

1407 Stuart Engals Blvd.

Mount Pleasant, SC 29464



FOR LEASE | OFFICE

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Harbor
COMMERCIAL PARTNERS

PROPERTY HIGHLIGHTS

This is a 3,150 SF space that offers 5 private offices, a finely appointed conference room, and an open office area that could easily accommodate 10 workstations. The space is bright and spacious with large windows and vaulted ceilings. The location is central to all points within Mount Pleasant and its many amenities and provides immediate access to Interstate 526 to all points within the Charleston market. This is an excellent opportunity for administrative office users to enjoy an economical, cheerful and well-located office within the coveted Mount Pleasant community.

Possible users could include:

- Logistics Firm
- Shipping Company
- Back office administrative offices
- Call center
- Billing services
- Law Office
- Accounting
- A variety of other general office uses

This is a net leased opportunity with tenant expenses currently assessed at \$4.71 per square foot. The tenant is responsible for their portion of electricity and janitorial services.

BUILDING SPECS

PARCEL ID	560-02-00-029
COUNTY	CHARLESTON
YEAR BUILT	2003
NUMBER OF FLOORS	2

AVAILABLE SPACE

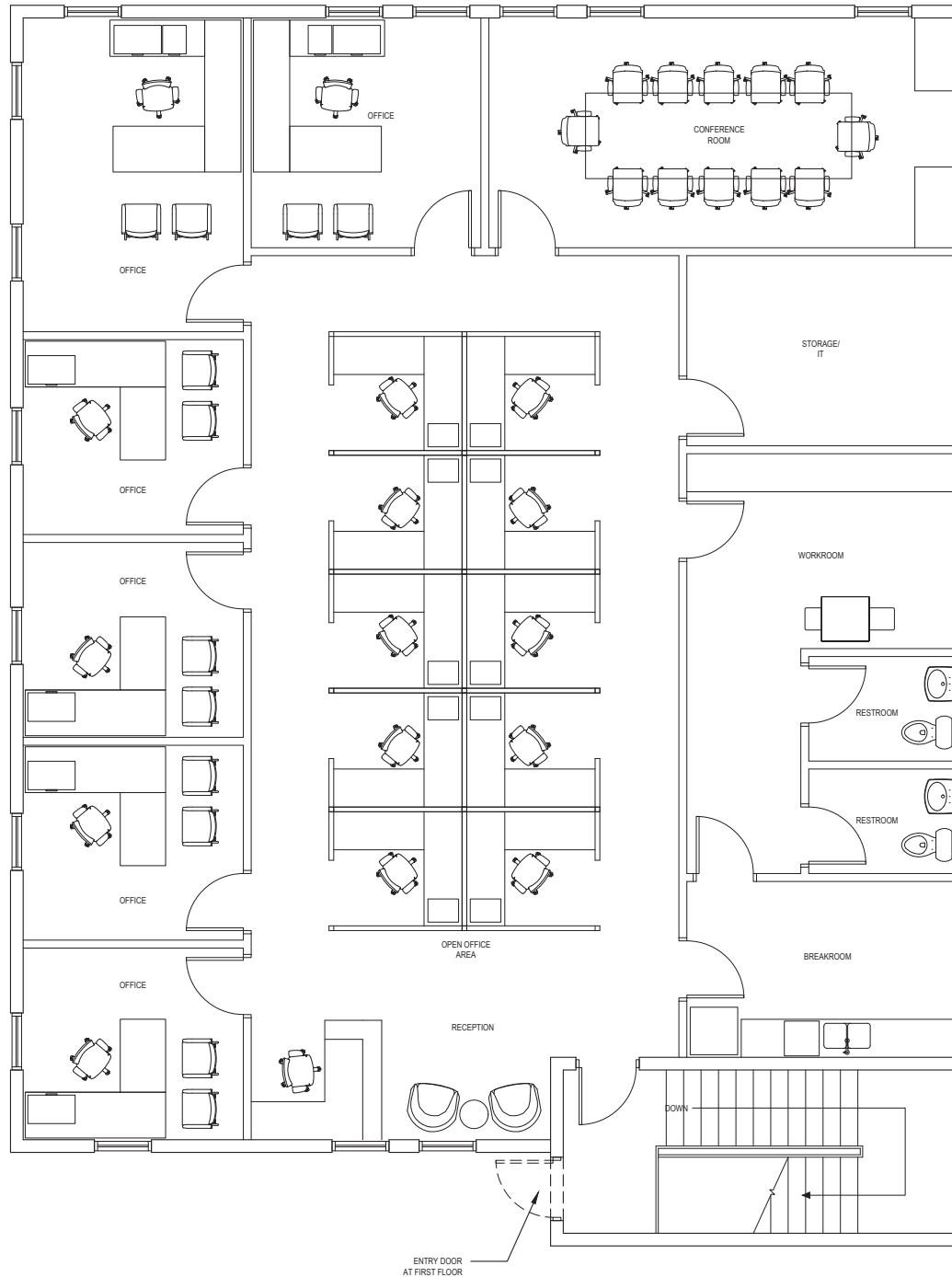
SIZE	3,150 SF
LEASE RATE	\$19 PSF NNN
EST. PASS-THROUGHS	\$4.71 PSF
AVAILABLE DATE	10/01/2024

