

1,376 SQ.FT MEDICAL/OFFICE SUITE IN CLASS A BUILDING

FOR LEASE

180 WINGO WAY, #305 MT. PLEASANT, SC 29464

## TIDES MEDICAL ARTS CENTER

CONVENIENTLY LOCATED OFF OF I-26 AND US-17



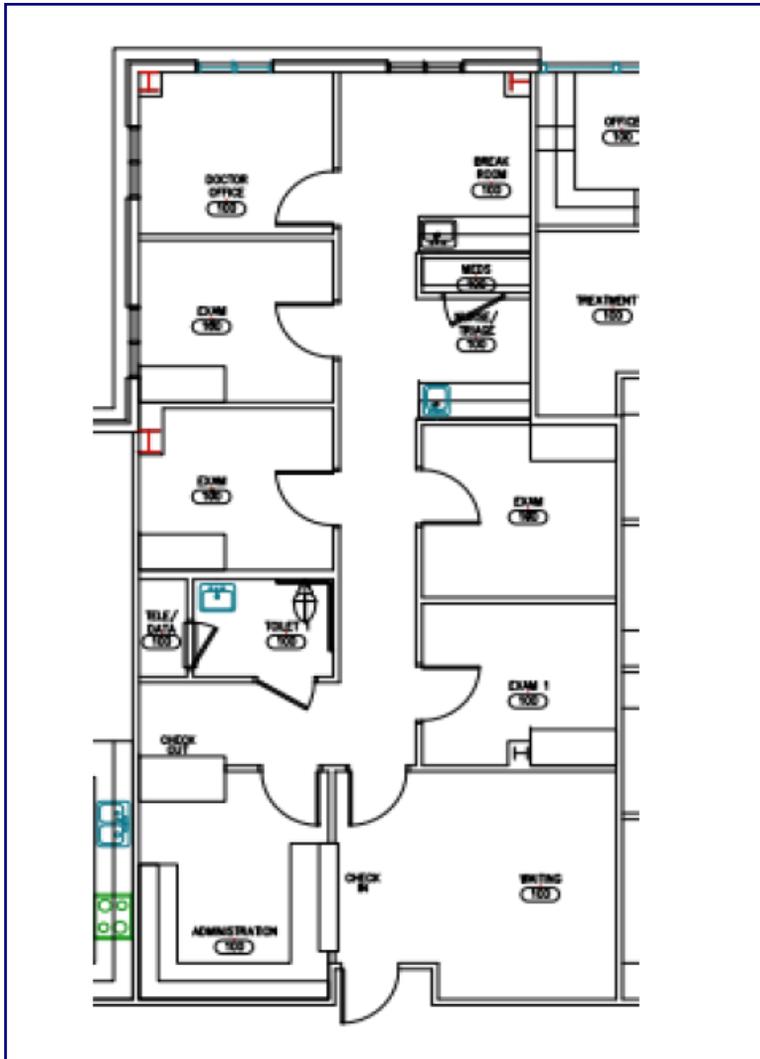
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COMMERCIAL®

180 WINGO WAY, #305

MOUNT PLEASANT

SOUTH CAROLINA



- Sublease opportunity in the Tides Medical Arts Center - Class A building with ample parking.
- Current lease is good through August 2028 but Landlord would be willing to enter into a direct lease.
- Monthly base rent of \$4,097.04 + NNN fee currently estimated at \$1,937.27 (NNN includes taxes, insurance, common area and grounds maintenance, janitorial, pest control, and management). Total monthly rent is \$6,034.31.
- Approximately 1,376 sq.ft medical/office suite with large reception/waiting room, consultation office, 5 private offices, kitchenette, and bathroom.
- Charleston County TMS 514-00-00-210
- Excellent Location just off of I-26 and US-17



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