

SEM MG

BUY. MANAGE. SELL.

S O U T H E A S T E R N M A N A G E M E N T G R O U P



presents:

[151]
king



151 KING STREET - OFFICE FOR LEASE

3 Story Free-Standing Office Building

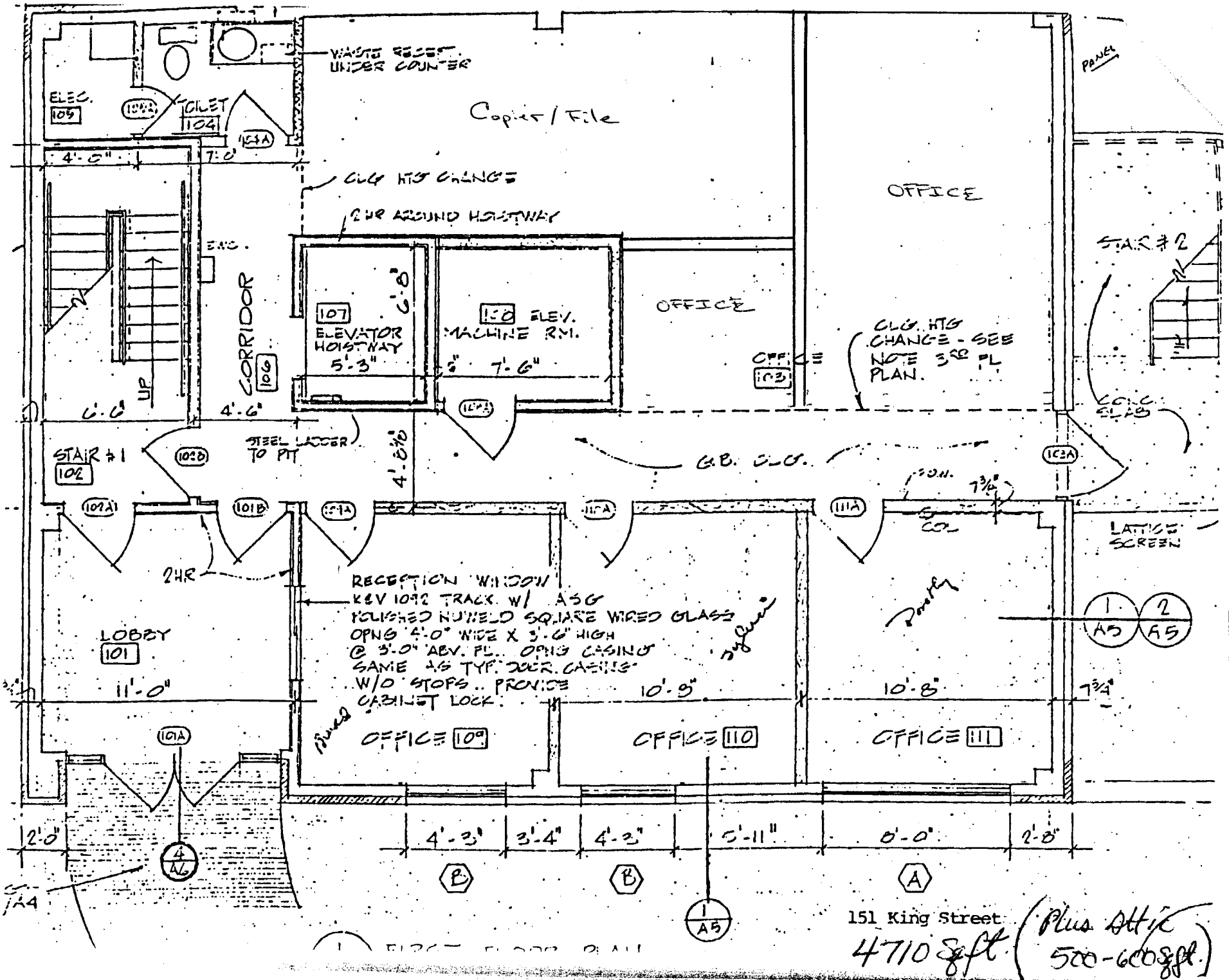
- ▲ 4,710 SF (approx.) \$18/SF GROSS Rate = \$7,065.00 per month
- ▲ 3,220 SF (approx.) \$18/SF GROSS Rate = \$4,830.00 per month
- ▲ 1,610 SF (approx.) \$18/SF GROSS Rate = \$2,415.00 per month
- ▲ Gross rate. Landlord pays all property taxes, property insurance, streetscape, user fees, and exterior maintenance.
- ▲ Tenant is responsible for its pro-rata share of all utilities, elevator, & landscape maintenance, as well as, all interior maintenance including janitorial, HVAC, plumbing, & electrical.
- ▲ 5 parking spaces available at the front door. Up to 18 additional parking spaces on-site. Available for \$100 / space / month.

