



# 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 17,349 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

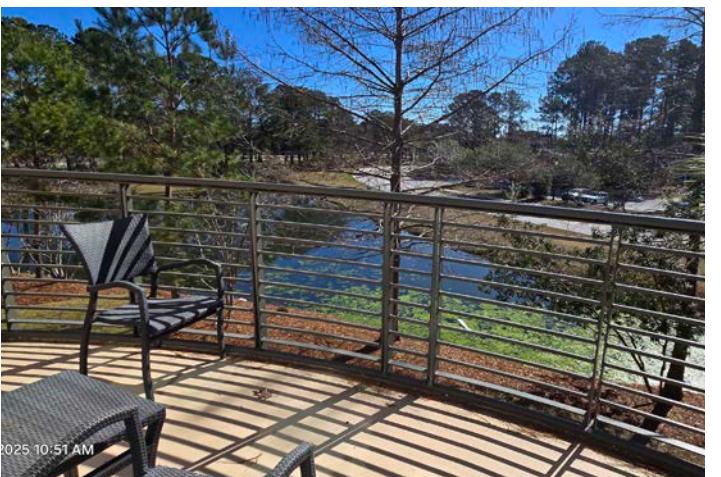
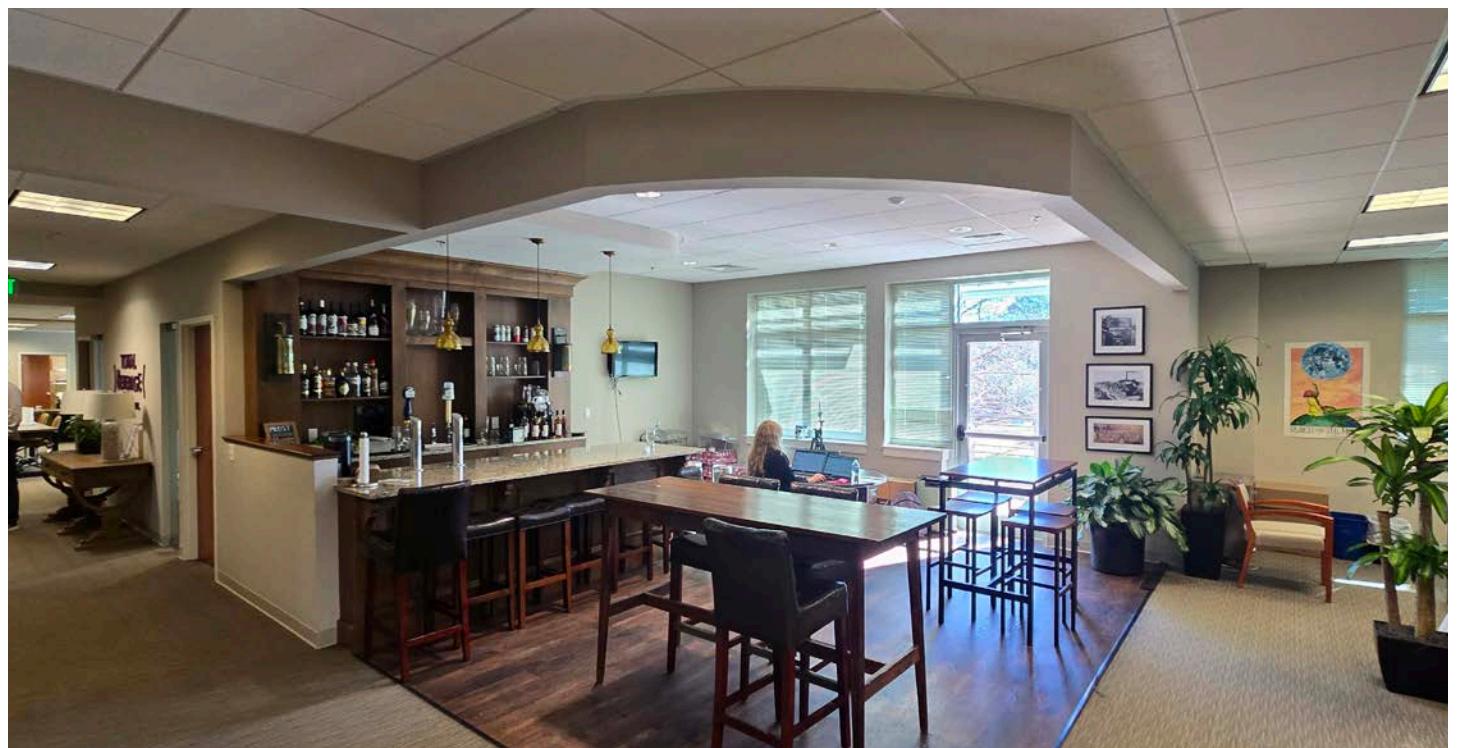
Free Surface Parking Available  
Easy Access to I-526

