

421 WANDO PARK BLVD
MOUNT PLEASANT, SC 29464



3,091 SF TO 17,349 SF OFFICE AVAILABLE

FOR LEASE

LOCATED IN MOUNT PLEASANT



PETE HARPER, CCIM

Principal
(843) 329-0108
PHarper@Lee-Associates.com



REID DAVIS, CCIM, SIOR

Managing Principal
(843) 277-4326
RDavis@Lee-Associates.com



CAMERON YOST, CCIM, SIOR

Principal
(843) 203-1105
CYost@Lee-Associates.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

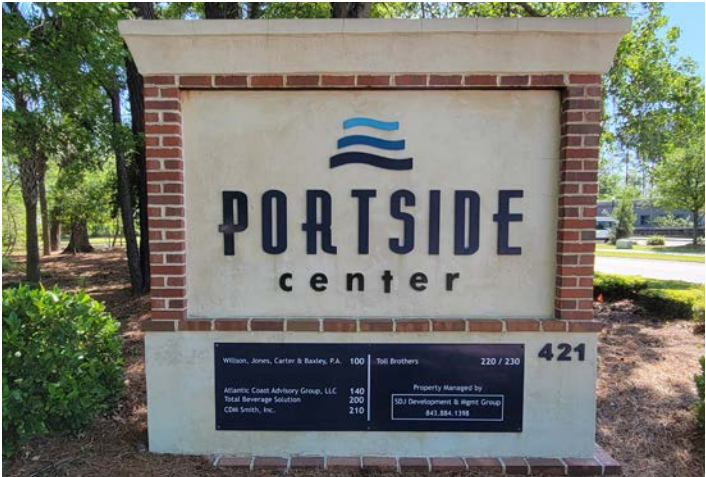
Portside Center at 421 Wando Park Blvd. is a two story, 30,000 square foot professional office building located in the highly sought after Mount Pleasant sub-market of Charleston. The building was built as a regime and contains eight office condominium units. Suite 200 with 6,929 SF is available immediately, Suite 210 with 3,091 SF is available 12-1-2025, and Suite 220/230 with a total of 7,329 SF can be leased together or separately. Suite 220 is 3,567 SF and Suite 230 is 3,762 SF available 1-1-2026. Suites 200, 210, 220, and 230 can be leased all together for a total of 17,329 SF. The rate is modified gross, Tenant is responsible for electricity, in-suite maintenance and janitorial, and Base Year on Taxes.