contact:

Chad Yonce, CCIM, CPM
843.577.8595 x12
yonce@semgsc.com

Bryan Perrucci
843.577.8595 x15
perrucci@semgsc.com

151 King Street
Charleston, SC 29401
www.semgsc.com



WASTE RECEPT.
UNDER COUNTER

ELEC.
109

TOILET
1104

Copy / File

PANEL

CLG. HTG CHANGE
CUR AROUND HOISTWAY

OFFICE

CORRIDOR
106

107
ELEVATOR
HOISTWAY
5'-3"

108 ELEV.
MACHINE RM.
7'-6"

OFFICE

CLG. HTG
CHANGE - SEE
NOTE 3RD FL
PLAN.

STAIR # 2

LONG
SLAB

STAIR # 1
102

STEEL LADDER
TO PIT

G.B. C.L.C.

102A

101B

101A

101A

101A

102A

2HR

RECEPTION WINDOW
KEY 1092 TRACK W/ ASG
POLISHED NUMERED SQUARE WIRED GLASS
OPNS 4'-0" WIDE X 3'-6" HIGH
@ 3'-0" ABV. FL. OPNG CASING
SAME AS TYP. DOOR CASING
W/O STOPS.. PROVIDE
CABINET LOCK.

LOBBY
101

11'-0"

10'-9"

10'-8"

LATTICE
SCREEN

1 2
AS AS

OFFICE 109

OFFICE 110

OFFICE 111

2'-0"

4'-3"

3'-4"

4'-3"

5'-11"

0'-0"

2'-8"

