

FOR LEASE

# 845 Lowcountry Blvd. Mt Pleasant, SC

Professional office suites in prime location



Get more information

**Ashley Jackrel, SIOR, CCIM**  
Senior Vice President  
+1 843 327 0124  
[ashley.jackrel@avisonyoung.com](mailto:ashley.jackrel@avisonyoung.com)

**Kaitlyn Bridges**  
Associate  
+1 843 870 3512  
[kaitlyn.bridges@avisonyoung.com](mailto:kaitlyn.bridges@avisonyoung.com)

**AVISON  
YOUNG**



# Property overview

This professional office building is in a prime location on Lowcountry Blvd. The site is easily accessible with free on-site parking and ±4,238 sf in total. All suites have at least one window, and a common kitchenette and shared conference room are also amenities.

Enjoy walkable access to local favorites like Second State Coffee, Langdon’s Restaurant & Wine Bar, Playa Bowls, and more.

Positioned between Mathis Ferry Rd (±14,100 VPD) and Johnnie Dodds Blvd (±65,300 VPD), this location offers exceptional visibility and accessibility in one of Mount Pleasant’s most desirable commercial corridors.

## Property Highlights

- Free on-site parking, kitchenette, and shared conference room
- Wi-fi included
- One block from S Shelmore Blvd
- Less than 10 minutes from downtown Charleston or the beach
- Quick 20-minute drive to Charleston International Airport
- Convenient access to Hwy 17

## Availabilities

Spaces	Space Size	Lease Rate	Lease type	Date available	Description
Suite B	±169 usf ±215 rsf	\$895/month	Full service	Now	Private, first floor suite situated near main entrance