### YEAR BUILT

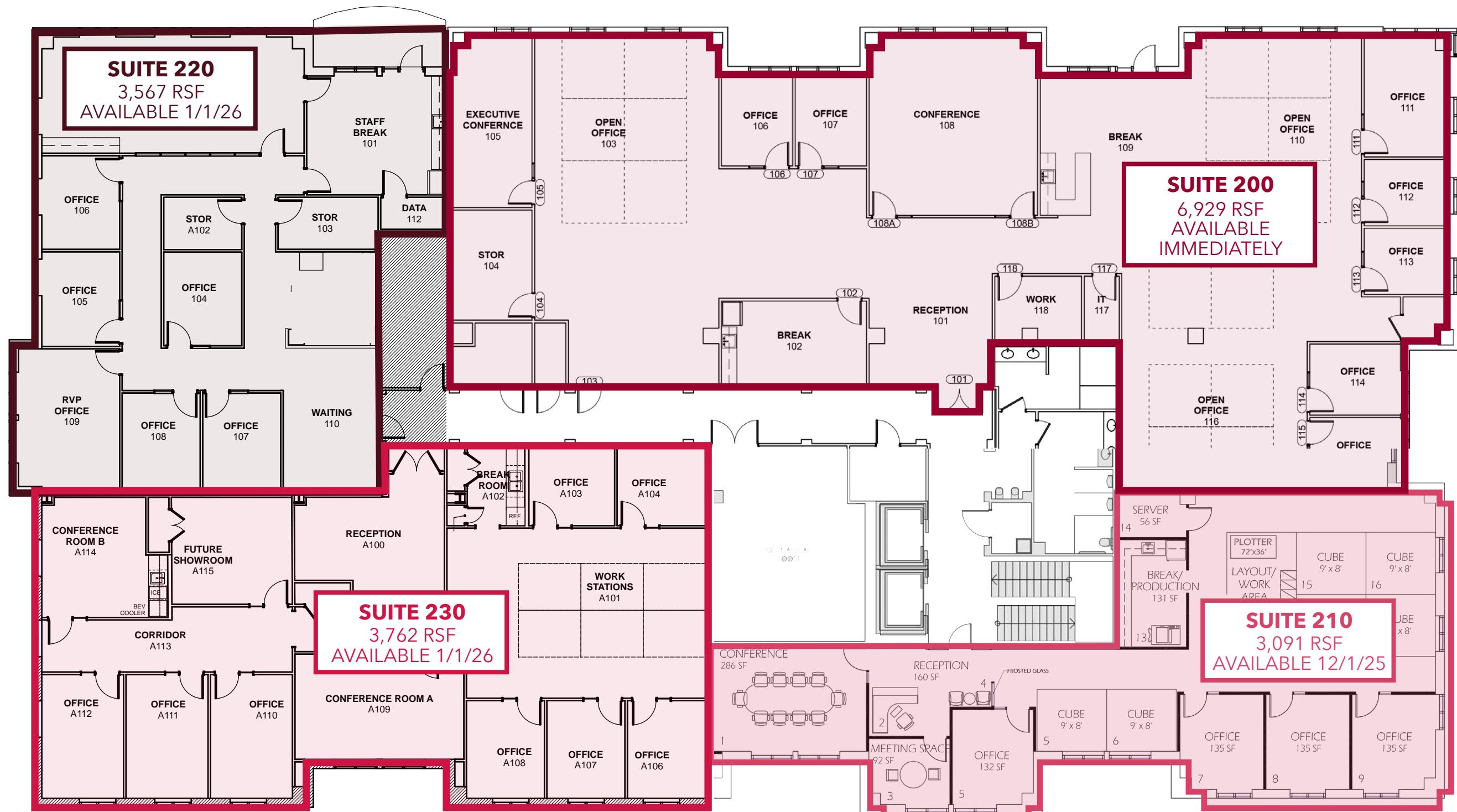
2006



# 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**

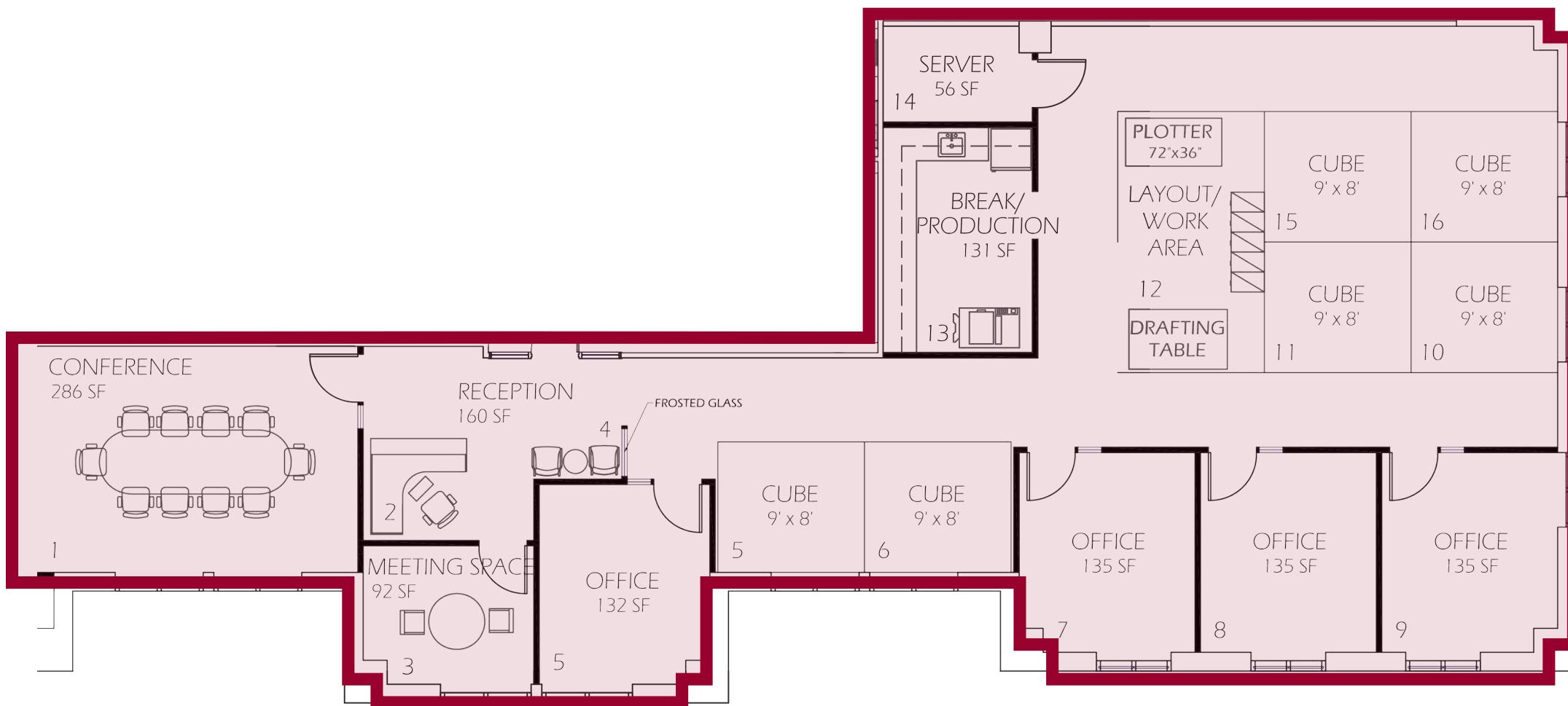


