

## OFFICE SPACE FOR LEASE

1415 & 1417 STUART  
ENGALS BLVD.  
MOUNT PLEASANT, SC 29464

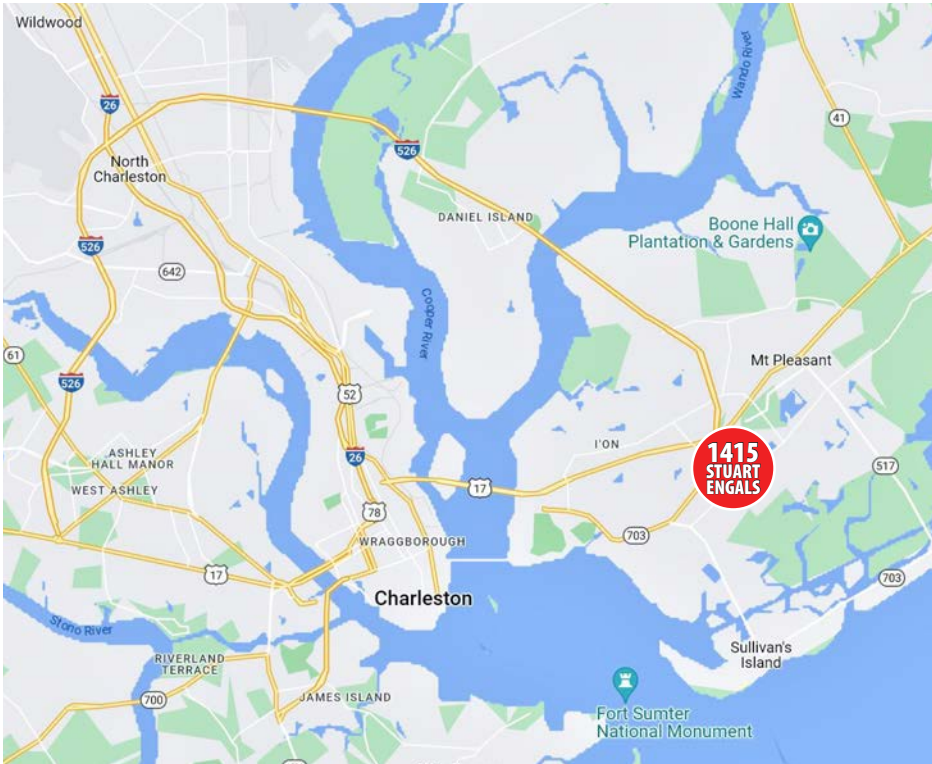


**Grace Moring**

843.518.6808

[gmoring@wrsrealty.com](mailto:gmoring@wrsrealty.com)





## OFFERING SUMMARY

<b>Address</b>	1415 & 1417 Stuart Engals Blvd. Mount Pleasant, SC 29464
<b>Lease Rate</b>	\$29.00 - \$33.00 RSF/YR
<b>Lease Type</b>	1417 Full Service Including Utilities 1415 Full Service Not Including Utilities
<b>Property Type</b>	Class A Office
<b>Available SF</b>	Bldg. 1417 - 4,306 RSF (Suite 202) Bldg. 1415 - 1,317 RSF
<b>Year Built</b>	2007
<b>Parking</b>	First Come First Serve

