

# WRS INC

REAL ESTATE INVESTMENTS

3,130 SF AVAILABLE  
**OFFICE SPACE  
FOR LEASE**

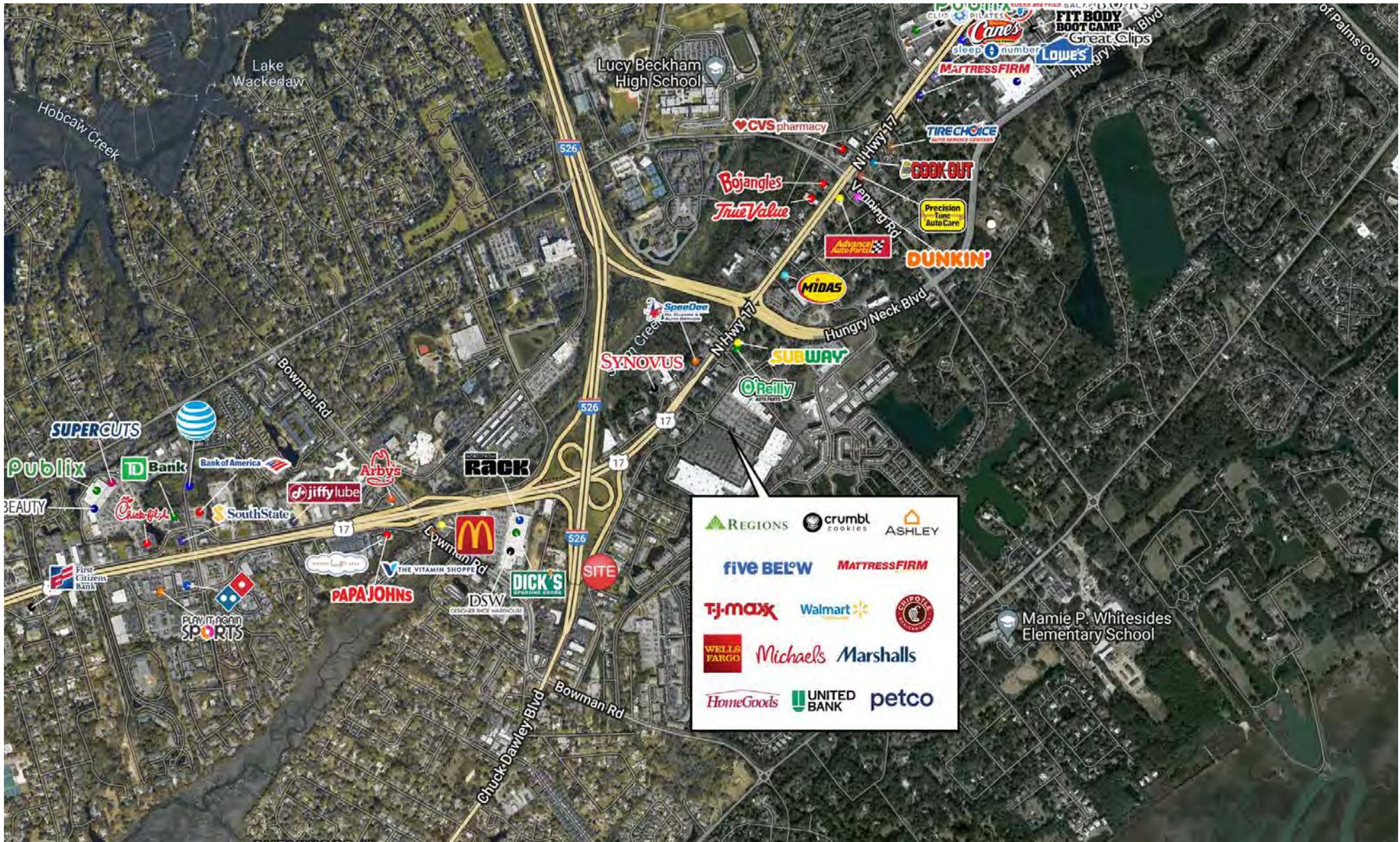
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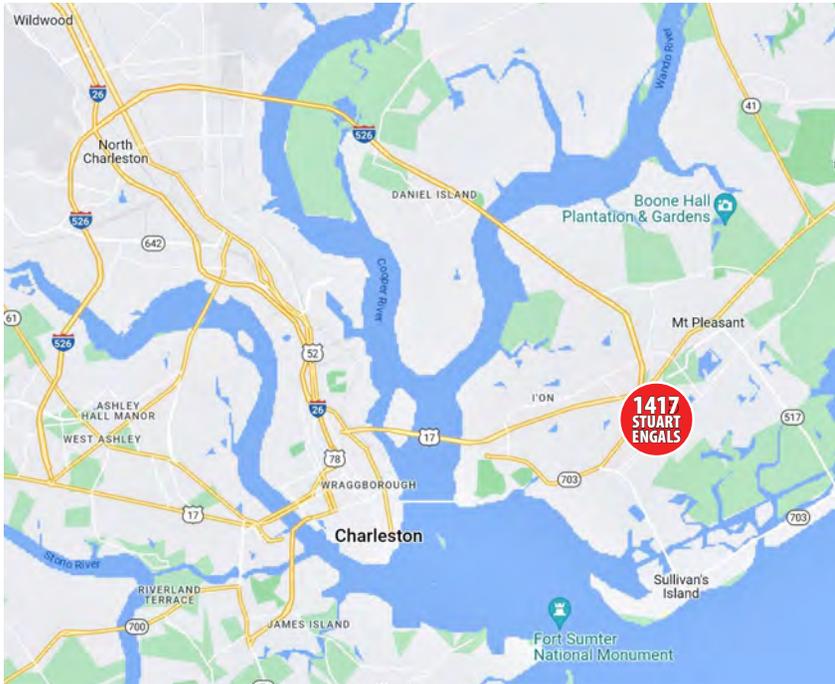
**1417 STUART ENGALS  
BLVD.**  
MOUNT PLEASANT, SC 29464