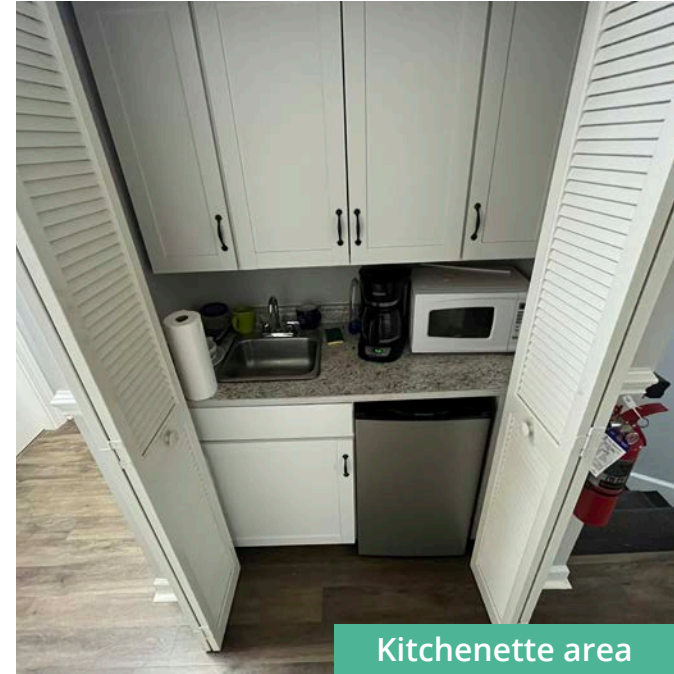




# Photos



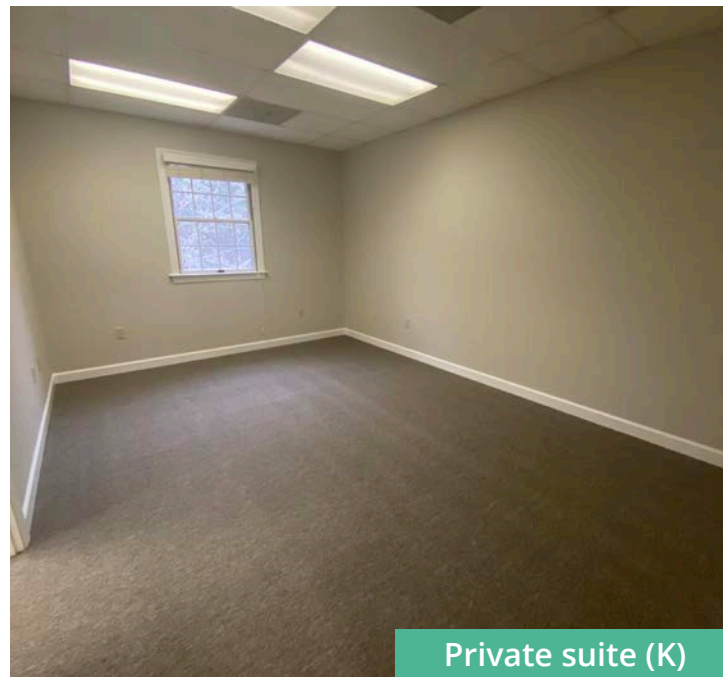
Conference room



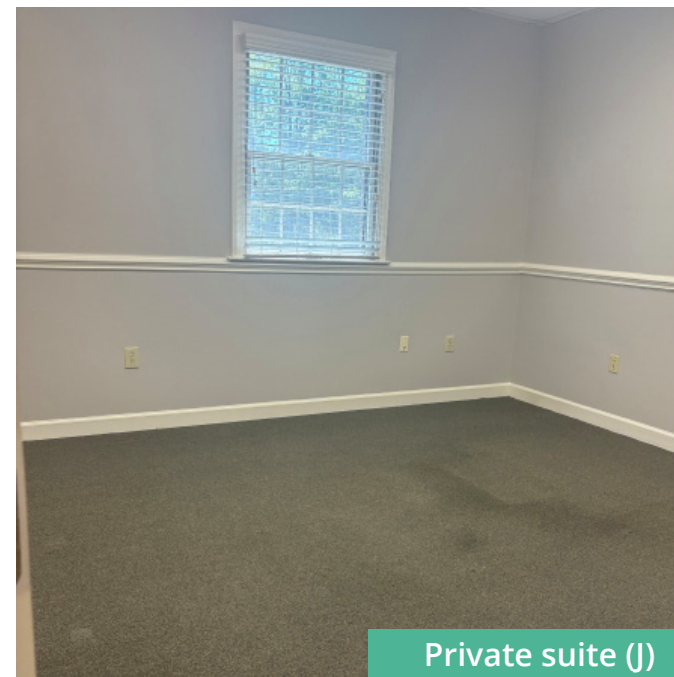
Kitchenette area



Available - Private suite (B)

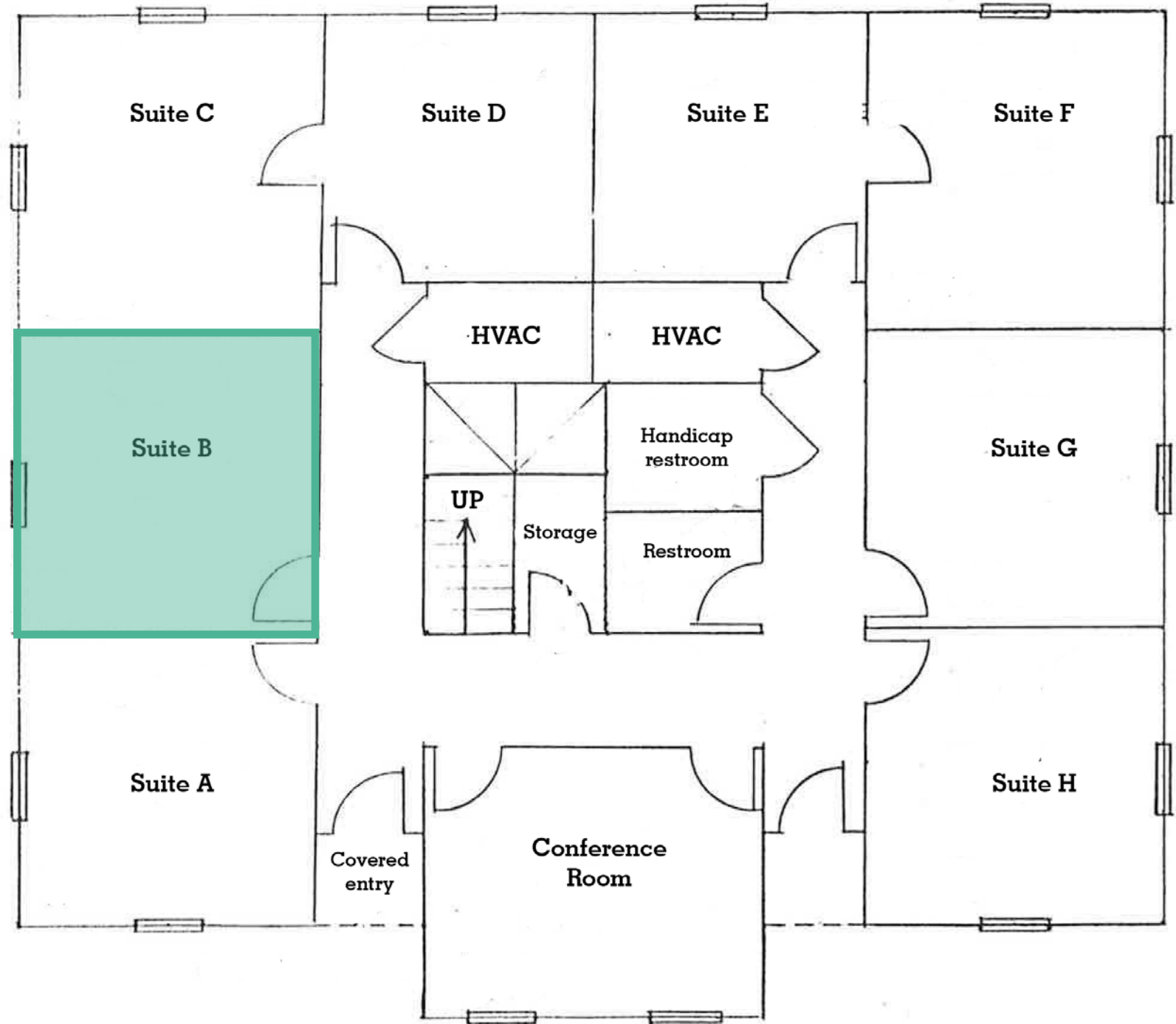


Private suite (K)