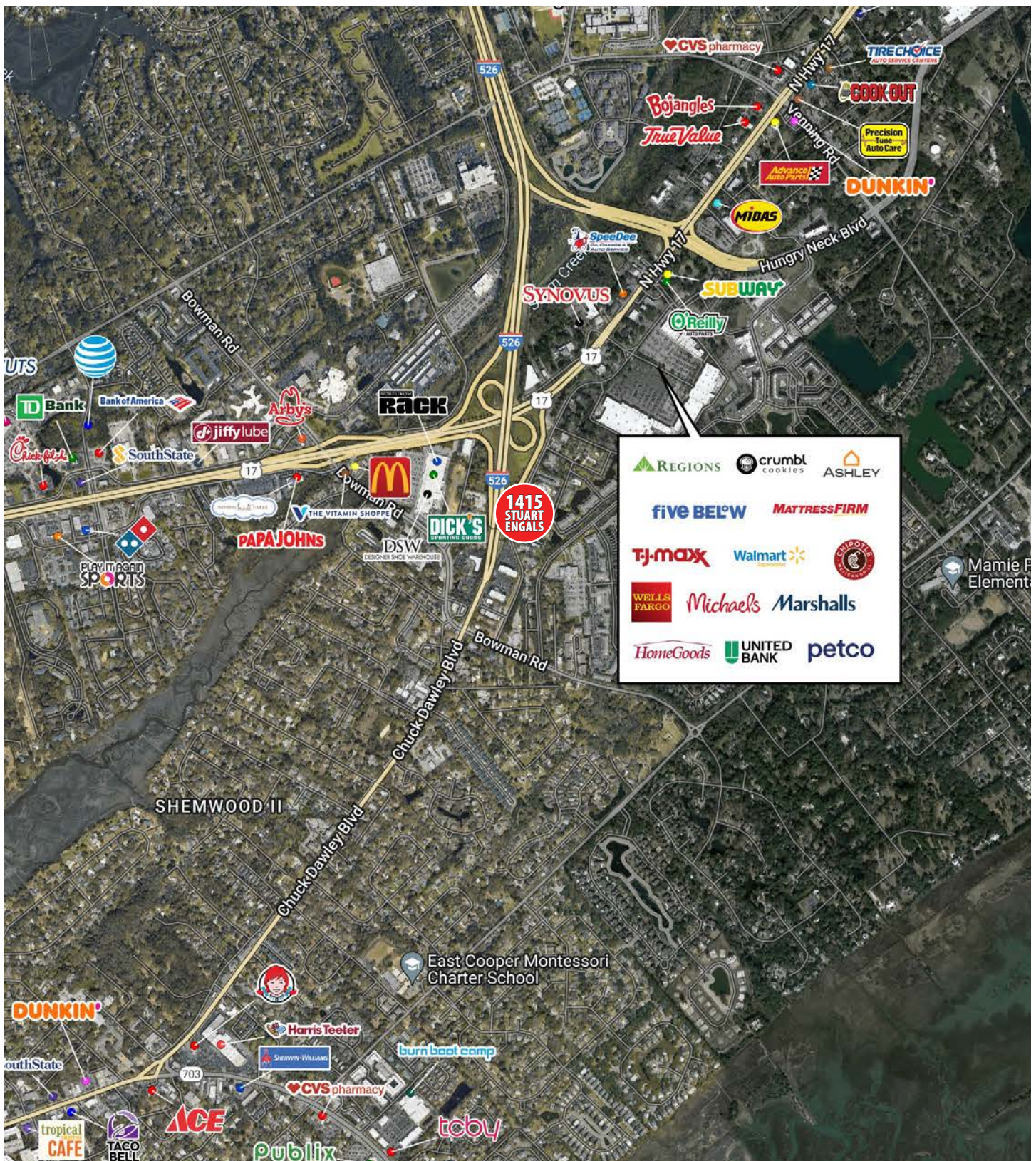
## THE PROPERTY

Stand alone office buildings in a beautiful setting with Class A finishing inside and out. The front building's entire second floor and entire rear building suites are available. 1417 second floor suite is available 7/1/2024 and 1415 rear building suite is available immediately. Both are second-generation suites. Signage is available on the marquee along Stuart Engals Blvd. between Glasspro and the neighboring new office buildings.

Buildings are located just off I-526 in close proximity to Highway 17 North in Mount Pleasant, approximately 6 miles to I-26. Daniel Island and the Cainhoy area are within a 12-minute drive. Nearby businesses and amenities include Walmart Supercenter, TJ-Maxx, Marshalls, Home Goods, Dick's Sporting Goods, Harris Teeter, and various restaurants to suit your daily needs. The SC Ports Authority HQ and Wando Welch terminal are less than 4 miles away and the building is surrounded by upscale neighborhoods.