PROPERTY SPECIFICATIONS

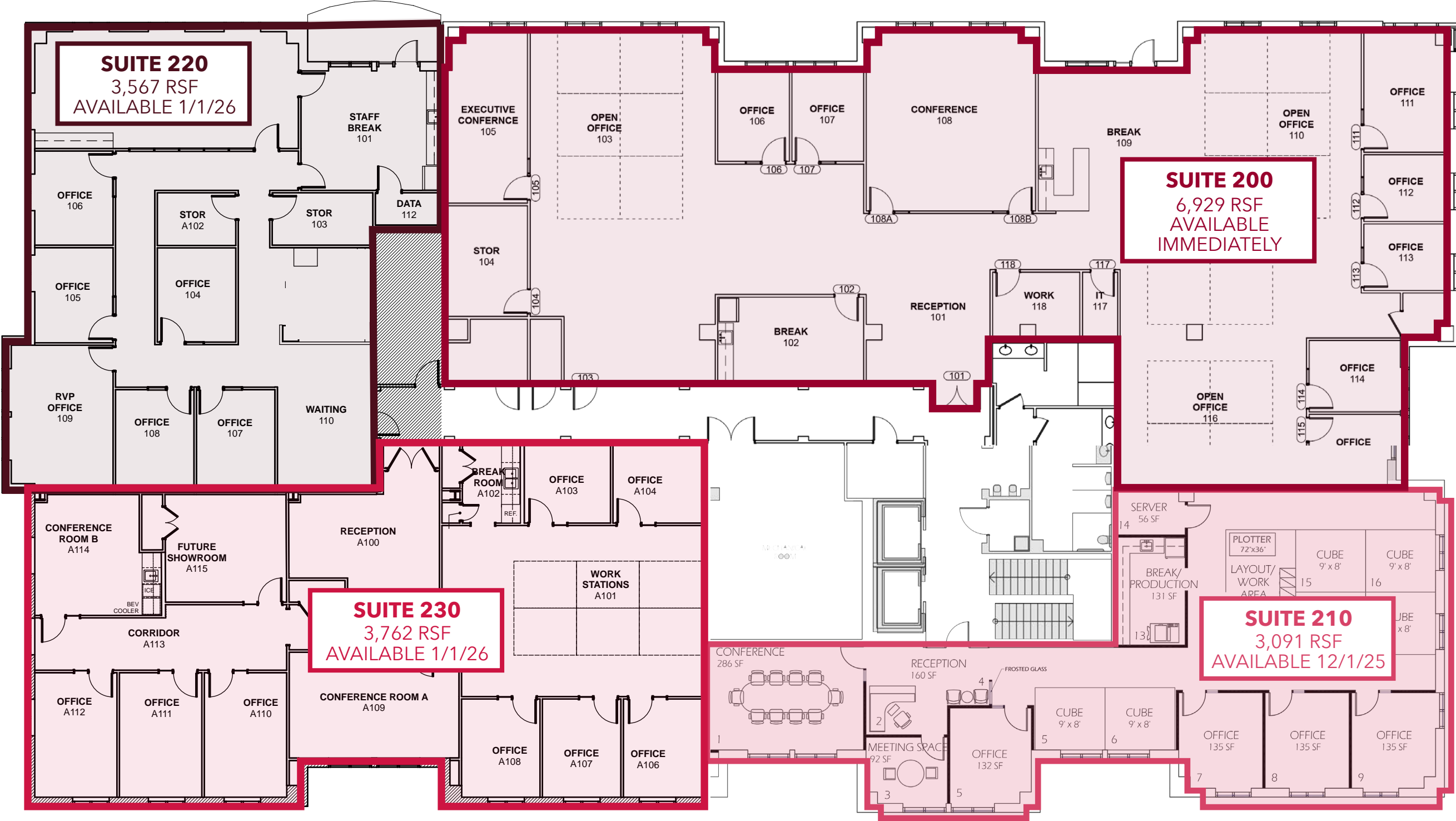
ADDRESS	421 Wando Park Blvd., 2nd Floor, Mount Pleasant, SC 29464
SPACE AVAILABLE	Suite 200 (6,929 RSF) Suite 210 (3,091 RSF) Suite 220 (3,567 RSF) Suite 230 (3,762 RSF) All suites can be combined for a total of 17,349 SF
LEASE RATE	\$30.00/SF, Modified Gross
PARKING & ACCESS	Free Surface Parking Available Easy Access to I-526
YEAR BUILT	2006