B

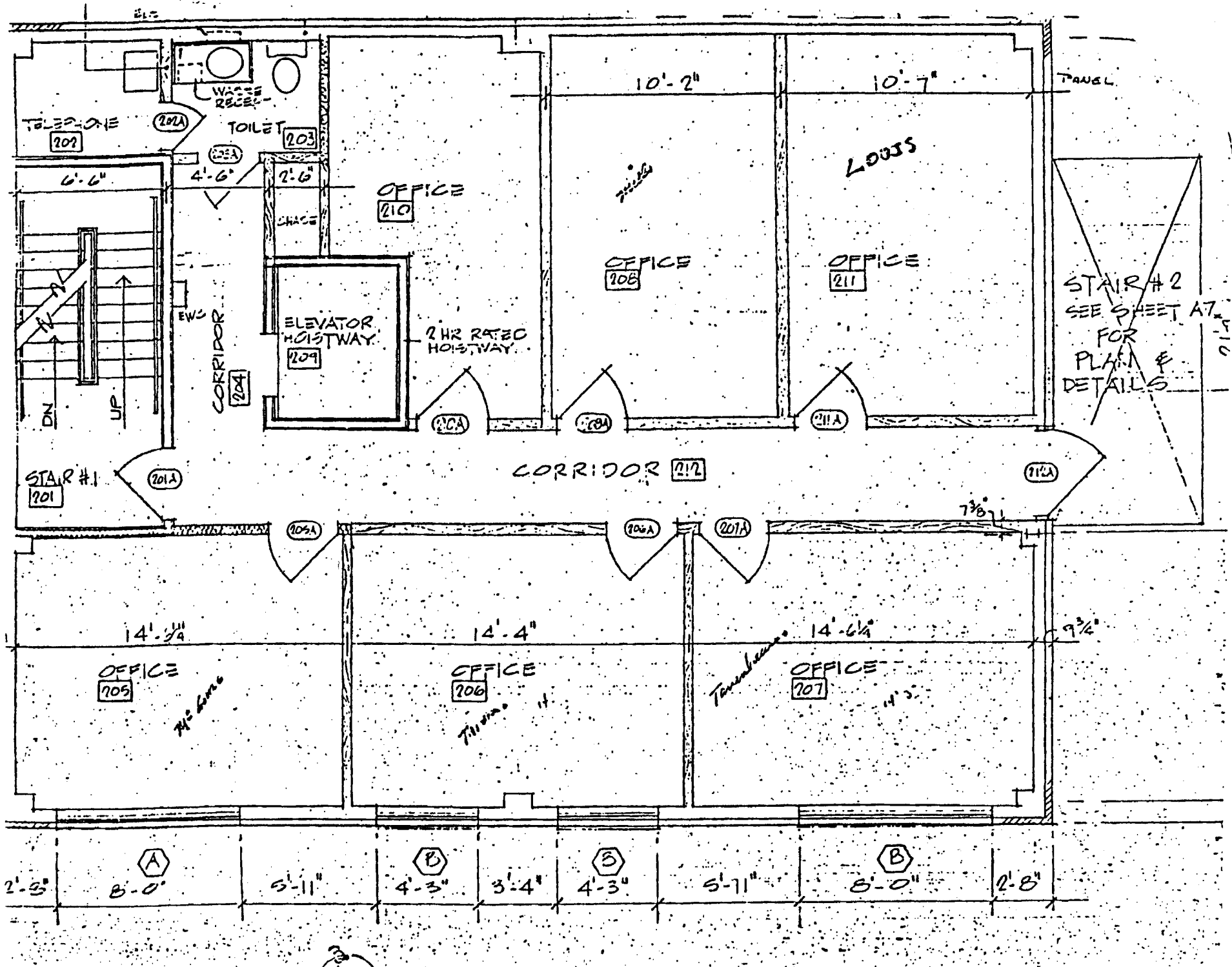
B

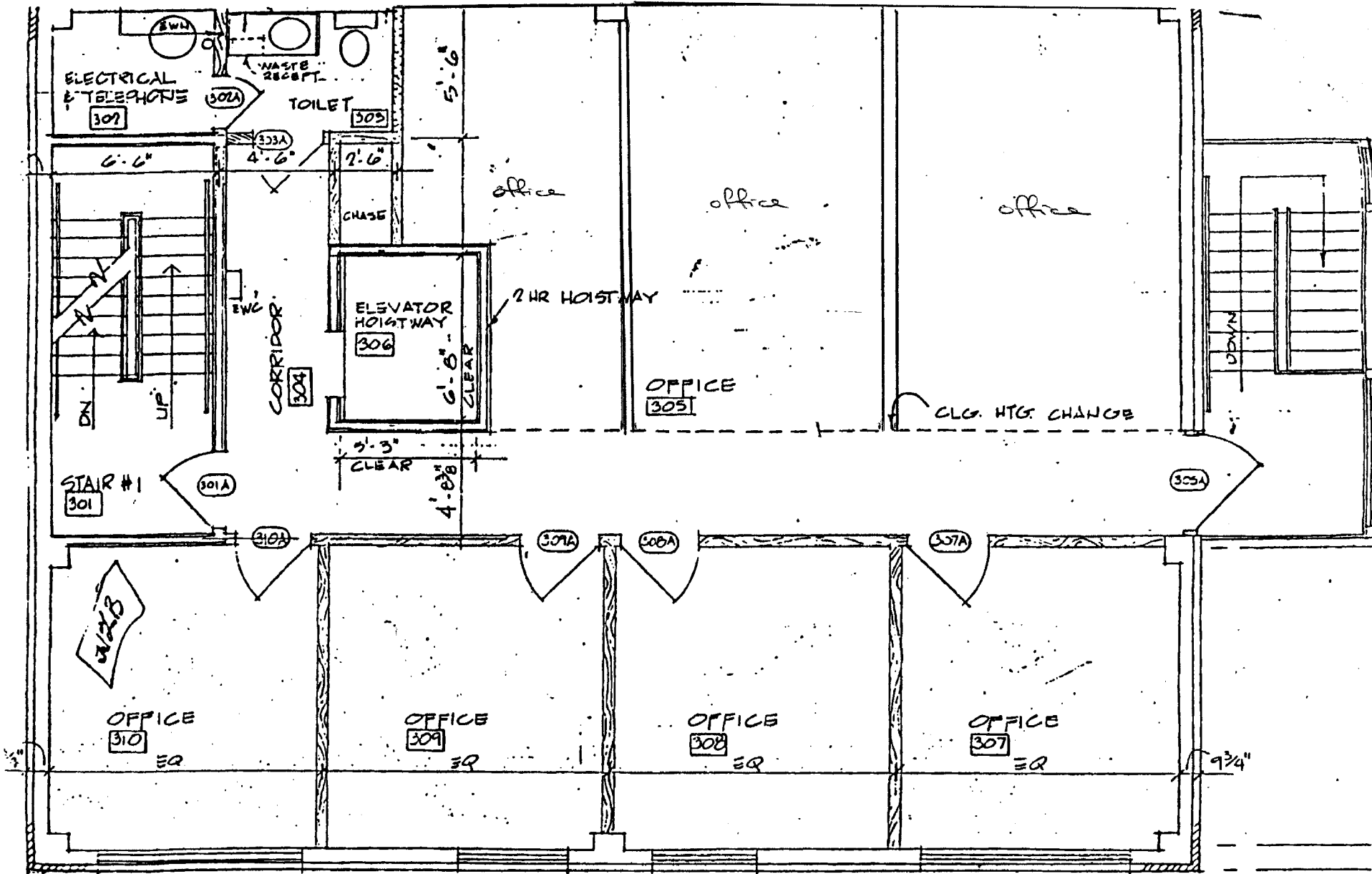
A

1
AS

151 King Street

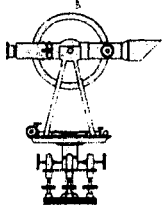
4710 sqft (Plus Attic
500-600 sqft.)





(A)
(B)
(B)
(A)