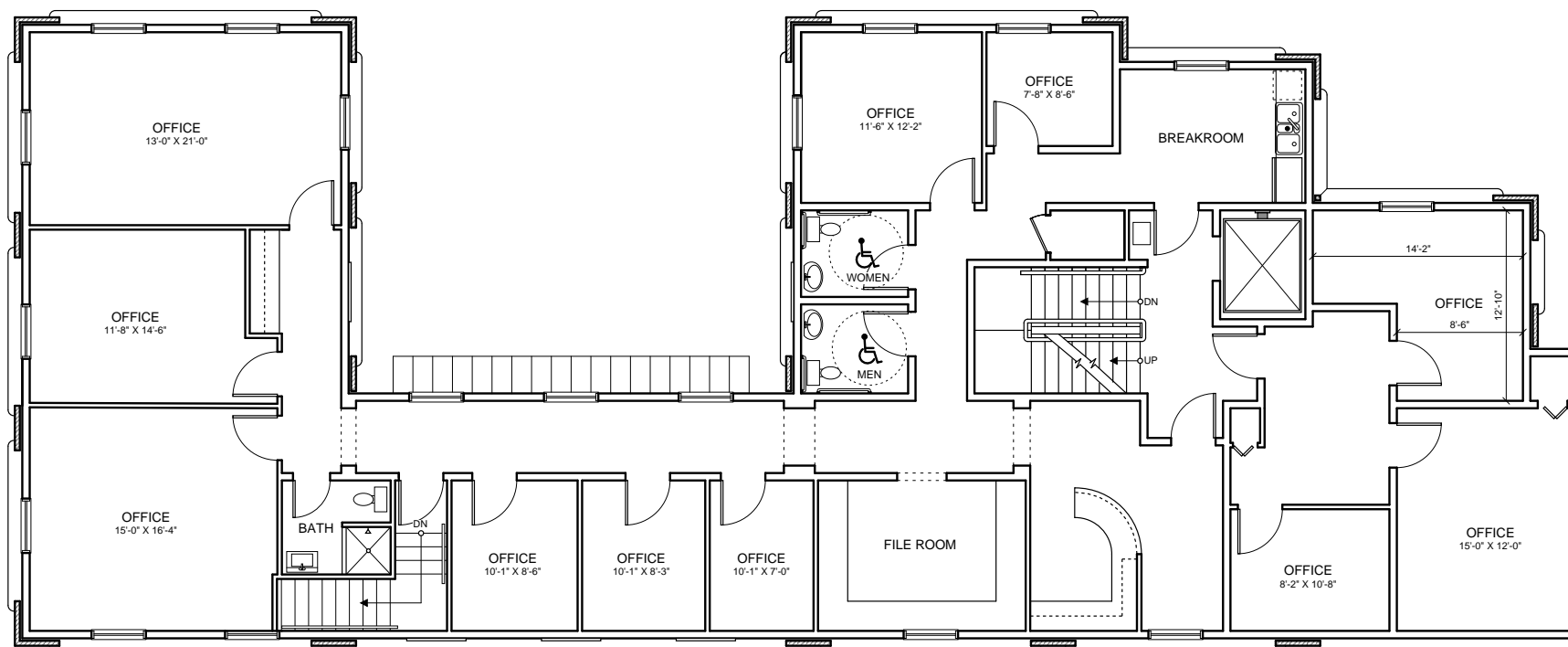


# LOCATION





# SECOND FLOOR (SUITE 202) - 1417 BUILDING

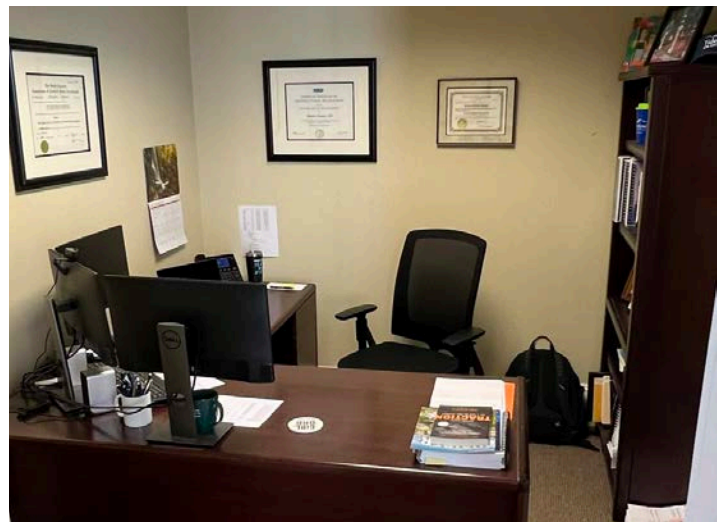
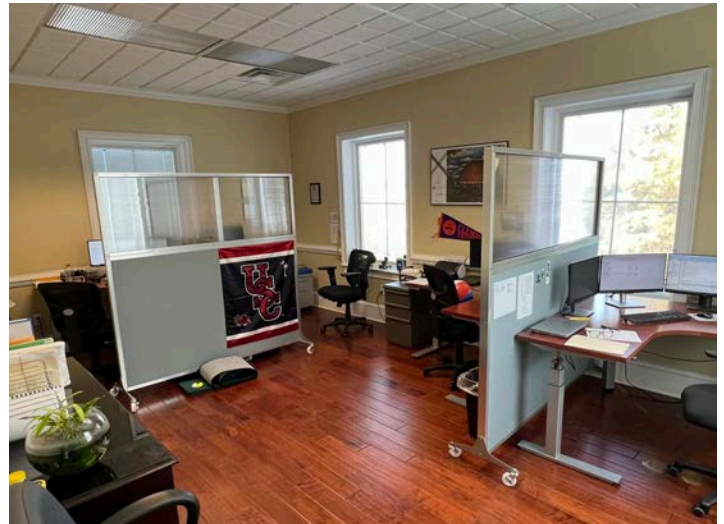
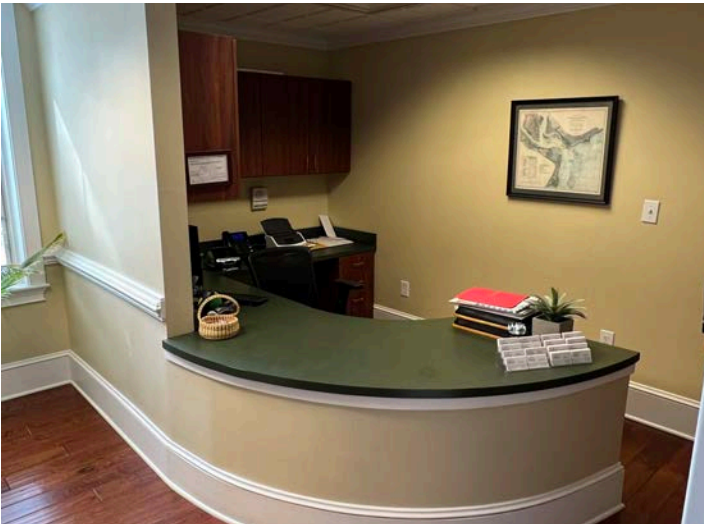


