

421 WANDO PARK BLVD
MOUNT PLEASANT, SC 29464



3,567 SF TO 14,258 SF OFFICE AVAILABLE

FOR LEASE

LOCATED IN MOUNT PLEASANT



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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 7-1-2025 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 10-1-2025. Suites 200, 220, and 230 can be leased all together for a total of 14,258 SF. The rate is modified gross, Tenant is responsible for electricity, in-suite janitorial, and Base Year on Taxes.

PROPERTY SPECIFICATIONS

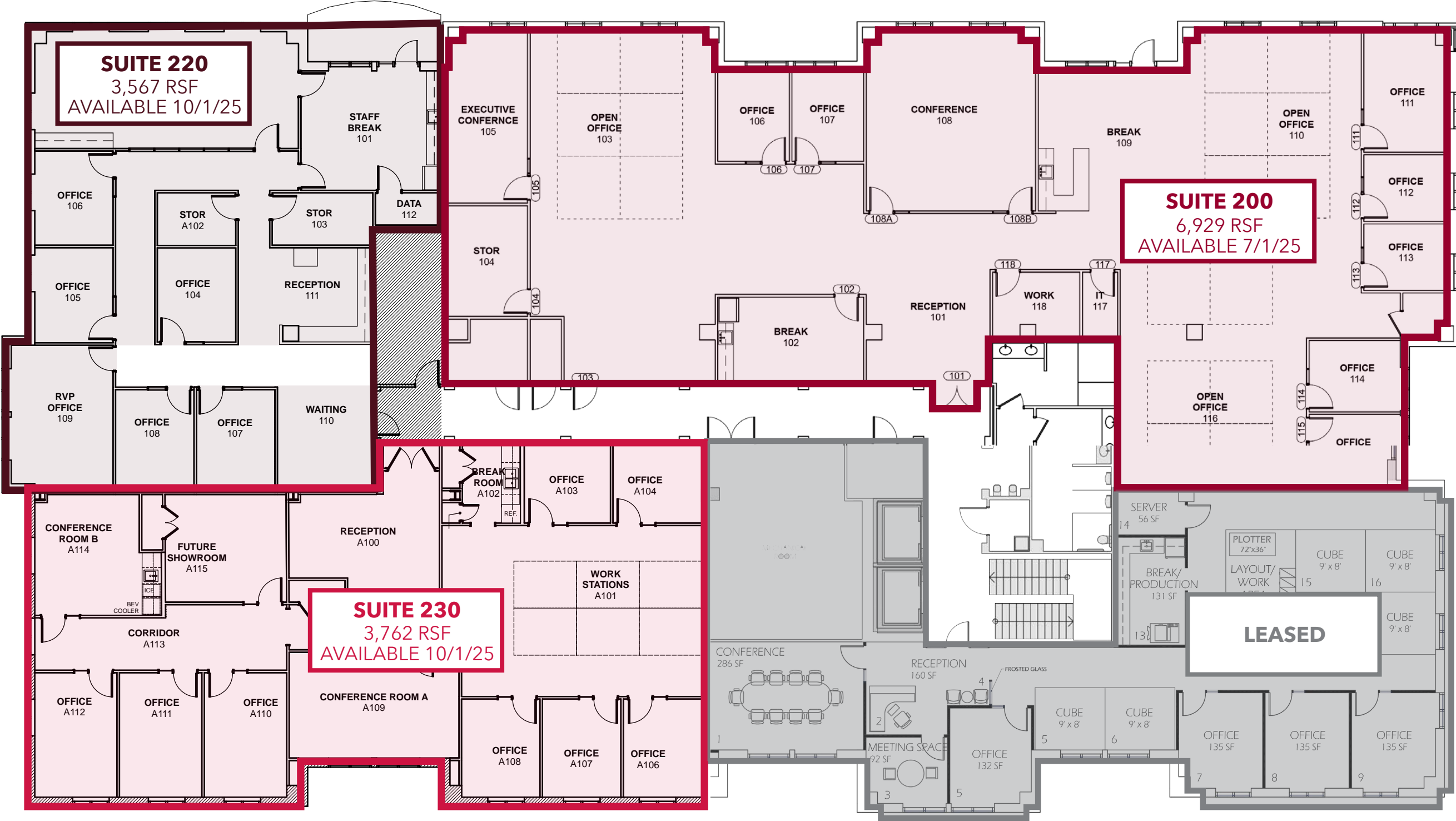
| | |
|------------------|--|
| ADDRESS | 421 Wando Park Blvd., 2nd Floor, Mount Pleasant, SC 29464 |
| SPACE AVAILABLE | Suite 200 (6,929 RSF) Suite 220 (3,567 RSF) Suite 230 (3,762 RSF) Suite 220 & 230 (7,329 RSF) Suite 200, 220 & 230 (14,258 SF) |
| LEASE RATE | \$30.00/SF, Modified Gross |
| PARKING & ACCESS | Free Surface Parking Available Easy Access to I-526 |
| YEAR BUILT | 2006 |