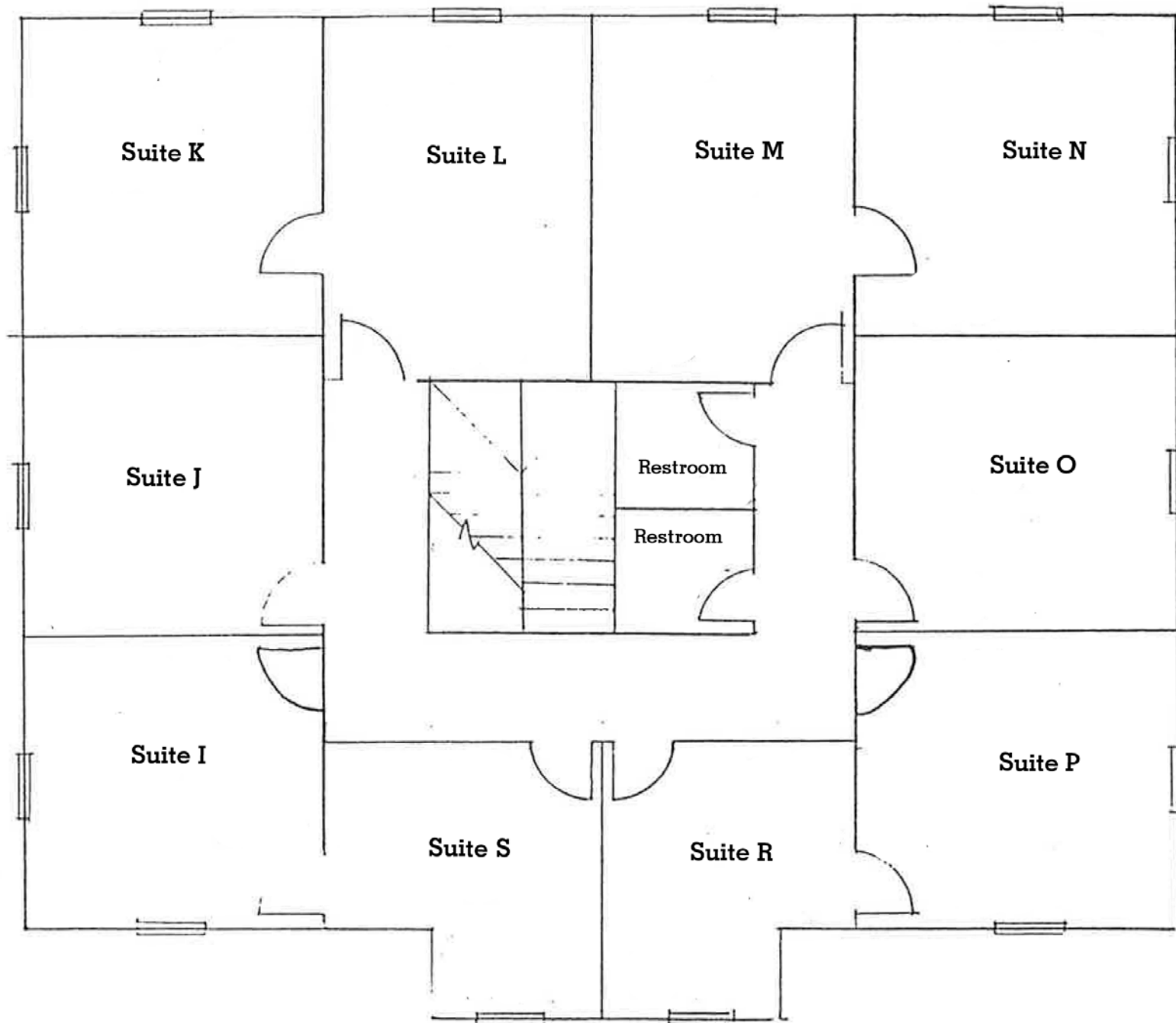


Private suite (J)

# Floorplan - first floor



# Floorplan - second floor





# Location



## Demographics

Drive Time	1 mile	3 miles	5 miles
Total population	9,759	52,027	83,309
Average age	41.4	41.1	41
Total households	4,520	24,147	36,681
Average HH income	\$150,900	\$163,180	\$161,501

## Get more information

**Ashley Jackrel, SIOR, CCIM**  
Senior Vice President  
+1 843 327 0124  
ashley.jackrel@avisonyoung.com

**Kaitlyn Bridges**  
Associate  
+1 843 870 3512  
kaitlyn.bridges@avisonyoung.com

**AVISON  
YOUNG**

Avison Young - South Carolina, Inc. | 40 Calhoun St, Ste 350 | Charleston, SC

© 2025, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.