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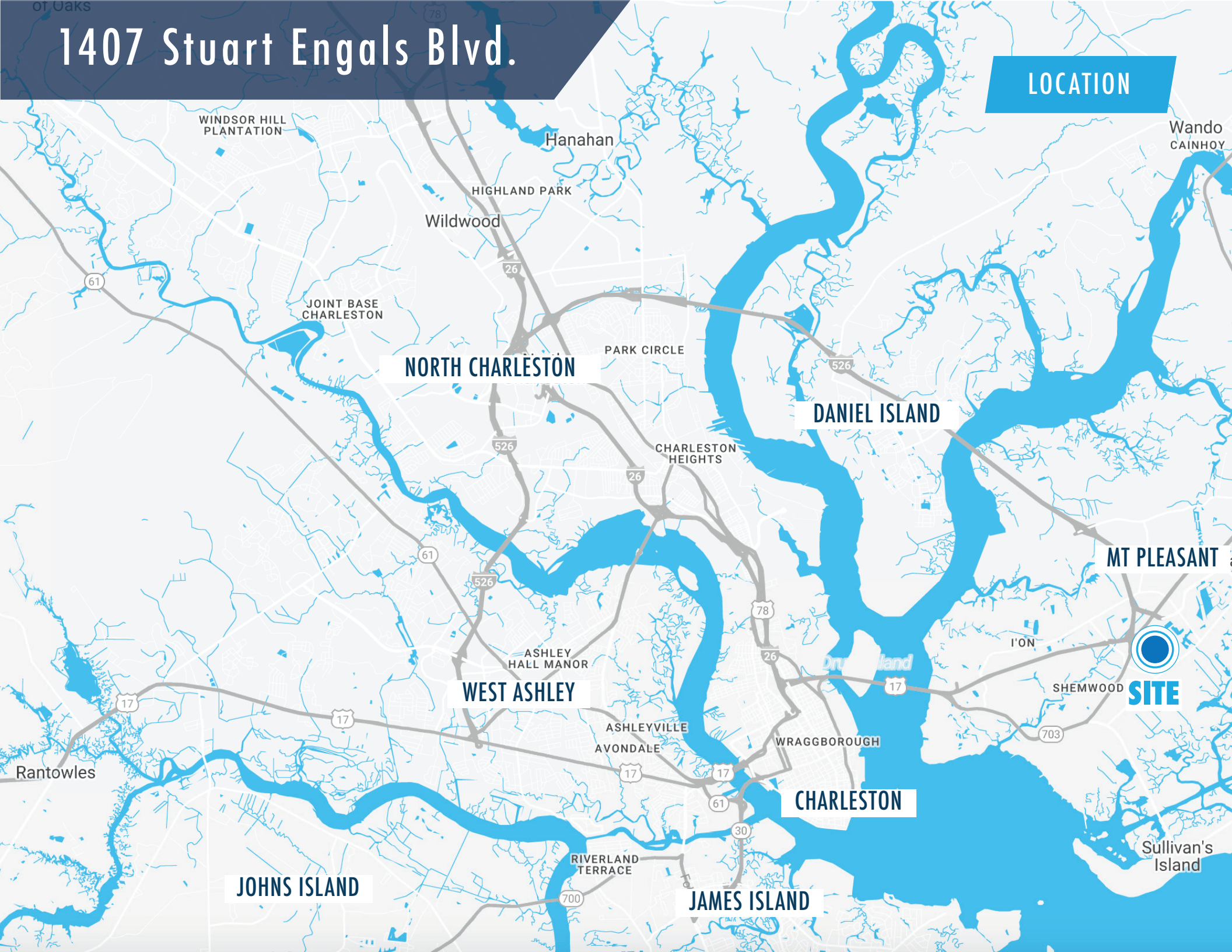
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LOCATION



WINDSOR HILL PLANTATION

Hanahan

Wando
CAINHOY

HIGHLAND PARK
Wildwood

JOINT BASE CHARLESTON

NORTH CHARLESTON

PARK CIRCLE

DANIEL ISLAND

CHARLESTON HEIGHTS

MT PLEASANT

ASHLEY HALL MANOR

WEST ASHLEY



SHEMWOOD

ASHLEYVILLE
AVONDALE

WRAGGBOROUGH

Rantowles

CHARLESTON

JOHNS ISLAND

RIVERLAND TERRACE

JAMES ISLAND

Sullivan's Island

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AMENITIES



INTERSTATE
526

COURTYARD
BY MARRIOTT

HomeGoods

NORDSTROM
rack DSW
DESIGNER SHOE WAREHOUSE

J.CREW
Marshall's

THE FRESH
MARKET



COMB
BACK
SHACK

DOUBLETREE
by Hilton

Second
State
Coffee

Publix

Chick-fil-A

Arby's

McDonald's

enterprise

verizon

Public
Storage

Orangetheory
FITNESS

ALDI

TRADER
JOE'S

Harris Teeter

WHOLE
FOODS
MARKET



VICIOUS BISCUIT
STAY VICIOUS

Harris Teeter



Publix

Mt Pleasant



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