

# OFFICE BUILDING FOR SALE

**CBRE**

268 W COLEMAN BLVD  
MOUNT PLEASANT, SC 29464

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**9,764 TOTAL BUILDING SF  
FOUR OFFICE UNITS**



# PROPERTY OVERVIEW

268 Coleman is a two-story brick office building located along the highly traveled Coleman Boulevard in Mount Pleasant. Just minutes from the Arthur Ravenel Bridge, the property offers exceptional accessibility. Inside, you'll find a striking lobby and high-end Class A finishes throughout, along with convenient surface parking.

- Prime Mount Pleasant location with excellent visibility and access
- Includes surface parking, a welcoming lobby, and private in-suite restrooms
- Steps away from top retailers, dining, hotels, and other amenities
- Flexible space suitable for a variety of professional uses
- Thoughtfully designed layout supports a productive work environment
- Recently updated with new flooring and fresh paint
- New Roof in 2024 with transferrable warranty
- New HVAC, Electrical, Lighting, Plumbing, & Ceiling in 2020
- Recently updated with new flooring and paint

**GREAT LOCATION  
IN THE HEART OF  
MOUNT PLEASANT.**





# SUITE SPECIFICATIONS

## SUITE 1A

**Size: 1,735 SF | Price: \$745,000**

- All private offices with windows
- Three large offices/conference rooms
- Two smaller offices
- Large reception room
- Two en-suite restrooms

## SUITE 1B

**Size: 3,065 SF | Price: \$1,320,000**

- Large open office area
- Private office/conference room
- Waiting area at entrance
- Large kitchen and break room
- Conference room space
- Three access points
- Could be split between two tenants
- Two en-suite restrooms

## SUITE 2C

**Size: 1,799 SF | Price: \$773,000**

- Six offices or five with a conference room
- Two en-suite restrooms
- Waiting room
- Breakroom

## SUITE 2D

**Size: 3,166 SF | Price: \$1,360,000**

- Large waiting room
- Large office suite
- 1,250 sq ft of open office area
- Conference room
- Large kitchen and break room
- Conference room space
- Additional rear office entrance

**SHARED COMMON AREA  
INCLUDED IN EACH SUITE SQ  
FOOTAGE - 1,242 SQ. FT**

**TOTAL BUILDING SQUARE  
FOOTAGE - 9,764 SQ. FT**



**4 Office Units | 9,764 SF Total**

Architectural floor plan of the first floor. The plan shows a central corridor (CORR. 100) with a staircase (STAIRS 100) and a central entrance (ENTRANCE 100). The plan is divided into several rooms, including a large open area (OPEN OFFICE AREA 200), a reception area (RECEPTION 100), a kitchen (KITCHEN 100), a bathroom (BATH 100), and a storage area (STORAGE 100). The plan includes dimensions for all rooms and corridors, as well as a north arrow and a scale bar.