**(+/-) 6,929 SQUARE FEET  
OF OFFICE SPACE  
AVAILABLE IMMEDIATELY**



**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**

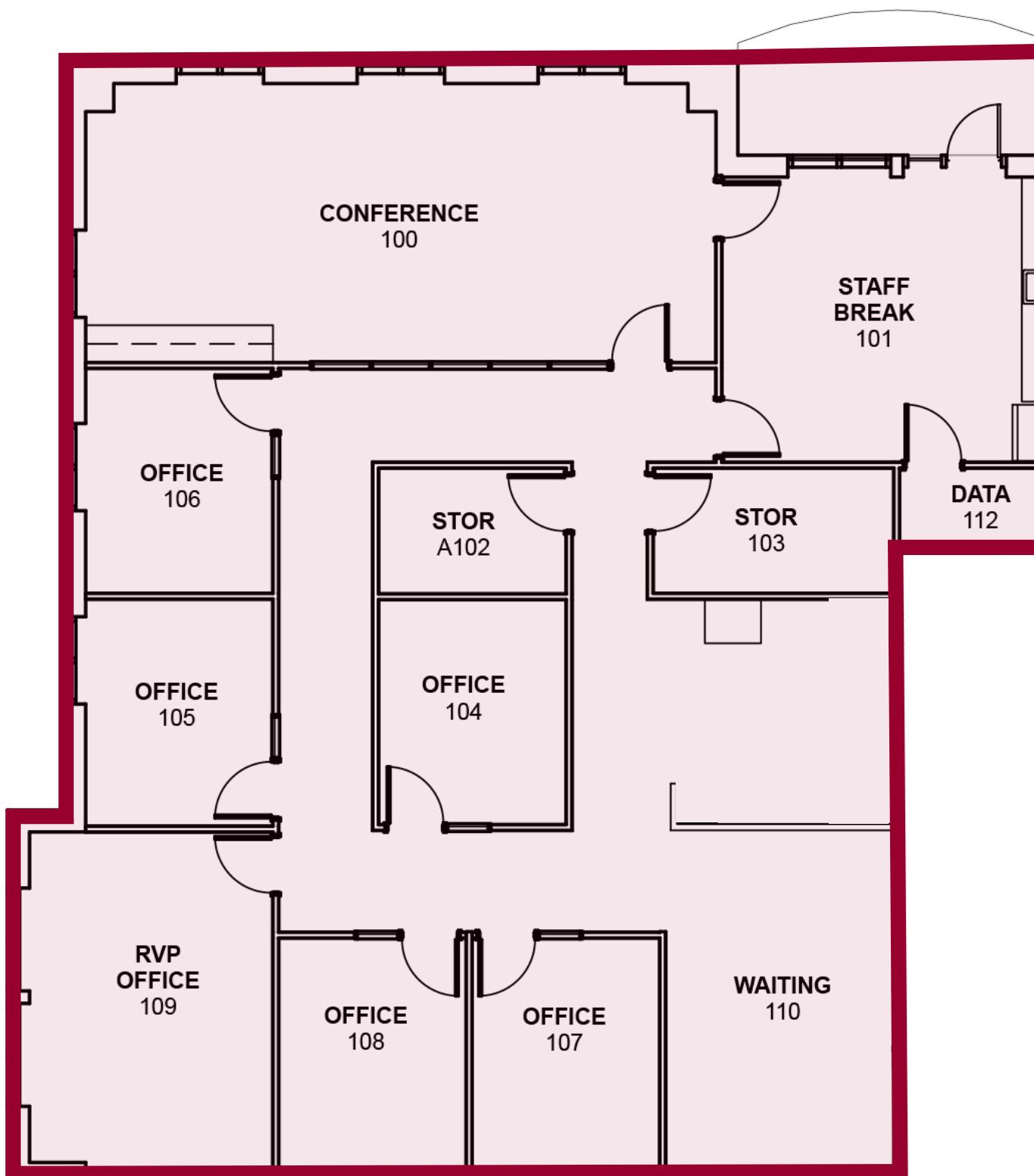


**(+/-) 3,091 SQUARE FEET  
OF OFFICE SPACE  
