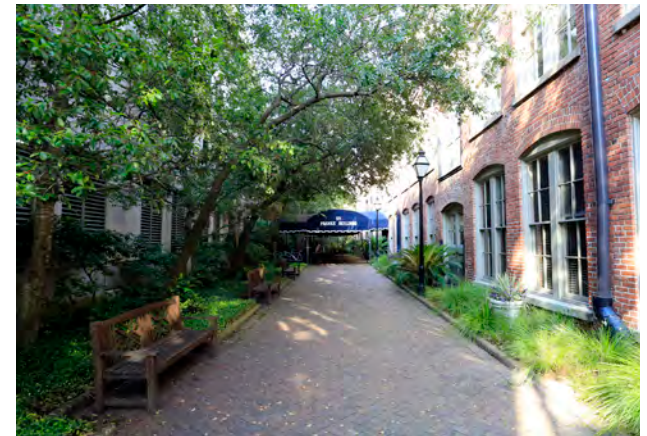
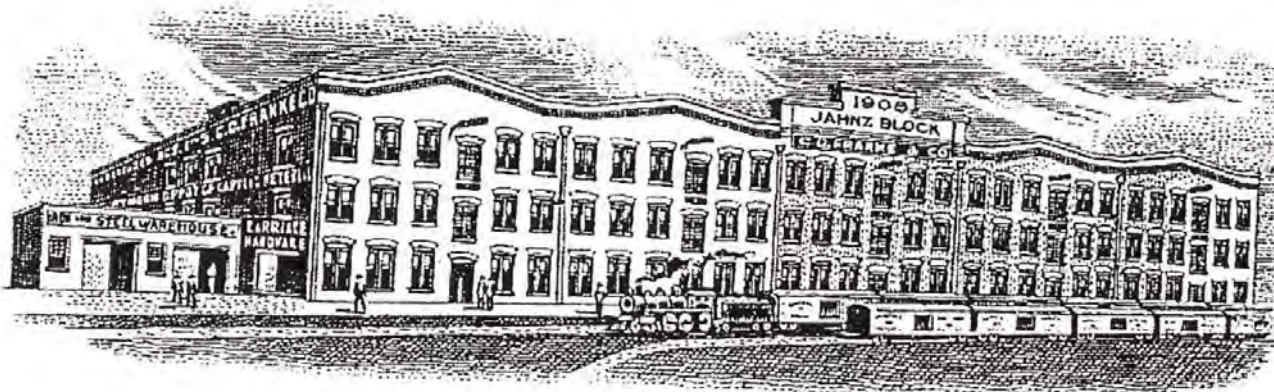
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SUITE 200 | FLOORPLAN





171 Church Street, C.D. Franke Warehouse

Constructed circa 1909; rehabilitated 1984

John D. Newcomer, architect

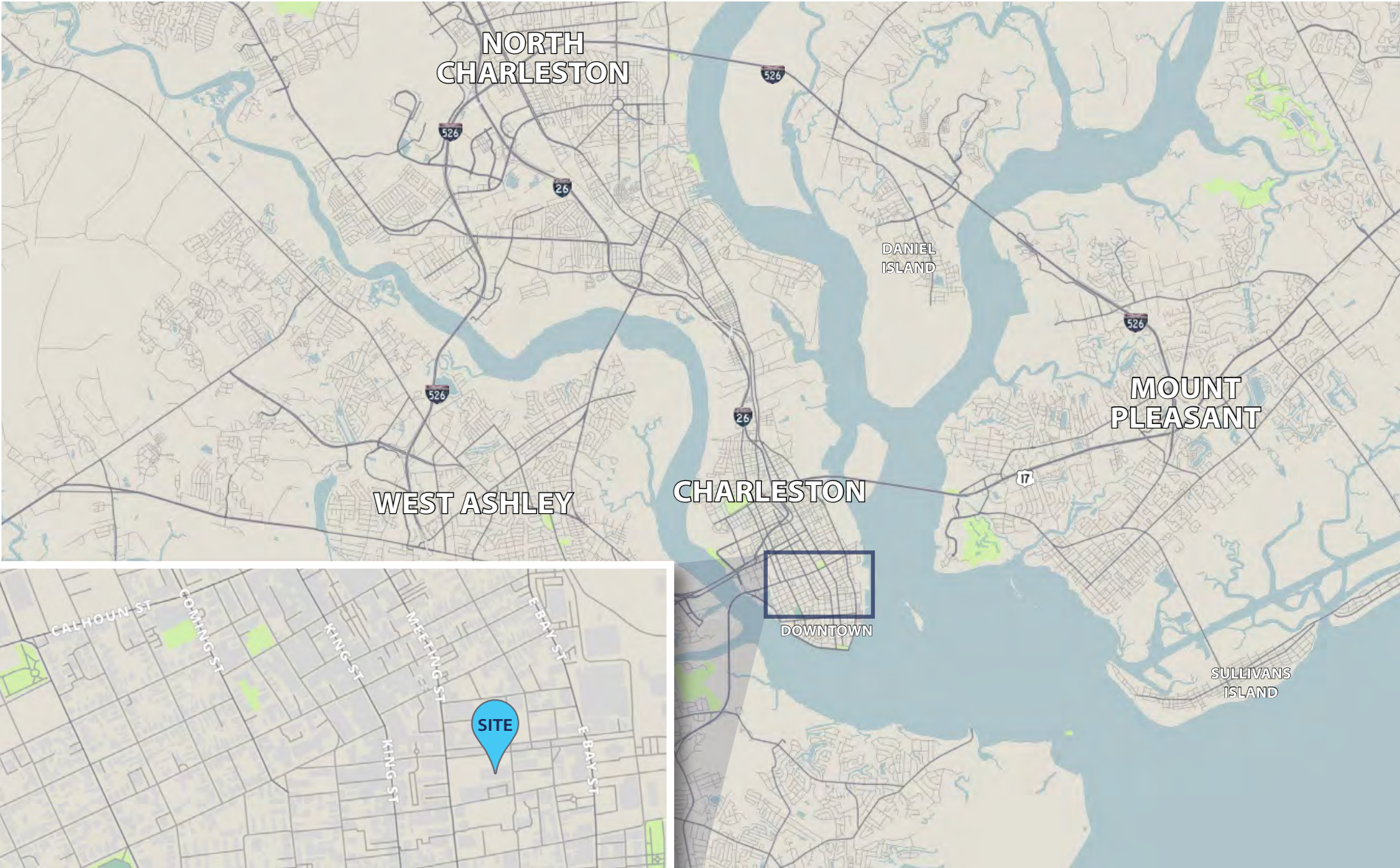
The Franke Warehouse, at the northwest corner of Market and Church Streets, is an important example of early-twentieth-century industrial architecture. It was constructed as a manufacturing and storage building for a carriage company founded in 1859 by C.D. Franke, a Prussian immigrant. His carriages and wagons were marketed throughout the Southeast. By the 1870s the company had also become a supplier for carriage parts, iron products, and hardware. By the early-1900s Franke (Jahnz) Company was manufacturing auto parts in this building. It closed in 1981, was rehabilitated, and now serves as an office complex. It is one of only a few surviving examples of the industrial nature of the Market Street area prior to World War II.

Poston, Jonathan H. The Buildings of Charleston. Columbia, South Carolina, University of South Carolina Press, 1997.

PROPERTY PHOTOS



PROPERTY DIRECTIONS



Thank you.



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Real Estate
Solutions

avisonyoung.com

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