

**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

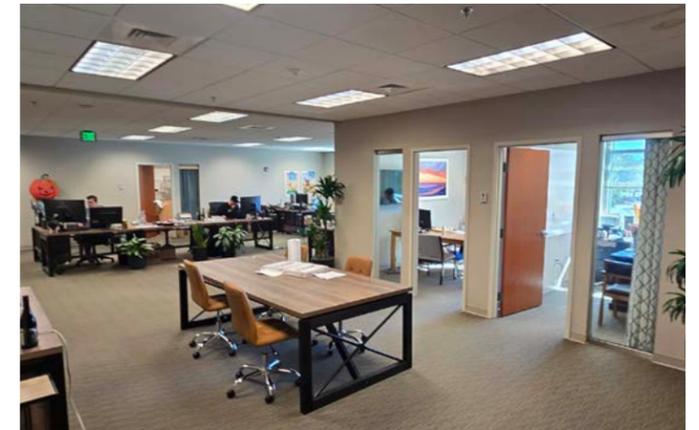
### PARKING & ACCESS

Free Surface Parking Available  
Easy Access to I-526

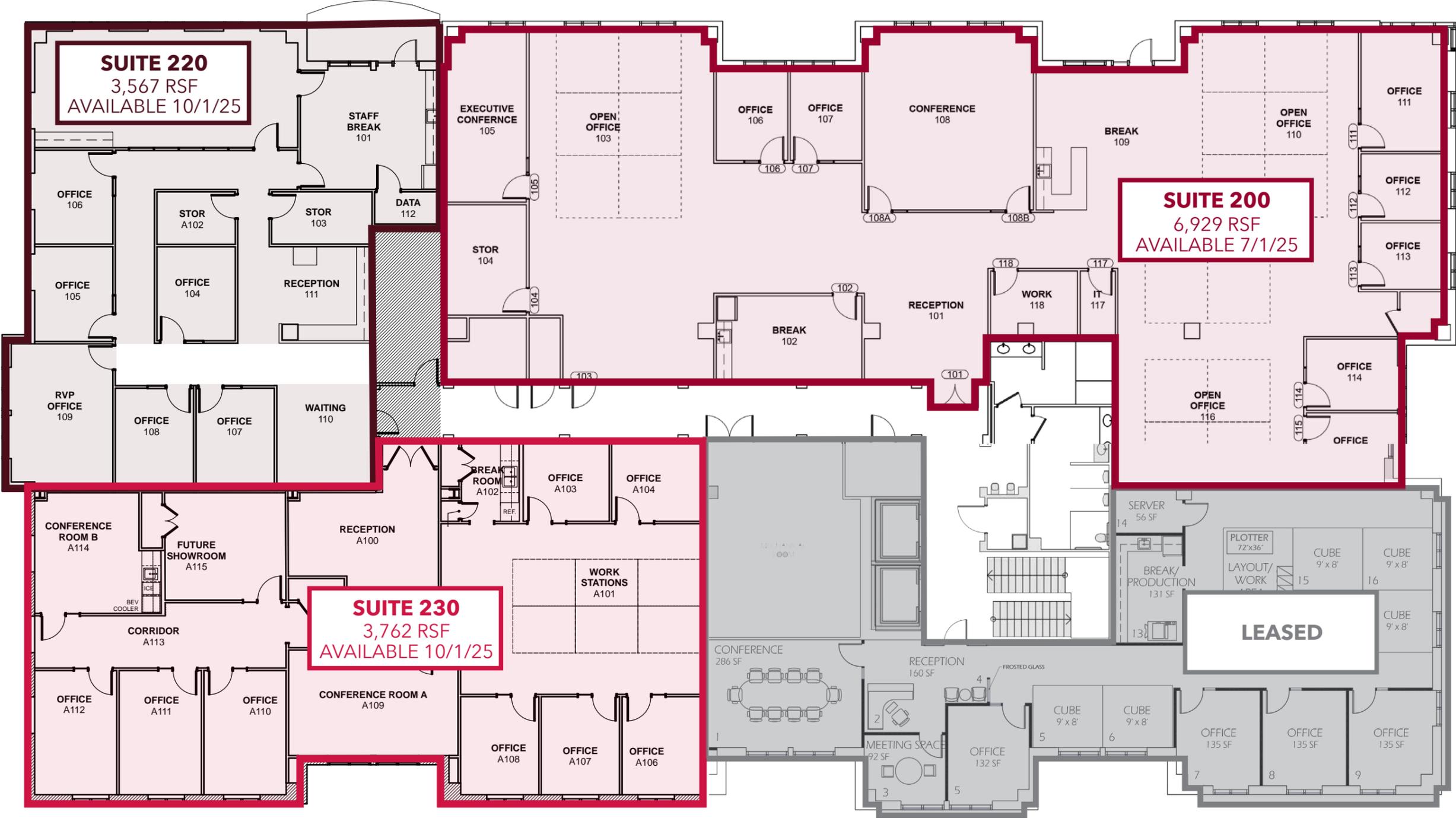
**YEAR BUILT** 2006



# 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

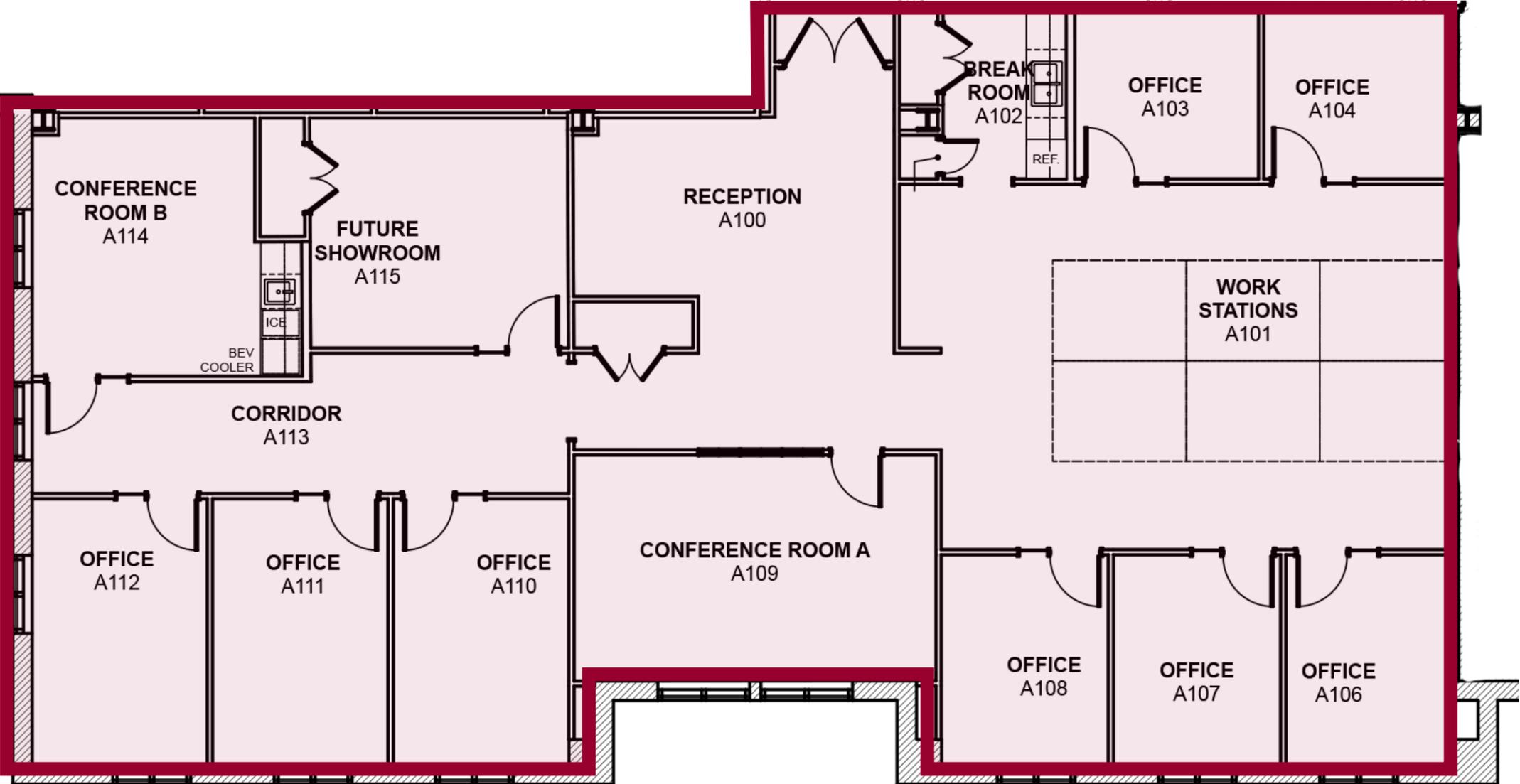


(+/-) 3,567 SQUARE FEET OF OFFICE SPACE AVAILABLE 10-1-2025