**Grace Moring**, Leasing  
843.518.6808  
gmoring@wrsrealty.com



# LOCATION





## OFFERING SUMMARY

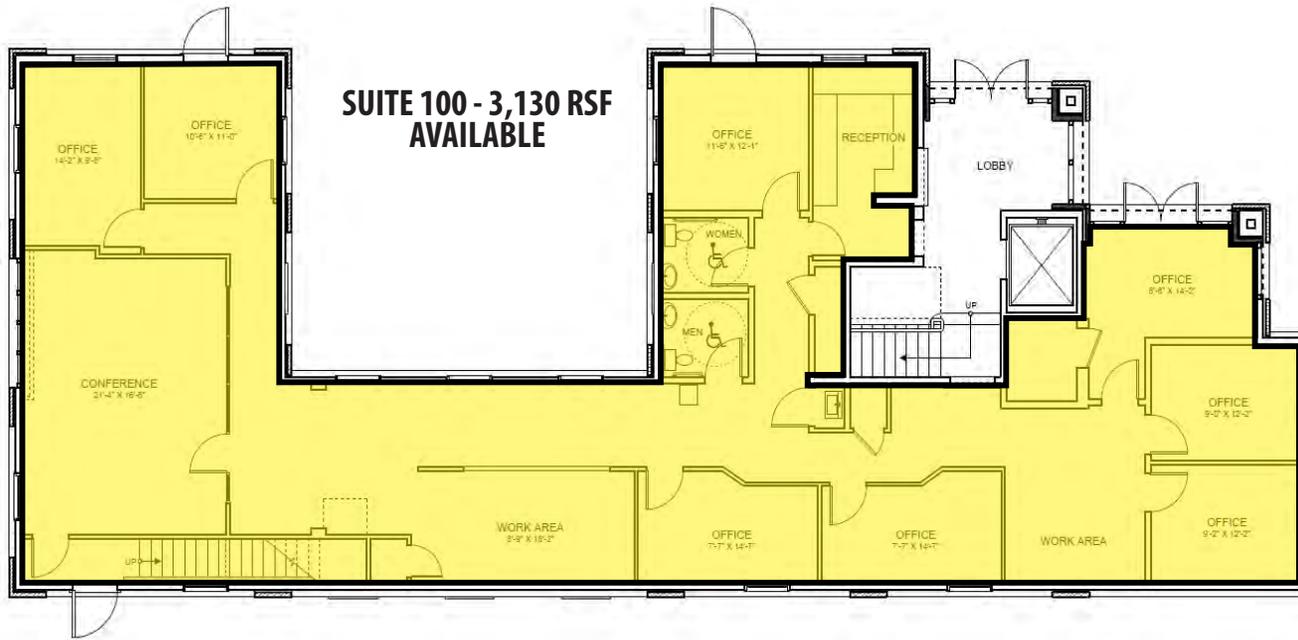
<b>Address</b>	1417 Stuart Engals Blvd. Mount Pleasant, SC 29464
<b>Lease Type</b>	Modified Gross Tenant pays share of electric/water
<b>Property Type</b>	Class A Office
<b>Available SF</b>	Suite 100 - 3,130 RSF
<b>Year Built</b>	2007
<b>Parking</b>	First Come First Serve

## THE PROPERTY

Suite 100 is a full-floor office opportunity at 1417 Stuart Engals Blvd, offering eight private offices, reception area, conference room, open work areas, and two in-suite restrooms. Signage is available on the marquee along Stuart Engals Blvd between Glasspro and the neighboring new office buildings.

Building is located just off I-526 in close proximity to Highway 17 North in Mount Pleasant, approximately 6 miles ~to I-26. Daniel Island and the Cainhoy area are within a 12-minute drive. Nearby businesses and amenities include Walmart Supercenter, TJ-Maxx, Marshalls, Home Goods, Dick's Sporting Goods, Harris Teeter, and various restaurants to suit your daily needs. The SC Ports Authority HQ and Wando Welch terminal are less than 4 miles away and the building is surrounded by upscale neighborhoods.

# FIRST FLOOR (SUITE 100) - 1417 BUILDING



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