**AVAILABLE  
SECOND FLOOR (SUITE 202)  
4,306 RSF**

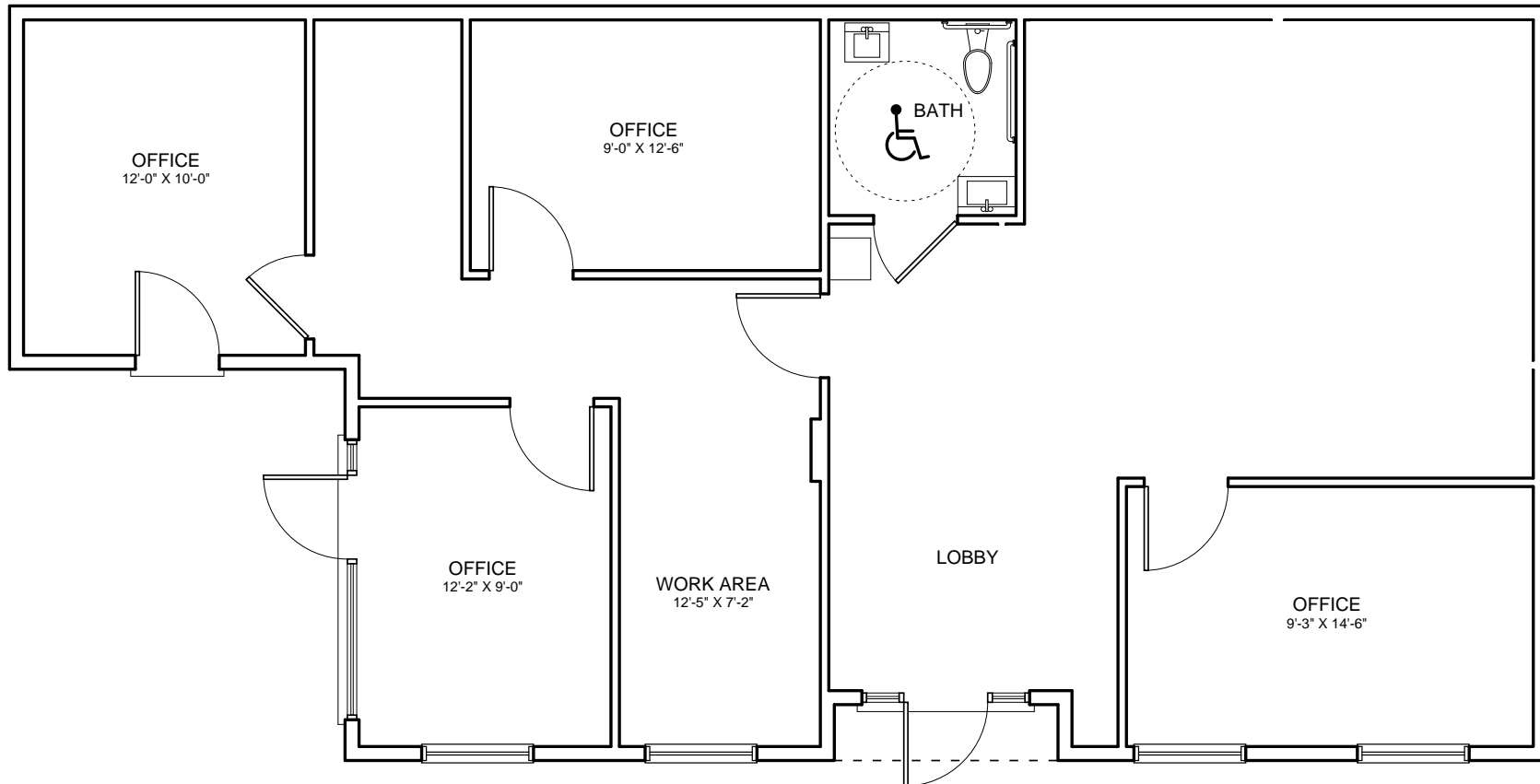
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The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.

WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

# PHOTOS - 1417 BUILDING



# FLOOR PLAN - 1415 BUILDING

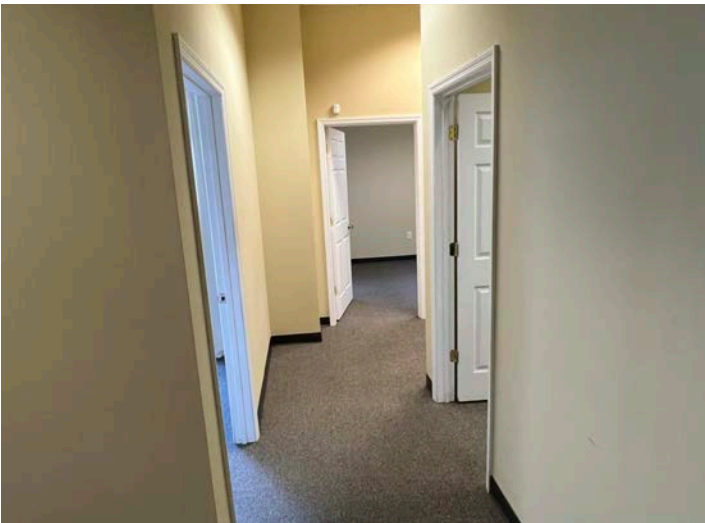
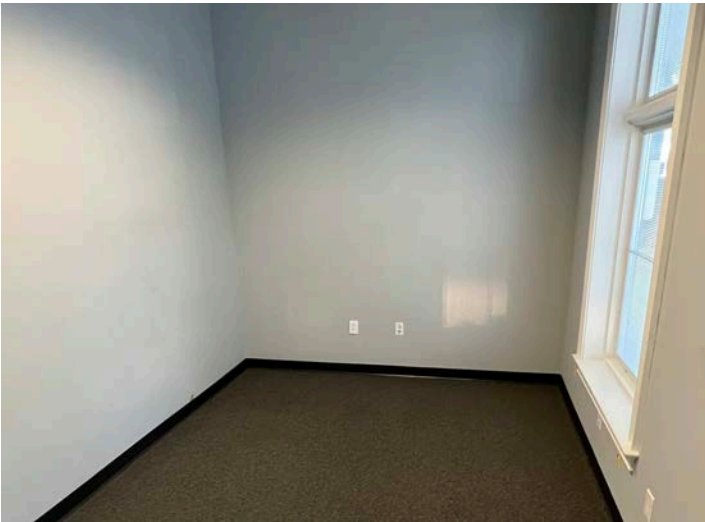


**AVAILABLE  
ENTIRE BUILDING  
1,317 RSF**

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# PHOTOS - 1415 BUILDING







**WRS**INC  
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200  
Mount Pleasant, SC 29464  
843.654.7888 Office  
843.654.7889 Fax  
[www.wrsrealestate.com](http://www.wrsrealestate.com)