

# WRS INC

REAL ESTATE INVESTMENTS

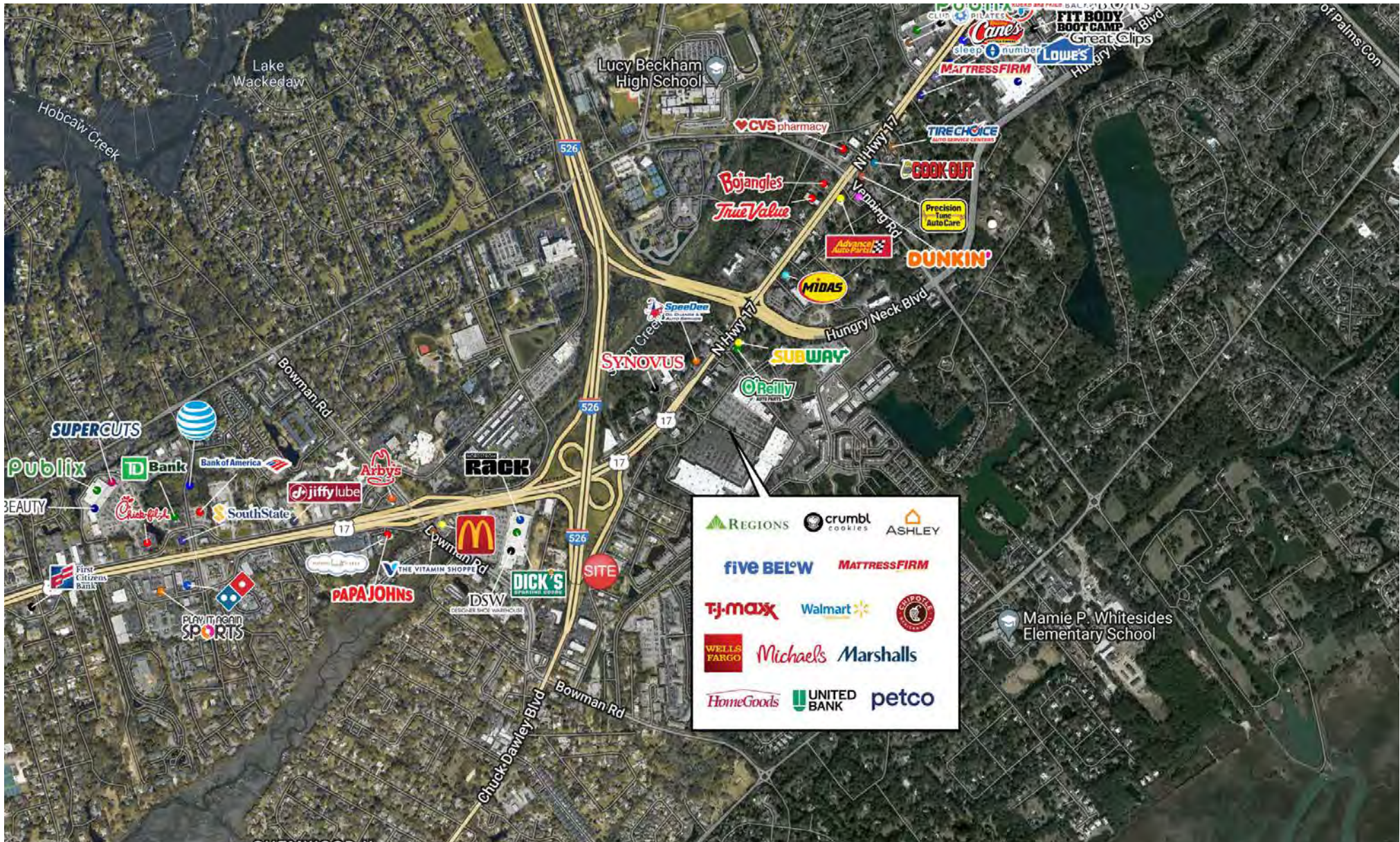
3,130 SF AVAILABLE  
**OFFICE SPACE  
FOR LEASE**

