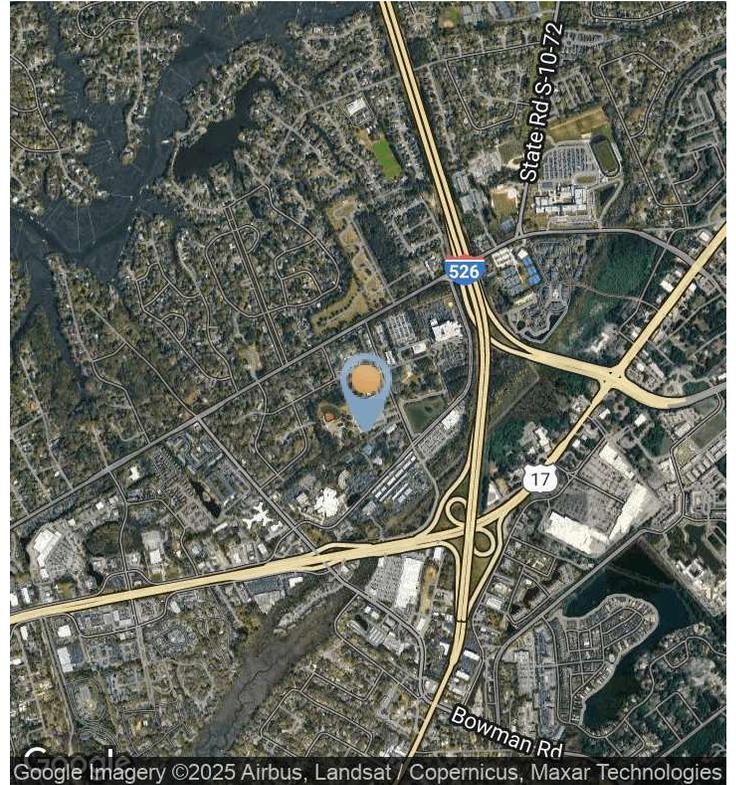


897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464



OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$29.00 SF/yr (NNN) |
| Building Size: | 13,381 SF |
| Available SF: | 1,575 - 4,162 SF |
| Number of Units: | 3 |

PROPERTY OVERVIEW

Turn Key Medical Office in lower Mount Pleasant. Centrally located in Mt Pleasant and directly across the street from East Cooper Hospital - this property is extremely well positioned for businesses serving the medical community in Mt Pleasant and in downtown Charleston. Just steps from other healthcare providers this offering provides great opportunity for referral of business. The central location close to I-526 and downtown Charleston could make it an ideal office space for a sales and marketing company too. In addition to the close proximity to hospitals and other medical practices, the Central Location offers easy connectivity from both 526 and Highway 17 with prominent signage on Von Kolnitz Road.

These well laid out medical spaces features private waiting rooms, exam rooms and offices, bathrooms, nurse stations with kitchenettes and storage.

This space is ready for immediate move in!

PROPERTY HIGHLIGHTS

- Move In Ready Medical Space
- Central Mount Pleasant Location Adjacent to Hospitals
- Ample On Site Parking
- Affluent High Density Market

897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464

LOCATION INFORMATION

| | |
|------------------|--------------------------------|
| Building Name | 897 Von Kolnitz Medical Office |
| Street Address | 897 Von Kolnitz Road |
| City, State, Zip | Mount Pleasant, SC 29464 |
| County | Charleston |

BUILDING INFORMATION

| | |
|----------------|-----------|
| Building Size | 13,381 SF |
| Building Class | A |
| Tenancy | Multiple |

AVAILABLE SPACE

| | |
|-------------|-------------------|
| Suite 103 | 1,575 SF |
| Available | May 2025 |
| Asking Rent | \$29.00/SF/YR NNN |

