



FOR LEASE

# State Farm Building

454 West Coleman, Suite 2B Mount Pleasant, SC 29464

**AVISON  
YOUNG**

# Office building for lease

454 West Coleman, Suite 2B



## Property Description

This is a ground floor space in a small multi-tenant office building which offers a great location at an economical price. The attractive, two-story stucco building has free parking on-site. Adjacent Shem Creek District offers a wide selection of restaurants and the Mount Pleasant waterfront park. Just moments from the Ravenel Bridge to Downtown Charleston. The Lease rate is net of janitorial services and electricity.

## Location Description

From the Ravenel Bridge, take Coleman Blvd towards Sullivan's Island. Just prior to Shem Creek, you will see the State Farm building on your left.

## Offering Summary

Lease Rate:	\$25.00 SF/yr (net of janitorial & electric)
Available SF:	1,090 SF
Building Size:	3,243 SF
Parking:	Surface on-site
Tax ID:	517-11-00-002
Zoning:	General Business
County:	Charleston County
Municipality:	Town of Mount Pleasant



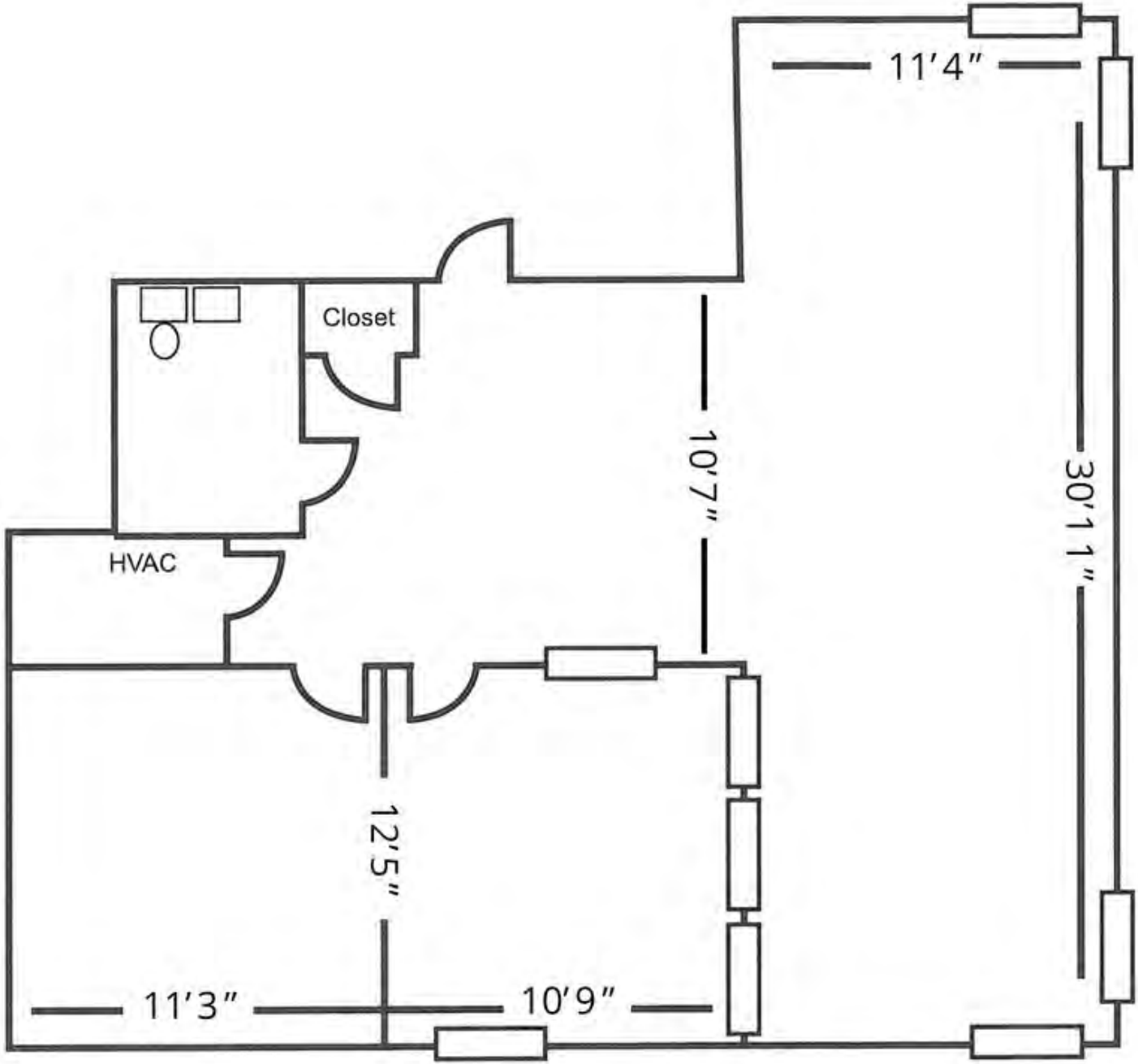
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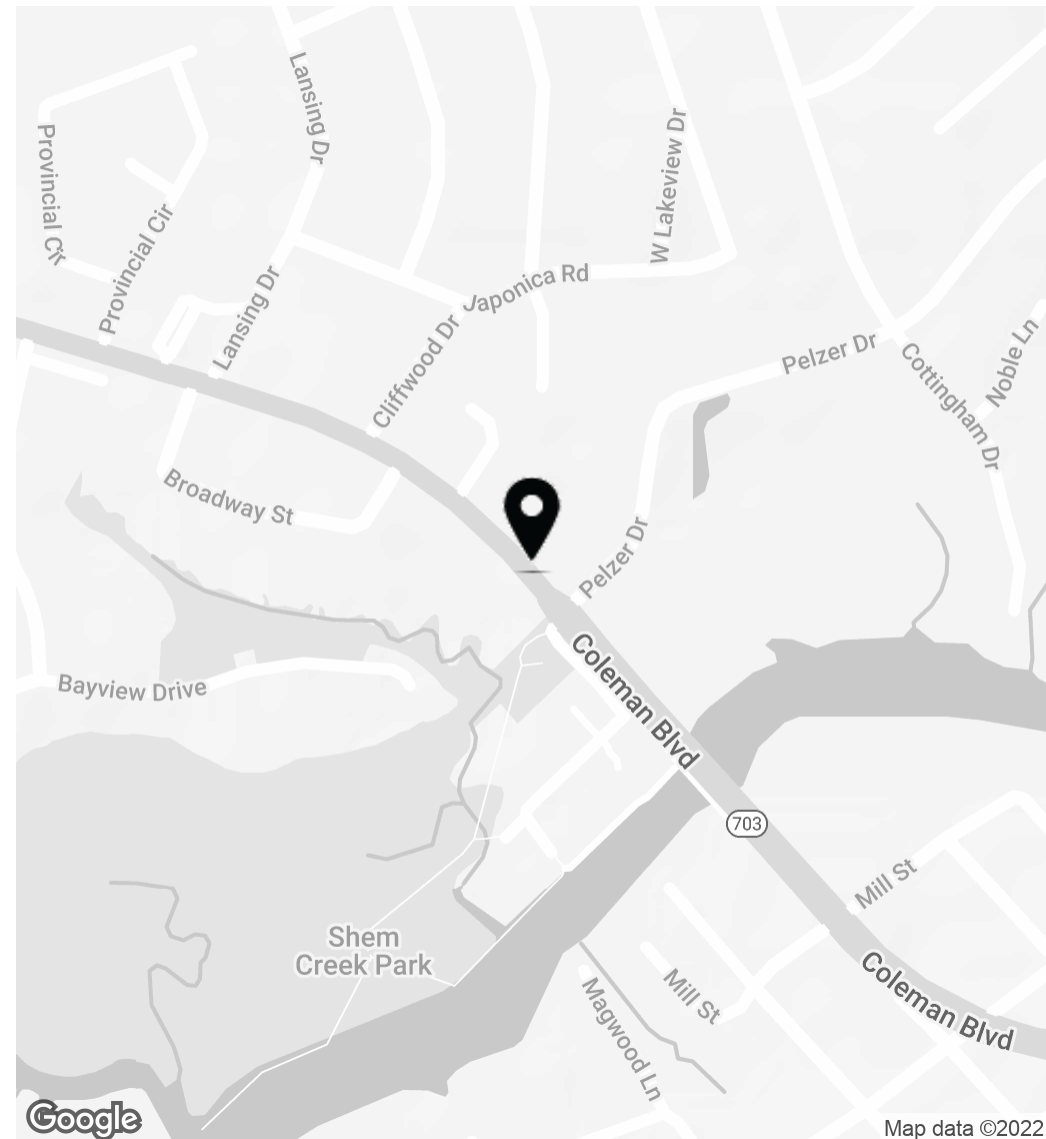
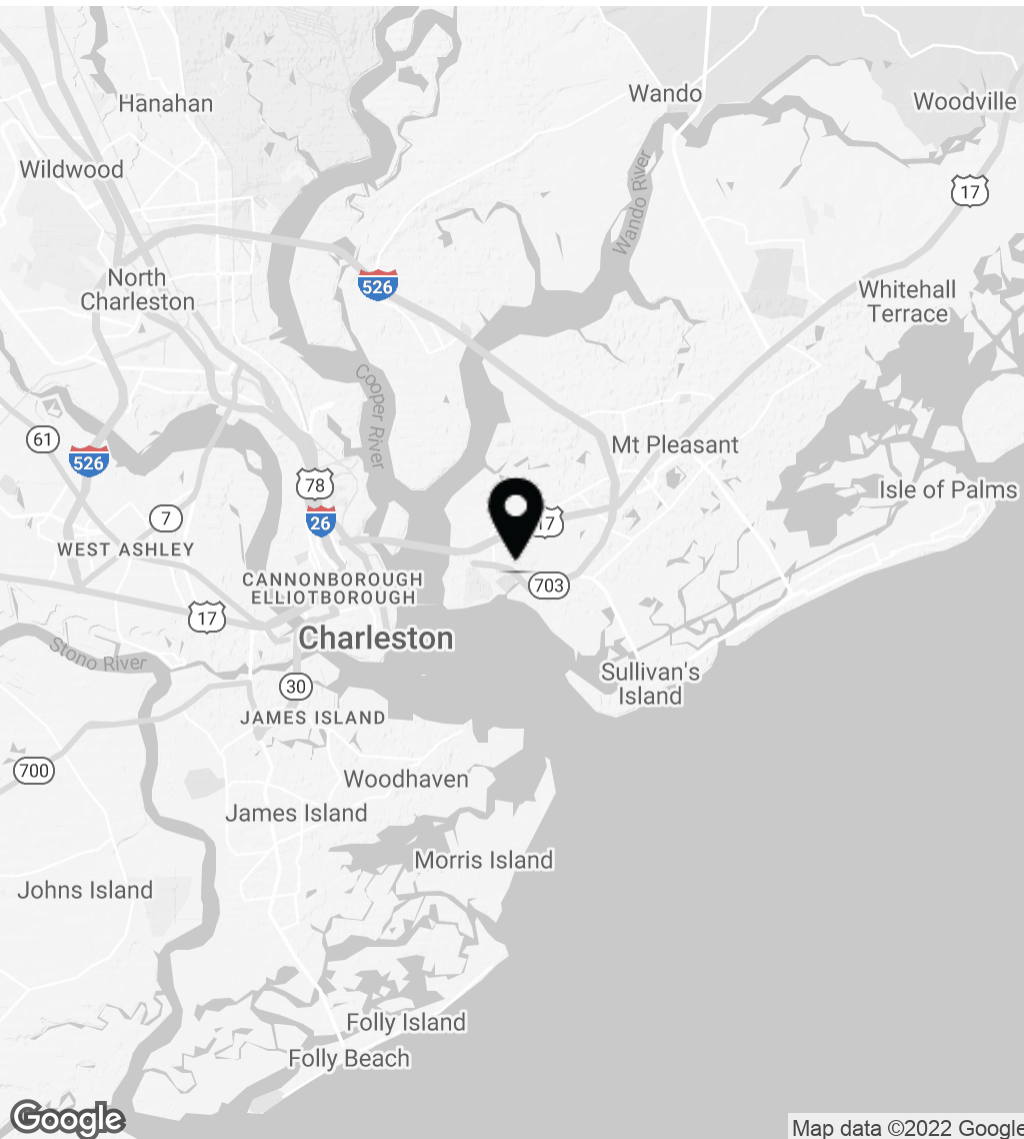
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# Floor Plans - Suite 2B