PROPERTY PHOTOS



FLOOR PLAN



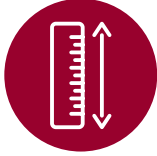
SUITE 200 FLOOR PLAN



**SEVEN (7) PRIVATE OFFICES +
MULTIPLE OPEN OFFICE AREAS**



**RECEPTION AREA AS WELL AS
TWO LARGE BREAK AREAS**



**(+/-) 6,929 SQUARE FEET
OF OFFICE SPACE
AVAILABLE IMMEDIATELY**



**ONE (1) LARGE CONFERENCE
ROOM AND ONE (1) EXECUTIVE
CONFERENCE ROOM**

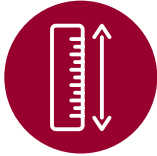
SUITE 210 FLOOR PLAN



**FOUR (4) PRIVATE OFFICES +
AN OPEN OFFICE AREA**



**RECEPTION AREA AS WELL AS
ONE LARGE BREAK AREA**



**(+/-) 3,091 SQUARE FEET
OF OFFICE SPACE
AVAILABLE 12-1-2025**



**ONE (1) LARGE
CONFERENCE ROOM AND
ONE (1) MEETING SPACE**

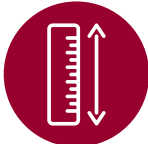
SUITE 220 FLOOR PLAN



SIX (6) PRIVATE OFFICES



WAITING AREA, ONE BREAK ROOM,
AND STORAGE CLOSETS

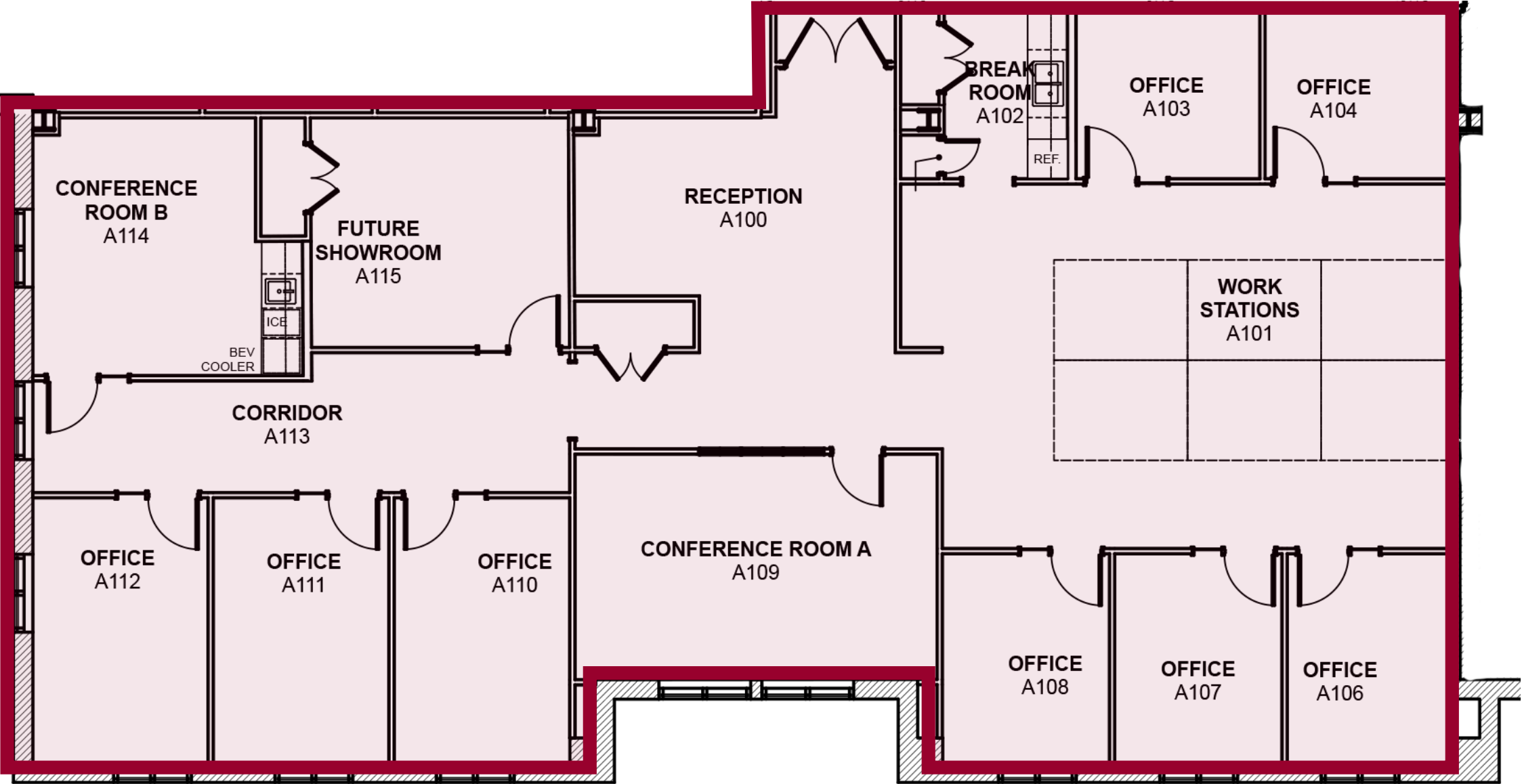


(+/-) 3,567 SQUARE FEET
OF OFFICE SPACE
AVAILABLE 1-1-2026



ONE (1) CONFERENCE ROOM

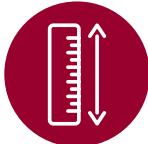
SUITE 230 FLOOR PLAN



EIGHT (8) PRIVATE OFFICES



RECEPTION AREA, ONE BREAK ROOM, OPEN AREA FOR WORK STATIONS AND STORAGE CLOSETS

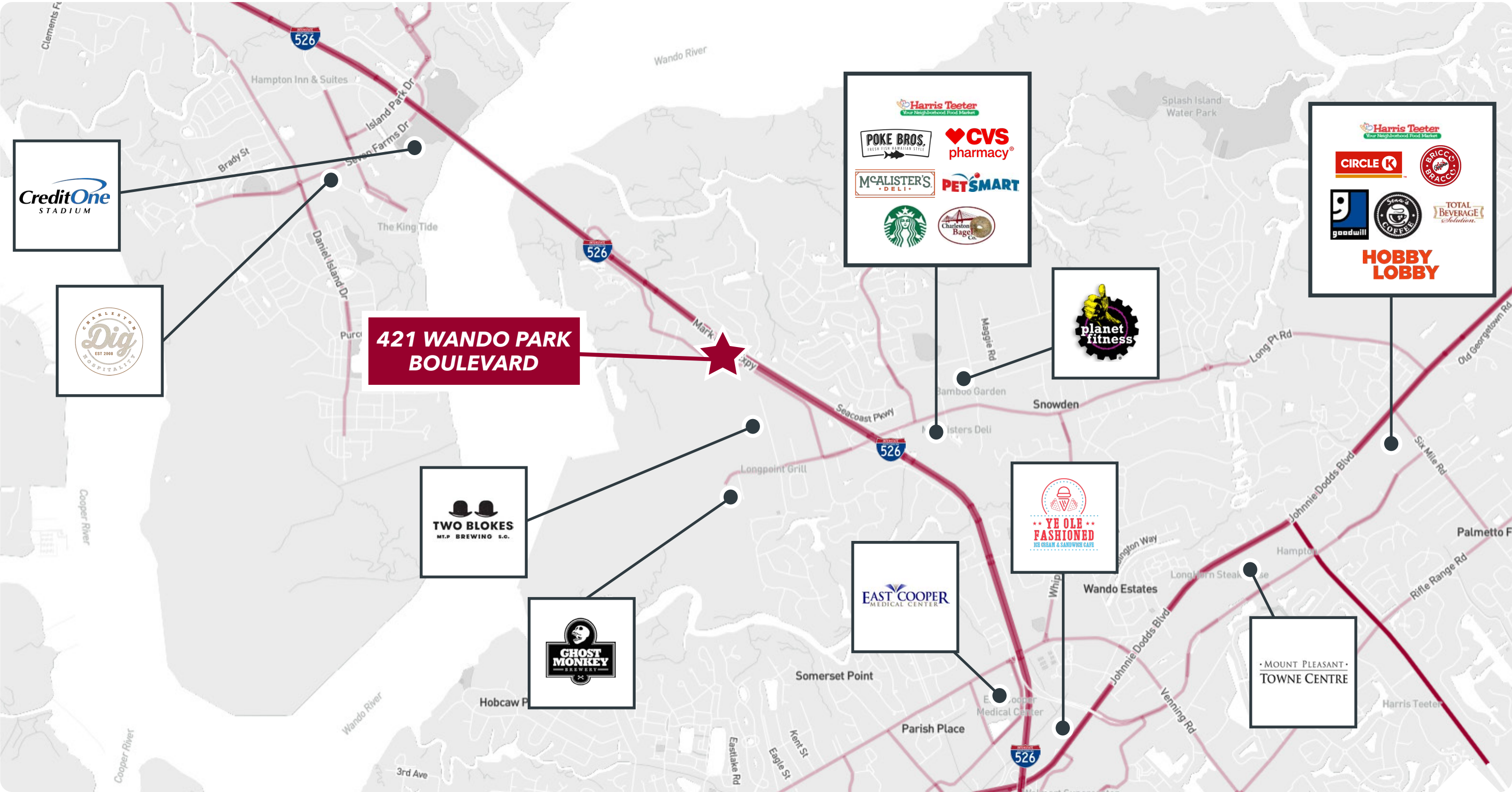


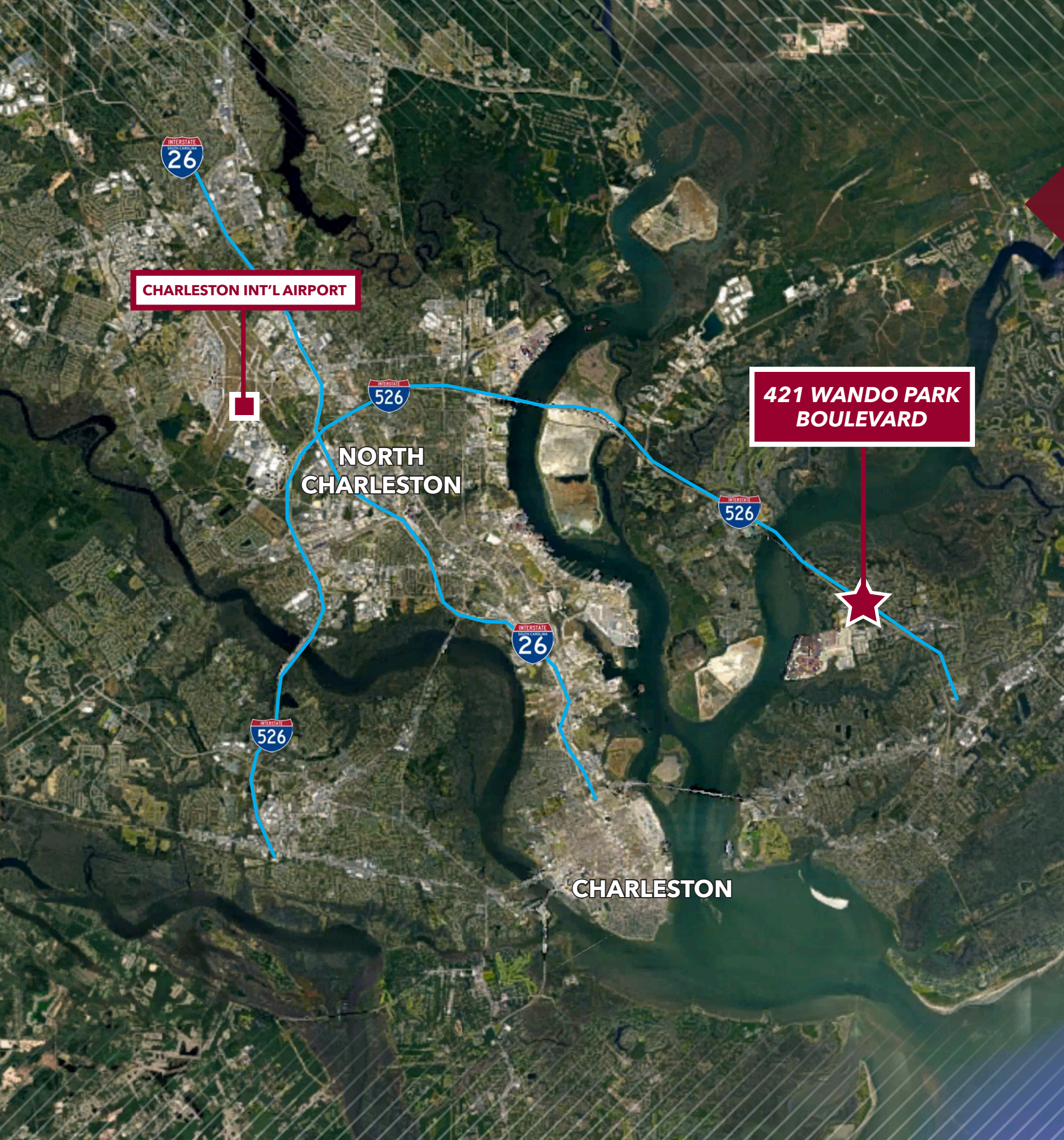
(+/-) 3,762 SQUARE FEET OF OFFICE SPACE AVAILABLE 1-1-2026



TWO (2) CONFERENCE ROOMS AND ONE (1) SHOWROOM

MARKET OVERVIEW





LOCATION OVERVIEW

88,066 Total Population Within 5 Mile Radius

\$152,821 Avg. Household Income Within 5 Mile Radius

38,285 Total Households Within 5 Mile Radius

96.3% Employed Labor Force Within 5 Mile Radius

40.6 Median Age Within 5 Mile Radius

22 MIN Median Commute Time Within 5 Mile Radius

DRIVE TIMES:

North Charleston Port Terminal	24 min	12.1mi
Charleston INT'L Airport	22 min	14.0 mi
Hugh Leatherman Terminal	18 min	12.3 mi
I-26	18 min	11.9 mi
Columbus Street Terminal	18 min	9.6 mi
Veteran's Terminal	15 min	7.4 mi
Wando Welch Terminal	6 min	2.0 mi
Highway 17	5 min	3.1 mi
I-526	1 min	0.2 mi

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