LOCATION INFORMATION

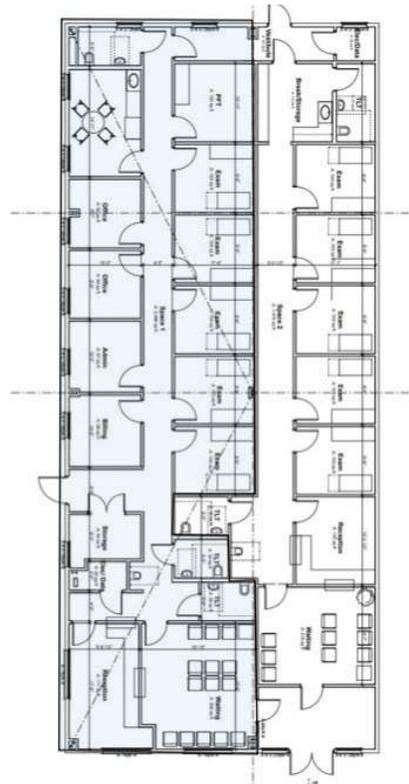
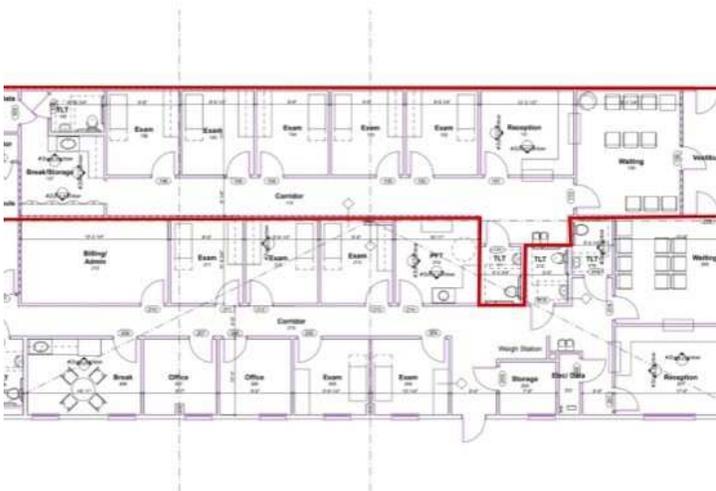
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| Building Name | 897 Von Kolnitz Medical Office |
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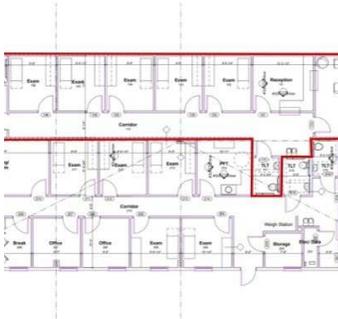
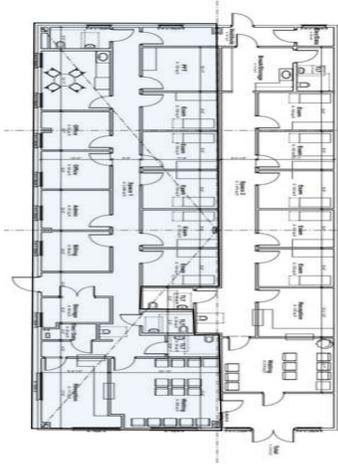
AVAILABLE SPACE

| | |
|-------------|-------------------|
| Suite 104 | 2,587 SF |
| Available | Immediately |
| Asking Rent | \$29.00/SF/YR NNN |



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LEASE INFORMATION

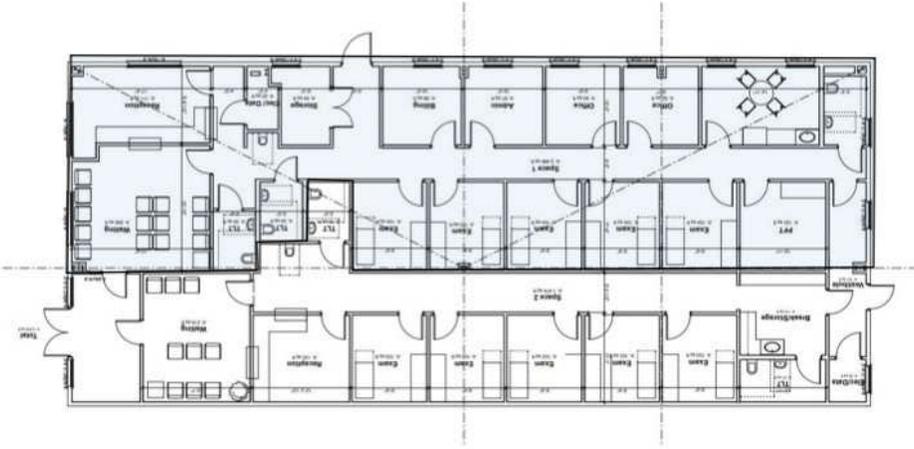
| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,575 - 4,162 SF | Lease Rate: | \$29.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------|-----------|------------------|------------|---------------|---|
| 897 Von Kolnitz | Available | 1,575 - 4,162 SF | NNN | \$29.00 SF/yr | This Turn Key medical office space in lower mount pleasant and located directly across the street from East Cooper Hospital. This suite is well laid out with front reception and waiting area, exam rooms, kitchenette and office area/nurse station. This space is ready for immediate move in! |

897 VON KOLNITZ MEDICAL OFFICE

897 VON KOLNITZ ROAD, MOUNT PLEASANT, SC 29464



LEASE INFORMATION

| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN | Lease Term: | Negotiable |
| Total Space: | 1,575 - 4,162 SF | Lease Rate: | \$29.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------------|-----------|------------------|------------|---------------|--|
| 897 Von Kolnitz | Available | 2,587 - 4,162 SF | NNN | \$29.00 SF/yr | <p>Turn Key Medical Office in lower Mount Pleasant. Located directly across the street from East Cooper Hospital and is well positioned within the East Cooper Hospital medical corridor. Just steps from other healthcare providers this offering provides great opportunity for referral of business. The central location close to I-526 and downtown Charleston could make it an ideal office space for a sales and marketing company too.</p> <p>In addition to the close proximity to hospitals and other medical practices, the Central Location offers easy connectivity from both 526 and Highway 17 with prominent signage on Von Kolnitz Road.</p> <p>This well laid out medical space features a private waiting room, a reception area with built in desk space, Exam rooms and offices, bathrooms, a large nurse station with kitchen and several storage closets.</p> <p>This space is ready for immediate move in!</p> |

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