1056 King Street  
Charleston, SC  
Exclusive Sale Offering

Property Summary

<table>
<thead>
<tr>
<th>The Offering</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$800,000 / $23.63 per square foot</td>
</tr>
<tr>
<td>MLS#</td>
<td>1030429</td>
</tr>
<tr>
<td>Parcel Size</td>
<td>Approximately .78 Acres</td>
</tr>
<tr>
<td>Building Size</td>
<td>Approximately 33,850 Square Feet</td>
</tr>
<tr>
<td>Property Name</td>
<td>Port City Paper</td>
</tr>
<tr>
<td>Assessor's Parcel Number</td>
<td>463-12-03-046</td>
</tr>
<tr>
<td>Zoning</td>
<td>Current Zoning is MU2/WH, Mixed Use/Workforce Housing (no cap on density within height and setback regulations)</td>
</tr>
<tr>
<td>Height Restrictions</td>
<td>50' - 25' (No higher than 50', no lower than 25')</td>
</tr>
<tr>
<td>Municipality</td>
<td>City of Charleston, Charleston, SC</td>
</tr>
</tbody>
</table>

Site Description

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking</td>
<td>Contingent on Proposed Use</td>
</tr>
<tr>
<td>Signage</td>
<td>On Front Façade of Building</td>
</tr>
</tbody>
</table>

Contact: Tim Weldon
(843) 532-5134 Mobile
tweldon@kingstreetcommercial.net

The information contained herein has been obtained from sources deemed reliable but not warranted for accuracy by King Street Commercial, LLC.
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Property Details

<table>
<thead>
<tr>
<th>Location Accessibility</th>
<th>Conveniences Located .43 miles from Interstate 26 and .94 miles from US Highway 17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utilities</td>
<td>All to Site</td>
</tr>
<tr>
<td>Year Built/Renovated</td>
<td>1940</td>
</tr>
<tr>
<td>Construction Type</td>
<td>Brick/Steel/Wood/Reinforced Masonry</td>
</tr>
<tr>
<td>Floors</td>
<td>2</td>
</tr>
</tbody>
</table>

Potential Other Uses

Mixed Use, Multi-Family, Low Impact Commercial (could require rezoning or variance)

Property Overview

This property was originally constructed as a warehouse circa 1940 and was later used as a roller skating rink and then retail use towards the portion of the building that fronts King Street. The building features office and warehouse space on the first floor. The second floor is almost completely open warehouse space (roller skating rink area) covered by a free span barrel vaulted ceiling with exposed wooden and steel beams with a mezzanine area (minimal buildout). The property has tremendous adaptive reuse potential for a theater, incubator space, bowling alley, gym, multi-family (plans for multi-family available), mixed use, and retail. This is a perfectly positioned site with it’s unique architectural qualities, excellent access, centralized location and low price.

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Potential Site Layout intended to show property lines and building footprint
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Aerial Photo

Subject Property Looking North

Subject Property Looking East

Subject Property Looking West

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Locator Map

Subject Property

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• Located in the heart of the uptown design district in Charleston

• 17,000+/- square feet building

• 13,000+/- main floor and 4,000+/- mezzanine

• Adjacent to Midtown, between King Street & Meeting Street

• Location includes on-site parking for 50+/- cars

For Further Information Contact:

Stuart Meddin
The Meddin Company
1708 Peachtree Street
Suite 208
Atlanta, GA 30309
Ph: 404.872.2828 ext. 3
E:mail: stuart@meddin.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions.
Downtown Charleston Warehouse
311 HUGER STREET

EastRock Properties, LLC is offering +/- 44,000 square foot warehouse/distribution center immediately available for lease. Located one block off Meeting St. Specifications include:

- 1,500 SqFt office space
- +20’ ceiling height; +15’ clearance
- 100% sprinklered
- Concrete block & metal construction
- Zoned Light Industrial
- Utilities; SCE&G, Charleston Public Works

Dock high loading with four 8x8 overhead doors

Fenced side yard with loading dock & overhead door

Approximately 1,500 sq.ft. of office space

Open floor plan with flexible layout options

Support columns are +/- 16’ apart

* No warranty or representation is made as to the accuracy of the information contained herein *

Loren Ziff, Principal ~ 856 Lowcountry Blvd Suite 101 ~ Mt Pleasant, SC 29464
Phone: 843.270.6000 ~ Fax: 843.723.7300 ~ lziff@eastrockproperties.com
311 Huger Street

** Approximate floor plan, tenant to verify all measurements & dimensions **

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