**1,799 SF**

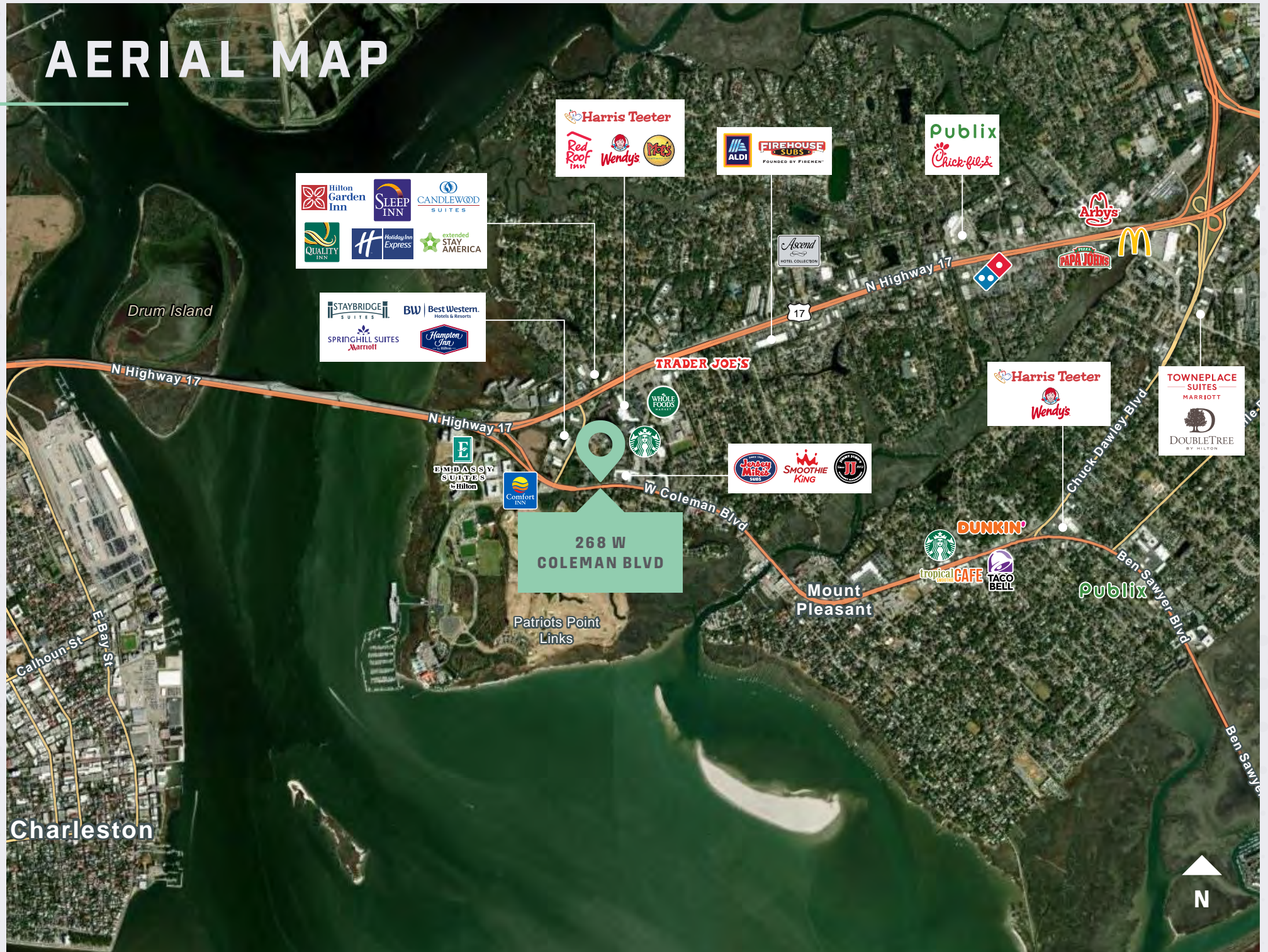
**3,166 SF**

**1,735 SF**

**3,065 SF**



# AERIAL MAP



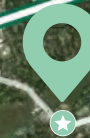


# LOCATION MAP

Charleston  
International  
Airport



Charleston



Mount Pleasant

PROXIMITY



**I-26**

3 Miles



**I-526**

3.4 Miles



**I-95**

56 Miles



**CHS**

Charleston  
International Airport  
12 Miles

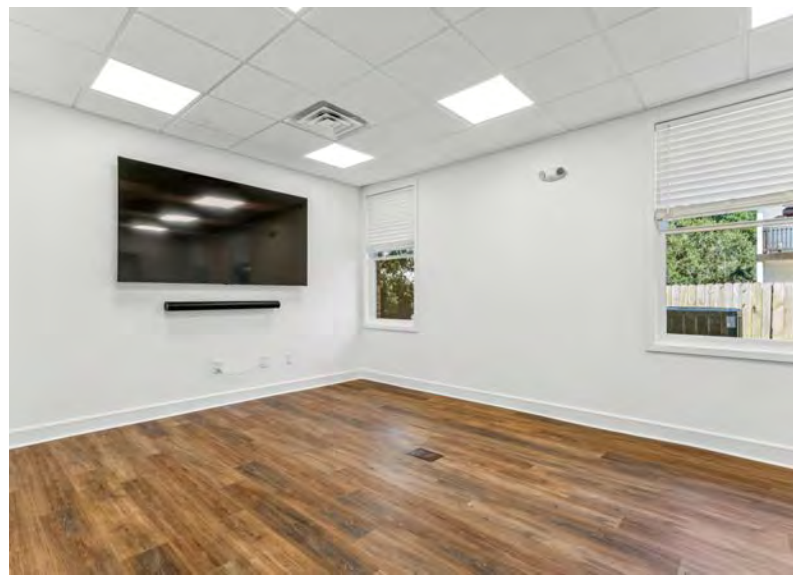


SUITE 1-A  
1,735 SF





SUITE 1-B  
3,065 SF





SUITE 2-C  
1,799 SF





**SUITE 2-D**  
**3,166 SF**







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W COLEMAN BLVD  
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# OFFICE SPACE FOR SALE

9,764 SF  
FOUR OFFICE UNITS

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**CBRE**

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