AVAILABLE 12-1-2025**



**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**

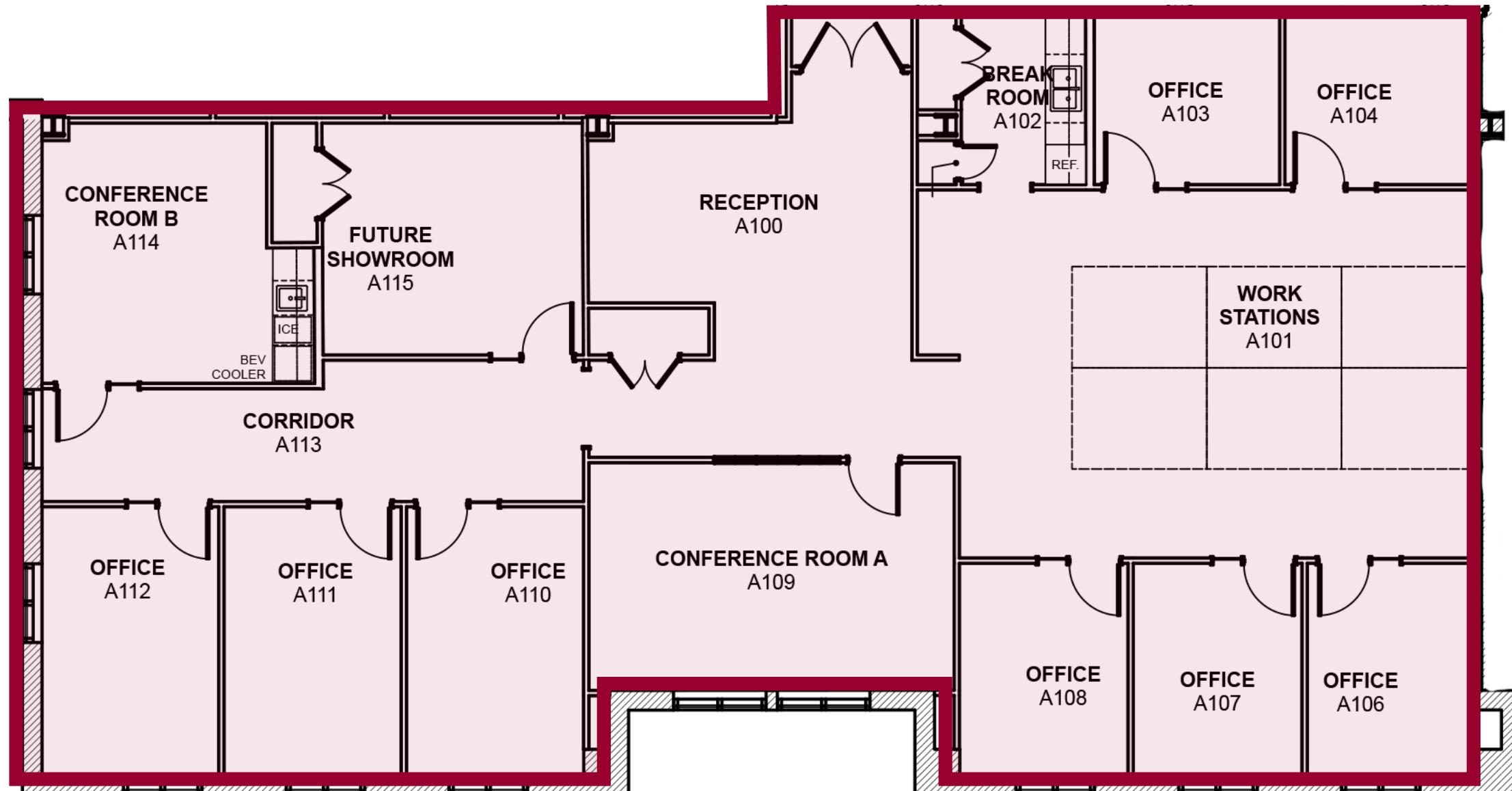


**(+/-) 3,567 SQUARE FEET  
OF OFFICE SPACE  