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**

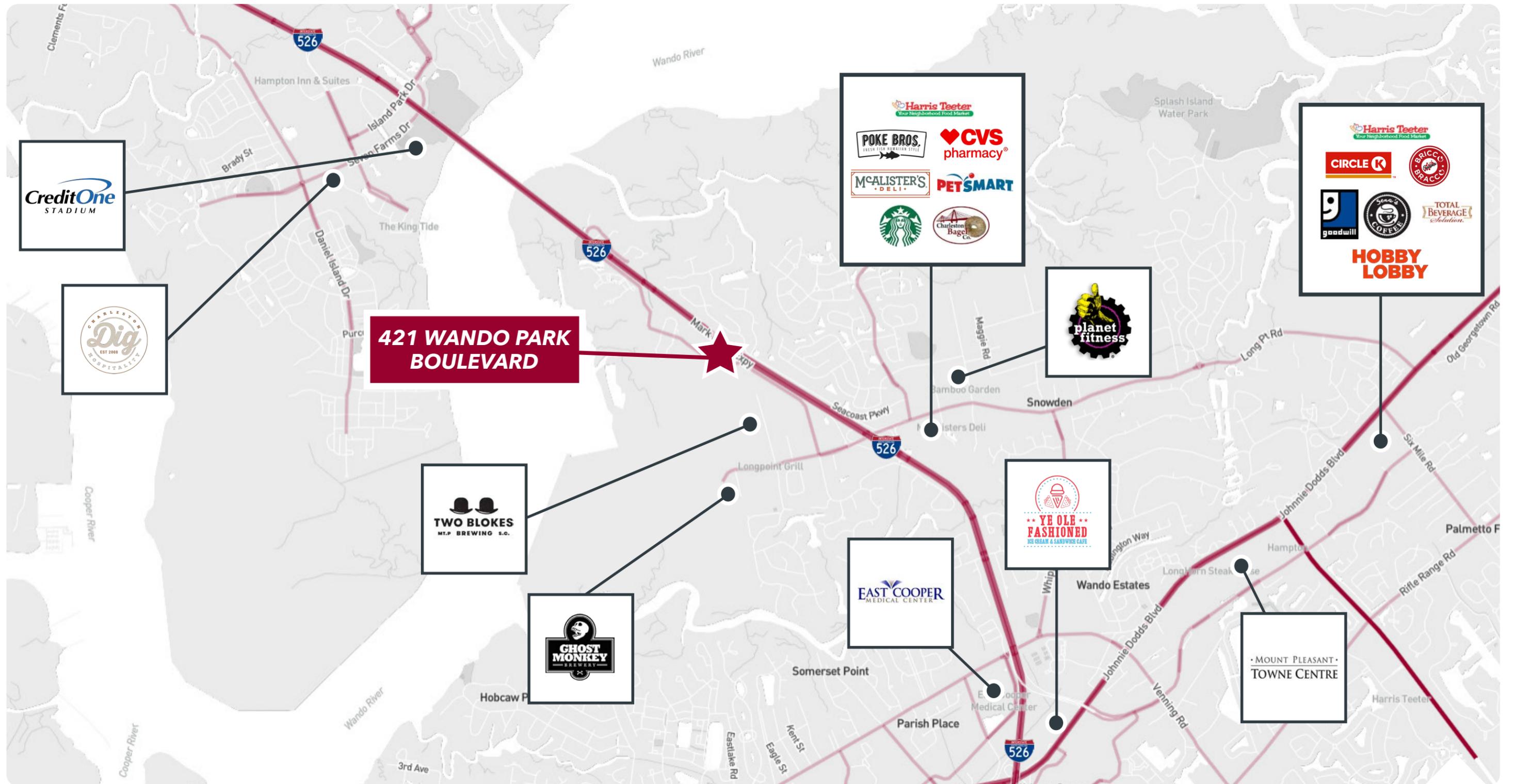


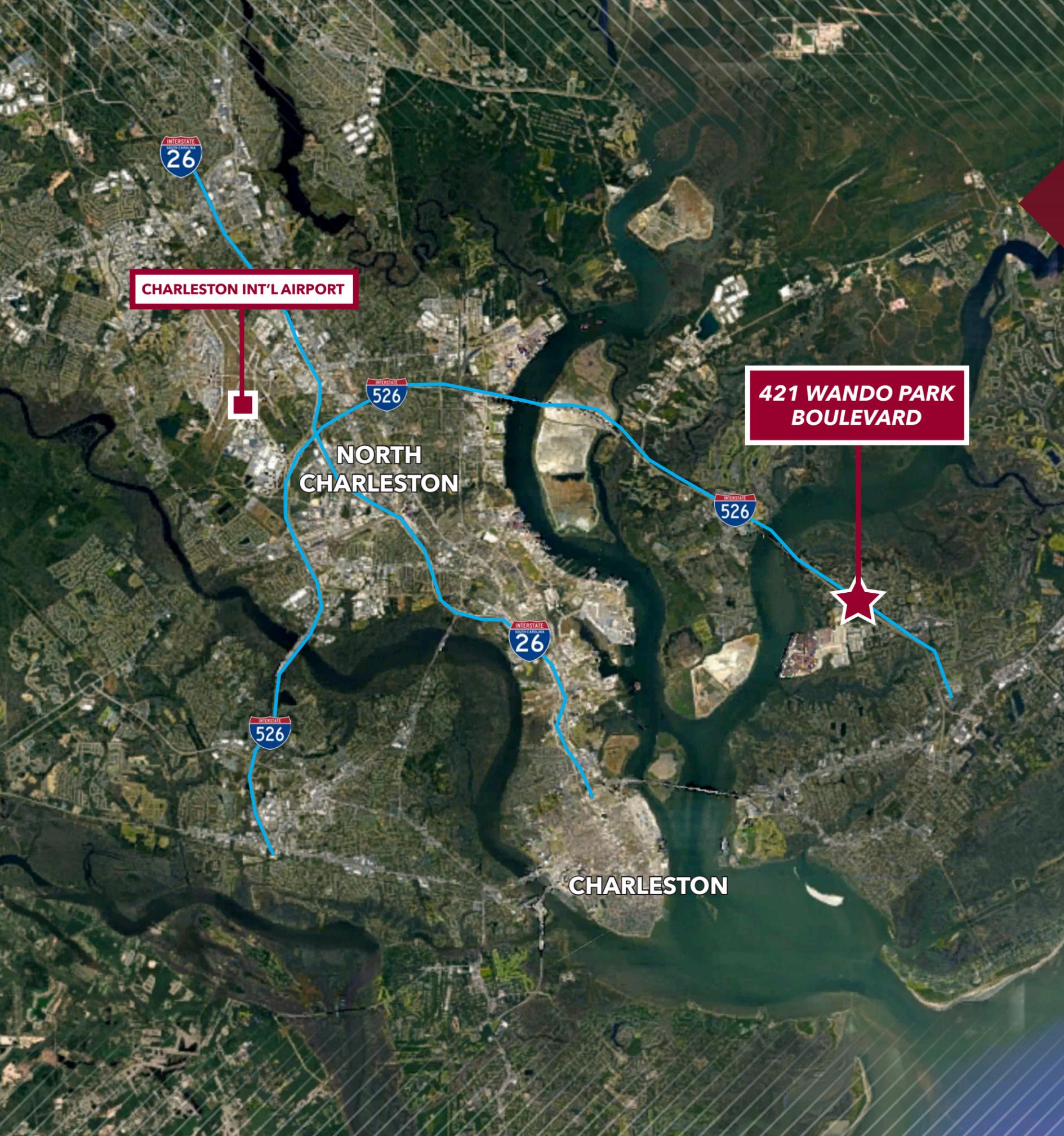
**TWO (2) CONFERENCE ROOMS AND ONE (1) SHOWROOM**

# 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   12.1 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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