PROPERTY PHOTOS



FLOOR PLAN



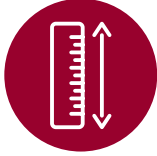
SUITE 200 FLOOR PLAN



**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 7-1-2025**



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

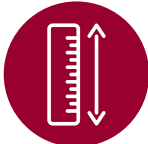
SUITE 220 FLOOR PLAN



SIX (6) PRIVATE OFFICES



**RECEPTION AREA, WAITING AREA,
ONE BREAK ROOM, AND
STORAGE CLOSETS**

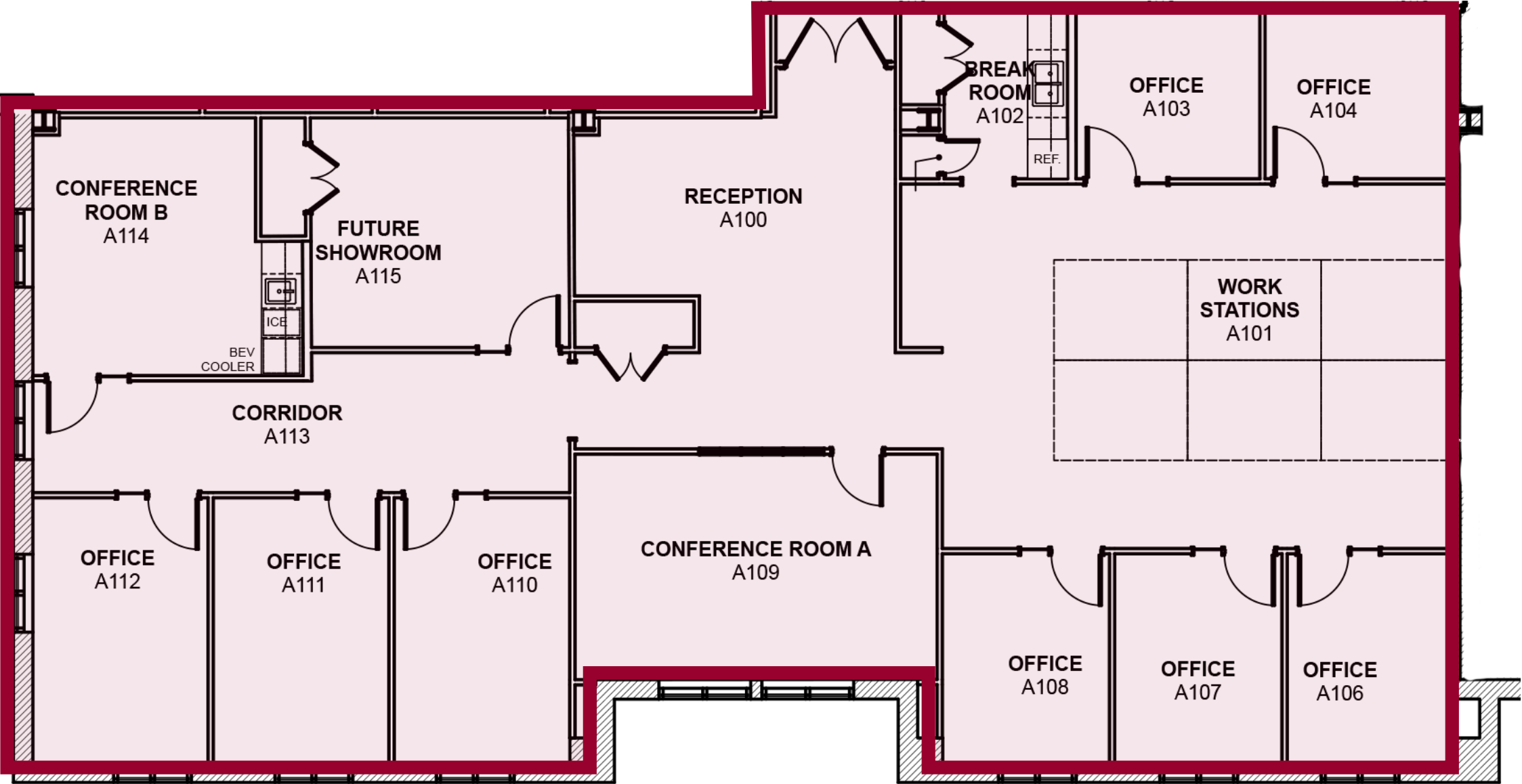


**(+/-) 3,567 SQUARE FEET
OF OFFICE SPACE
AVAILABLE 10-1-2025**



ONE (1) CONFERENCE ROOM

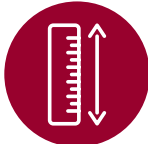
SUITE 230 FLOOR PLAN