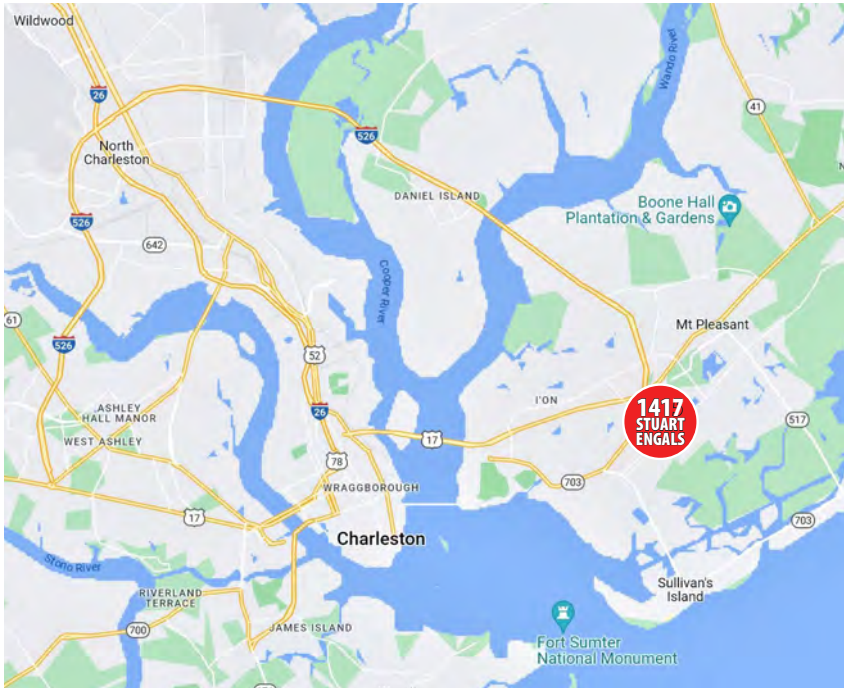
1417 STUART ENGALS  
BLVD.  
MOUNT PLEASANT, SC 29464

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 and TICAM increases above base year
<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

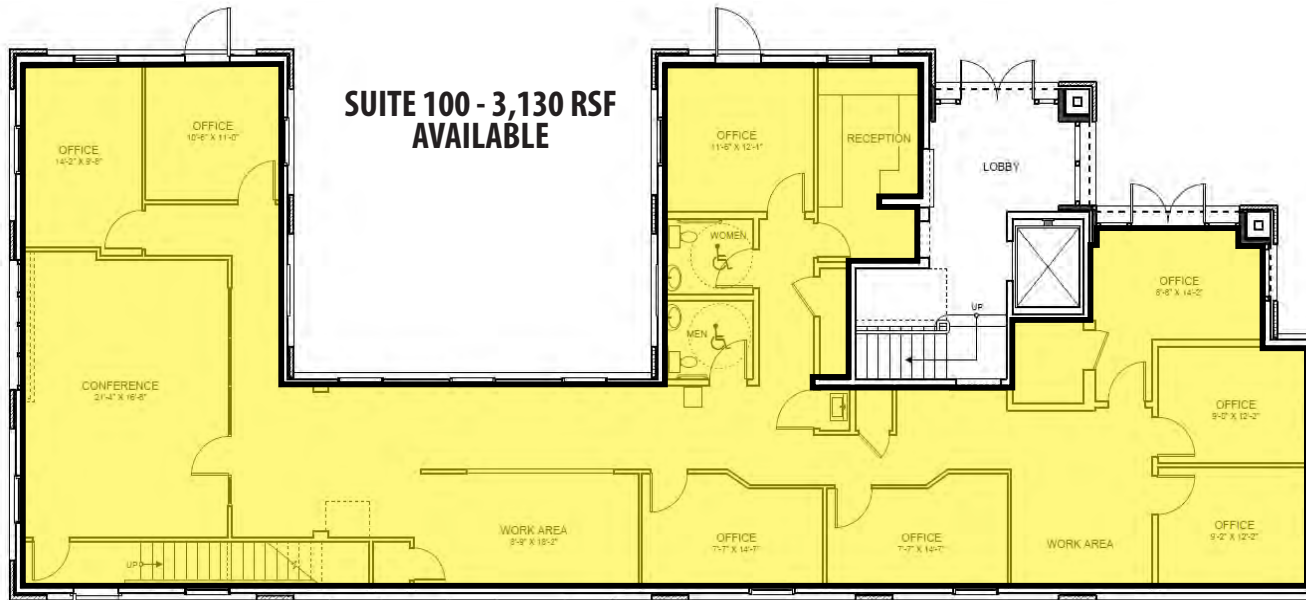
## THE PROPERTY

Suite 100 offers a first-floor office opportunity at 1417 Stuart Engals Blvd in South Mt. Pleasant. This space offers eight private offices, reception area, conference room, open work areas, and two private in-suite restrooms. There are multiple private entrances into the suite in addition to access through the building's main lobby.

Tenant benefits from excellent signage opportunities, including building signage visible from I-526 approaching Chuck Dawley Blvd, monument signage along Stuart Engals Blvd, and interior lobby directory signage.

This Class A office building is conveniently located in Mt. Pleasant, South of the IOP connector, right off of I-526 and Hwy 17. Nearby businesses include Edward Jones, Tidewater Health, Safelite Autoglass, and an abundance of retail shops featuring Walmart, TJ Maxx, HomeGoods, Michael's, Fresh Market, Dick's, Nordstrom Rack and more.

# FIRST FLOOR (SUITE 100) - 1417 BUILDING



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.  
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



**WRS**INC  
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200  
Mount Pleasant, SC 29464  
843.654.7888 Office  
843.654.7889 Fax  
[www.wrsrealstate.com](http://www.wrsrealstate.com)