# Location

454 West Coleman, Suite 2B



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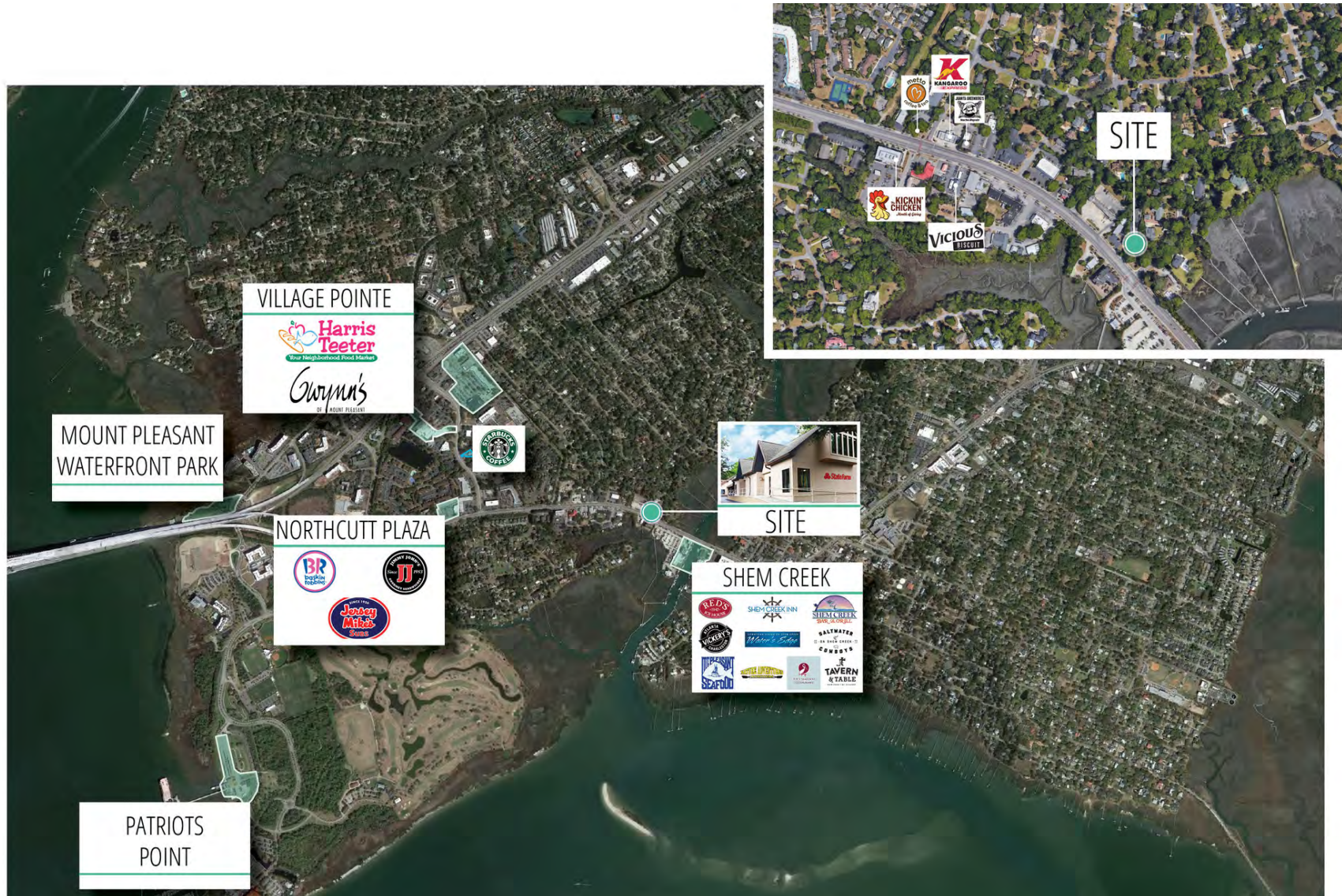
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## South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

## Listing Brokers



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# Let's talk.

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