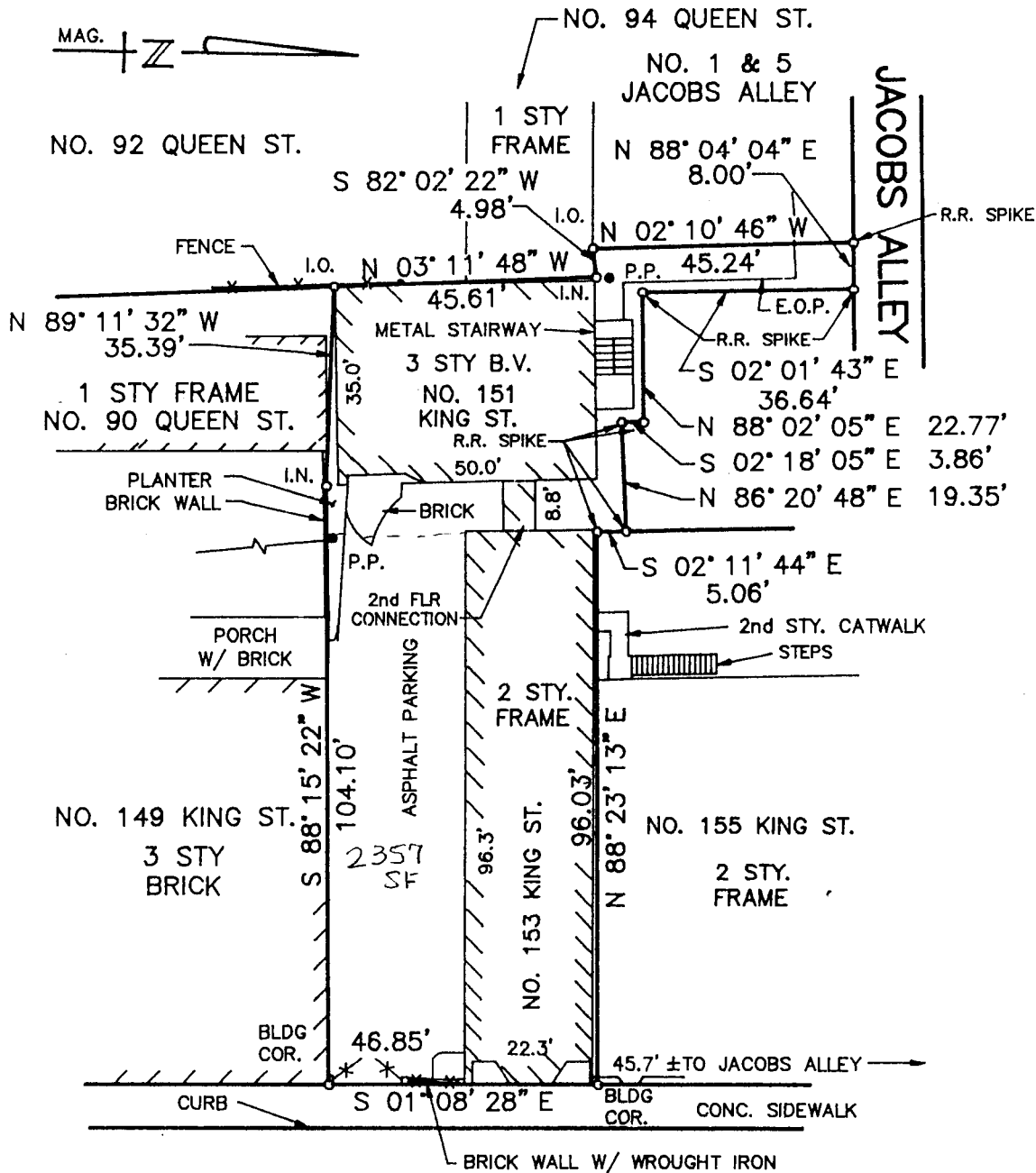
THIRD FLOOR PLAN



GEORGE A. Z. JOHNSON, JR., INC.

Land Surveyors • Planners

207 Calhoun St. Charleston, SC 29403 803-722-3892



KING STREET R/W VARIES

(45.7' B/S TO B/S)

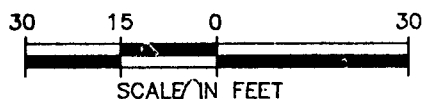
PLAT OF LOT
NO.s 151 & 153 KING ST
CITY OF CHARLESTON
CHARLESTON COUNTY
SOUTH CAROLINA

- REFERENCE:
1. PLAT BY SIGMA ENGINEERS, INC.
RECORDED DATE FEB. 18, 1975
PLAT BOOK AE PAGE 73
RMC CHARLESTON COUNTY
 2. PLAT BY GEORGE A.Z. JOHNSON, JR., INC
DATE: AUGUST 23, 1984
PLAT BOOK BB, PAGE 134
RMC CHARLESTON COUNTY

OWNER:
M-F-B REALTY CO.,
A PARTNERSHIP

THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS PER HUD/FIA FLOOD MAPS.
THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.

J.B. 10115B1 F.B. 588 M.M.E.
DATE: 09-14-89 SCALE: 1"=30'



I hereby certify, to owners(s) shown hereon that to the best of my knowledge and belief, the measurements as shown above are correct and that there are no encroachments or projections other than as shown, and that the easements shown are those that are obvious and apparent.

F. Steven Johnson, R.L.S.
S.C. Registration Number 10038