



1459 STUART ENGALS BLVD. • MOUNT PLEASANT • SC • 29464

Upscale Mount Pleasant Office Condo

SQUARE FEET:

1,700

OFFERED AT:

\$650,000

CHRISCUNNIFFE.EVREALESTATE.COM • EVREALESTATE.COM

Property Highlights for 1459 Stuart Engals Blvd. Suite 202



Convenient Location: Easy access for both customers and employees from I-526 and Hwy 17 North.

Amenities: The immediate area includes many popular restaurants including Chipotle, Tokyo Bistro, Ye Ole Fashioned, Subway, Lodi Coffee, Come Back Shack, Kairos, LoLA and Joey Tomatoes. The building is also just a short drive to recreational amenities at Shem Creek, Sullivan’s Island, and historic Charleston.

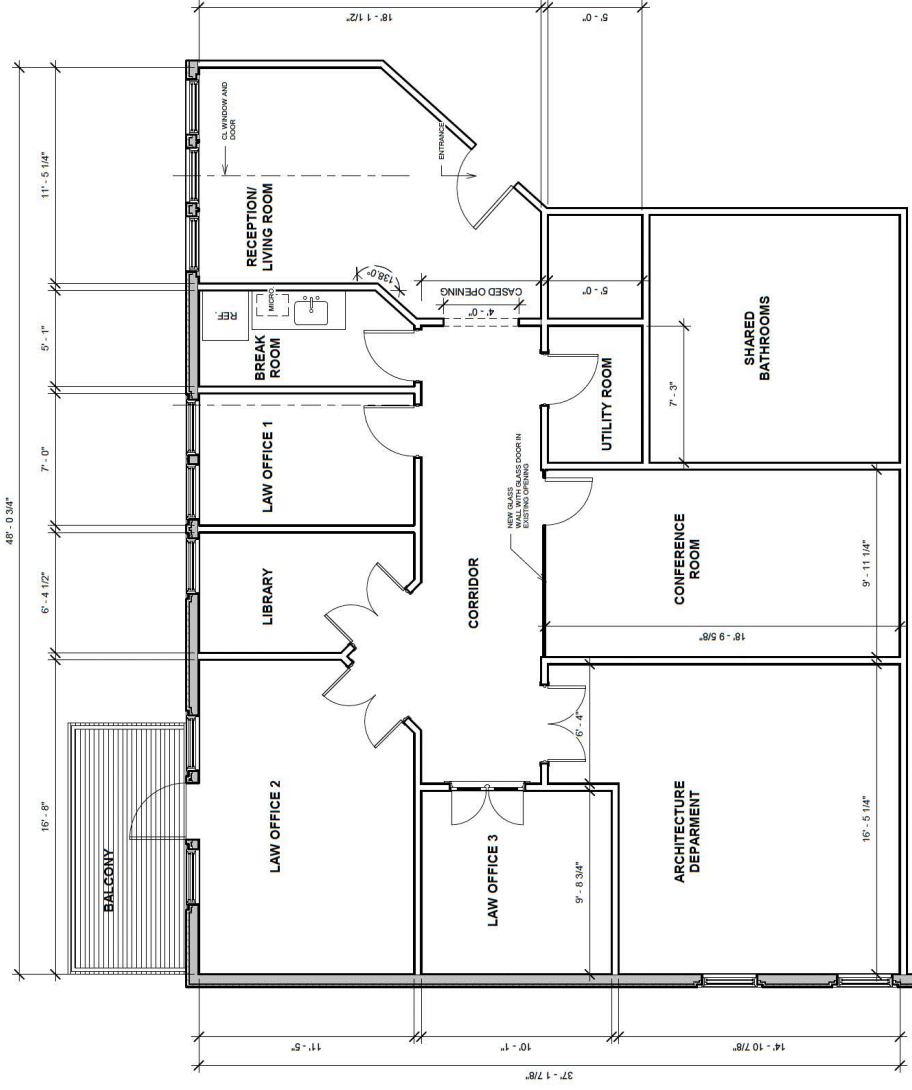
Floor Plan: With five private offices and a conference room, the current floor plan is suitable for a wide range of professional office users.

Upscale Design: The Oaks Business Center is one of Mount Pleasant’s most architecturally distinctive buildings. The interior of Suite 202 is nicely appointed, with an upscale vibe.

ENGEL&VÖLKERS

Chris Cunniffe, Managing Broker
(843) 697-4014

Floor Plan – 1147 Pleasant Oaks Dr.



① SUITE 202 - EXISTING PLAN
1/4" = 1'-0"

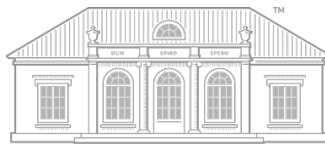
Aerial Image – Immediate Area



For more information, contact:



Chris Cunniffe
Engel & Völkers Charleston
10 Shem Drive, Suite 100
Mount Pleasant, SC 29464
(843) 697-4014 (mobile)
chris.cunniffe@evrealestate.com



DISCLAIMER:

Any square footage measurement is approximate and is to be verified by the buyer or tenant. All materials and information received or derived from Engel & Völkers Charleston (“EV Charleston”) and/or any third party sources are provided without representation or warranty by EV Charleston (or its officers and agents) as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party’s intended use, or any and all other matters. Legal questions and title matters should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies. All services by EV Charleston are performed in compliance with all applicable fair housing and equal opportunity laws. ANY PROSPECTIVE USER OF THE PROPERTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE WITHOUT RELIANCE UPON THE MATERIALS SHARED BY EV CHARLESTON.

ENGEL & VÖLKERS®