

268 West Coleman Blvd

Mount Pleasant, South Carolina

3,400 SF Available

Great location in the Heart of Mount Pleasant



FIRST FLOOR SPACE AVAILABLE FOR LEASE | RECENTLY RENOVATED

Contact Us

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CLASS A OFFICE SPACE

New Office Space Available | Beautiful New Floors Installed!

268 West Coleman is a two-story brick building on one of Mt. Pleasant's most used roads, Coleman Blvd, that conveniently takes you to the Arthur Ravenel Bridge within minutes of the property. The property consist of a stunning lobby and Class A finishes throughout as well as surface parking.

Highlights:

- + Only \$27.00 PSF Modified Gross with the Tenant paying its own utilities & janitorial
- + Amazing location in Mount Pleasant
- + Tenant to pay increases only in taxes and insurance costs over the Base Year amounts
- + Spaces comes with surface parking, amazing lobby and in-space restrooms
- + Walking distance to popular retailers, restaurants, hotels + more
- + 1st floor space may accommodate various professional uses
- + Possible Tenant Improvement Allowance available + **new flooring and paint**

\$27.00

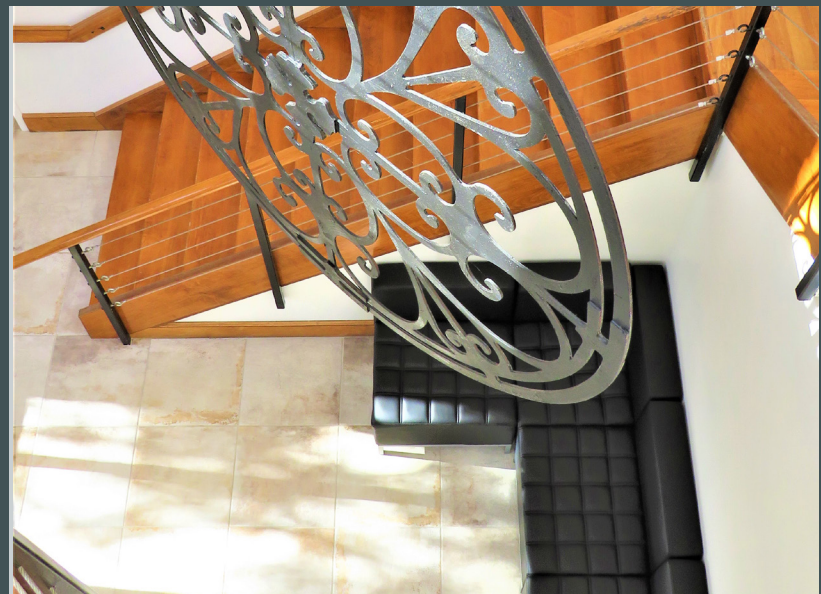
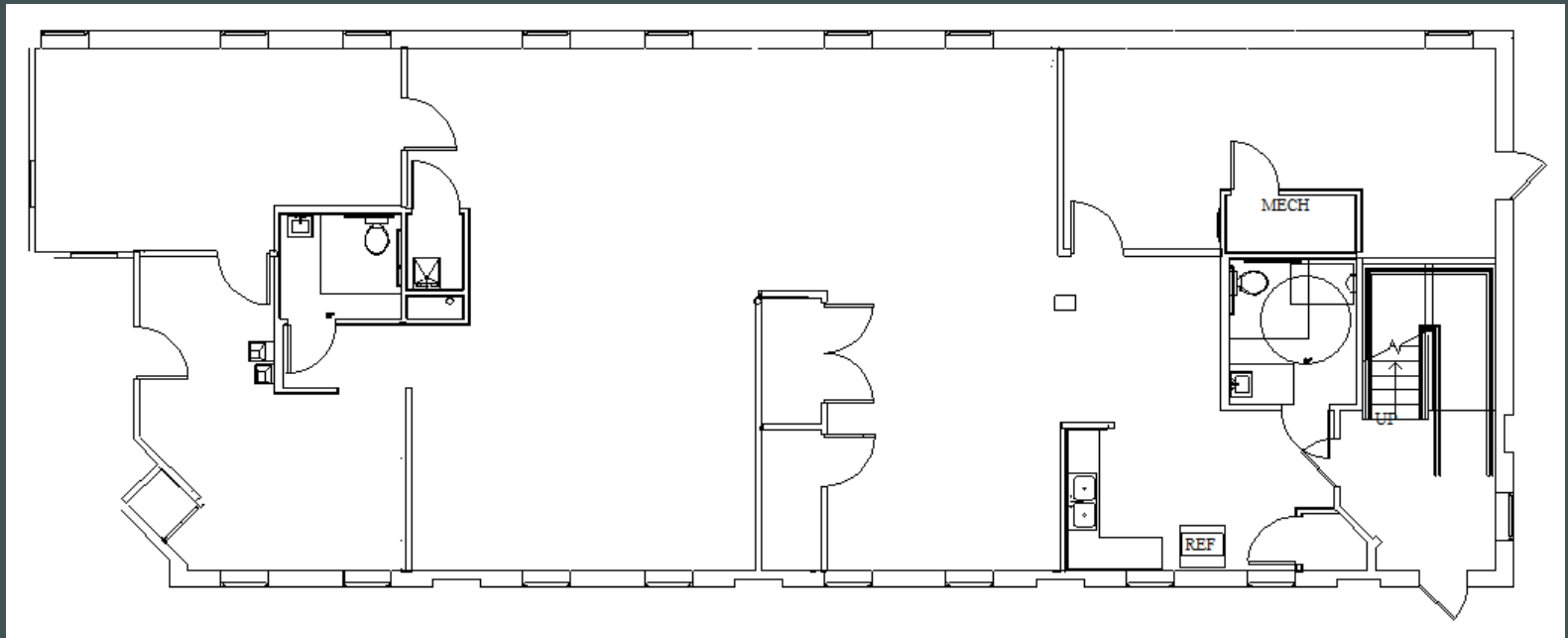
PSF MODIFIED GROSS

3,400

Square Feet Available

FIRST FLOOR SPACE | FOR LEASE | 3,400 SF

+ Ideal layout for functional workplace environment + new flooring & paint updates



+ First Floor beautifully updated with private restrooms, breakrooms, offices, kitchens, bars + more amenities!

+ Comes with on-site surface parking spaces and a beautiful lobby

+ Excellent location- great walkability to retailers and restaurants - short drive to downtown & beaches



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