AVAILABLE 1-1-2026**



**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**



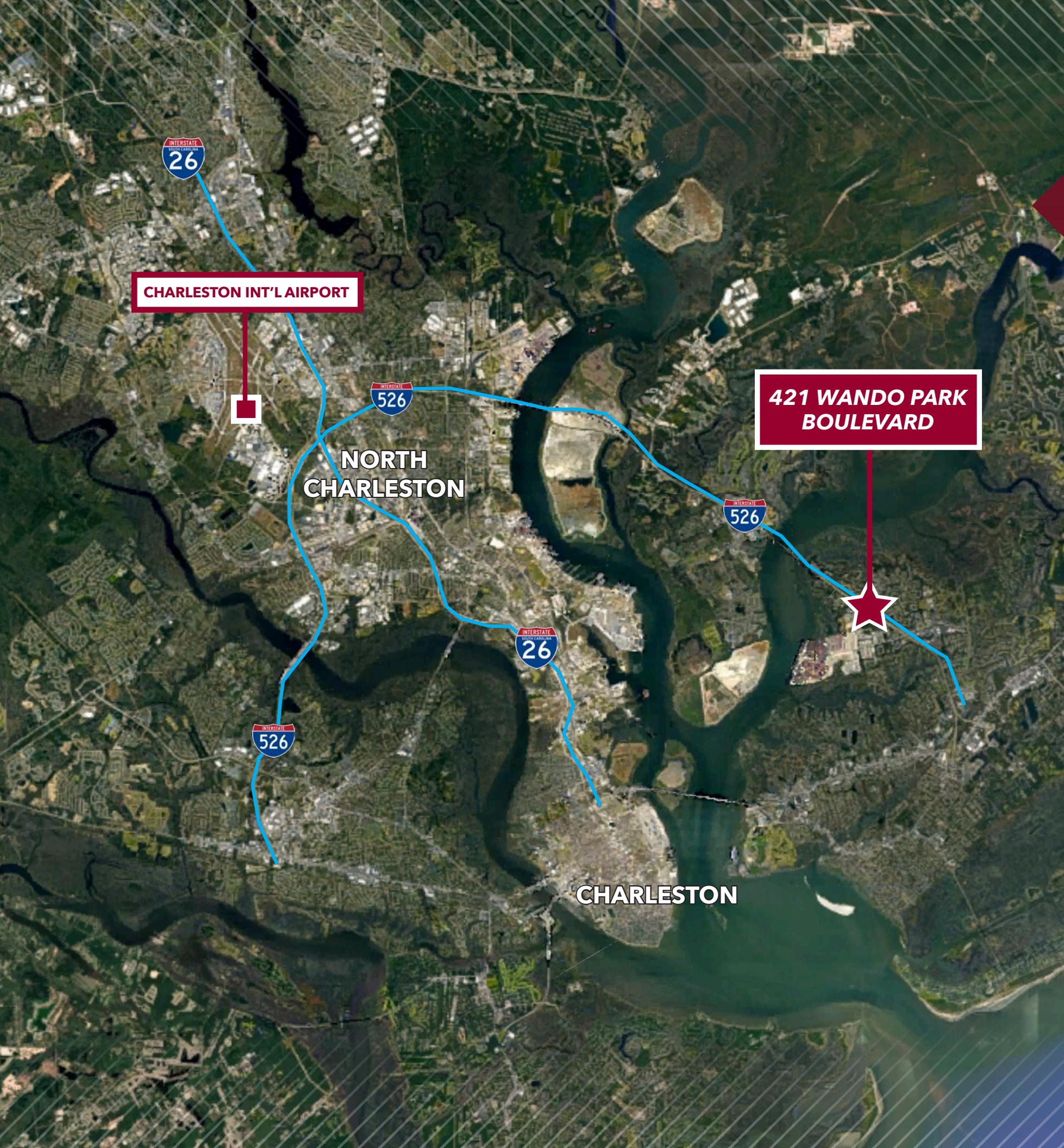
**(+/-) 3,762 SQUARE FEET OF OFFICE SPACE AVAILABLE 1-1-2026**



**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   12.1 mi
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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