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 10-1-2025

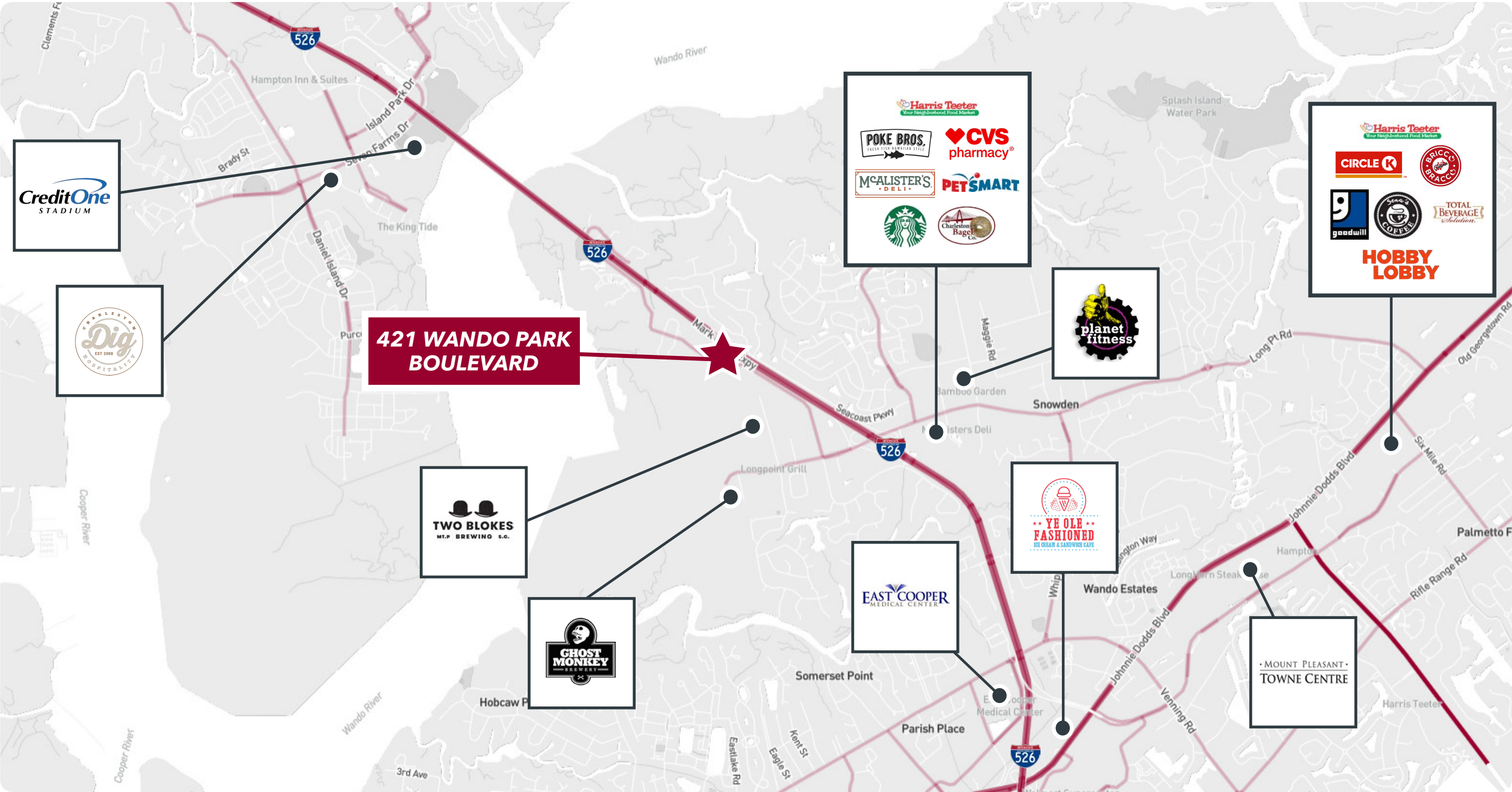


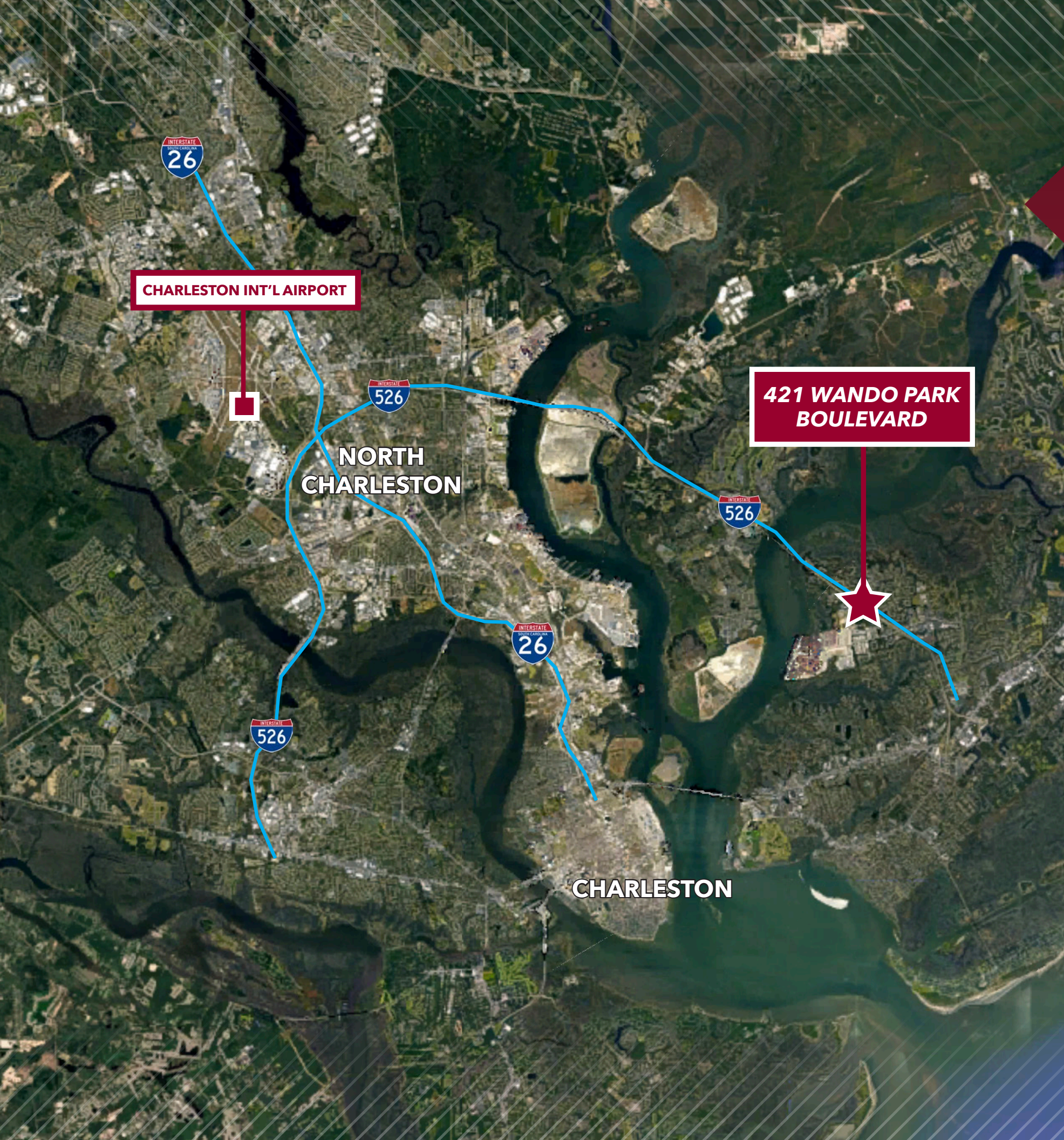
TWO (2) CONFERENCE ROOMS AND ONE (1) SHOWROOM

AERIAL OVERVIEW



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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