

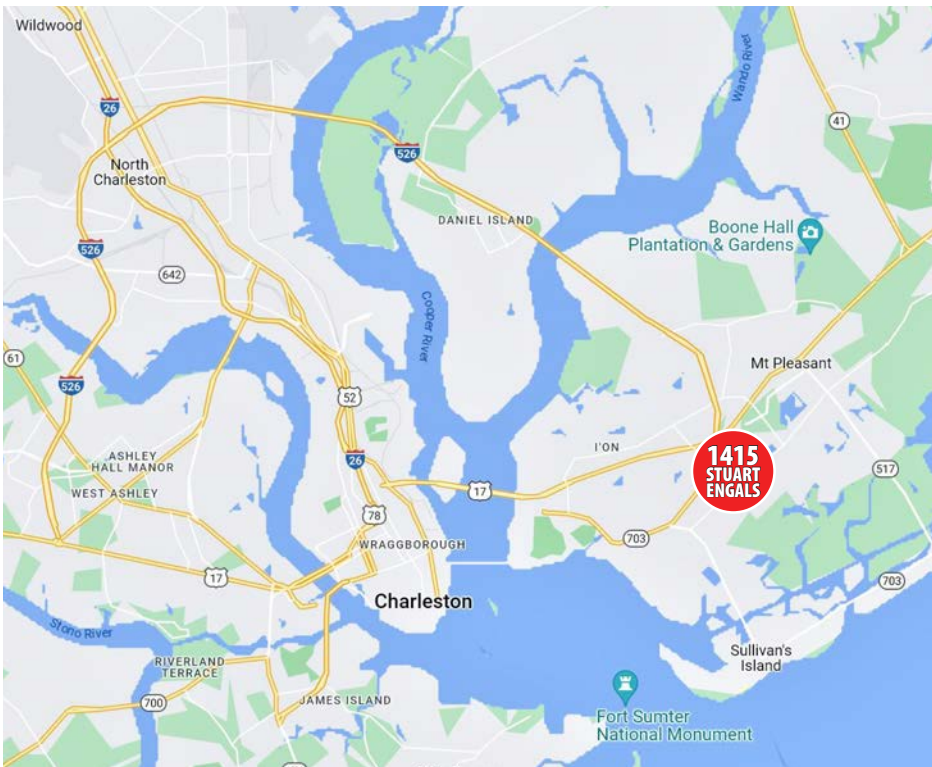


OFFICE SPACE FOR LEASE

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



Culler Bennett, Leasing
843.654.7879
cbennett@wrsrealty.com



OFFERING SUMMARY

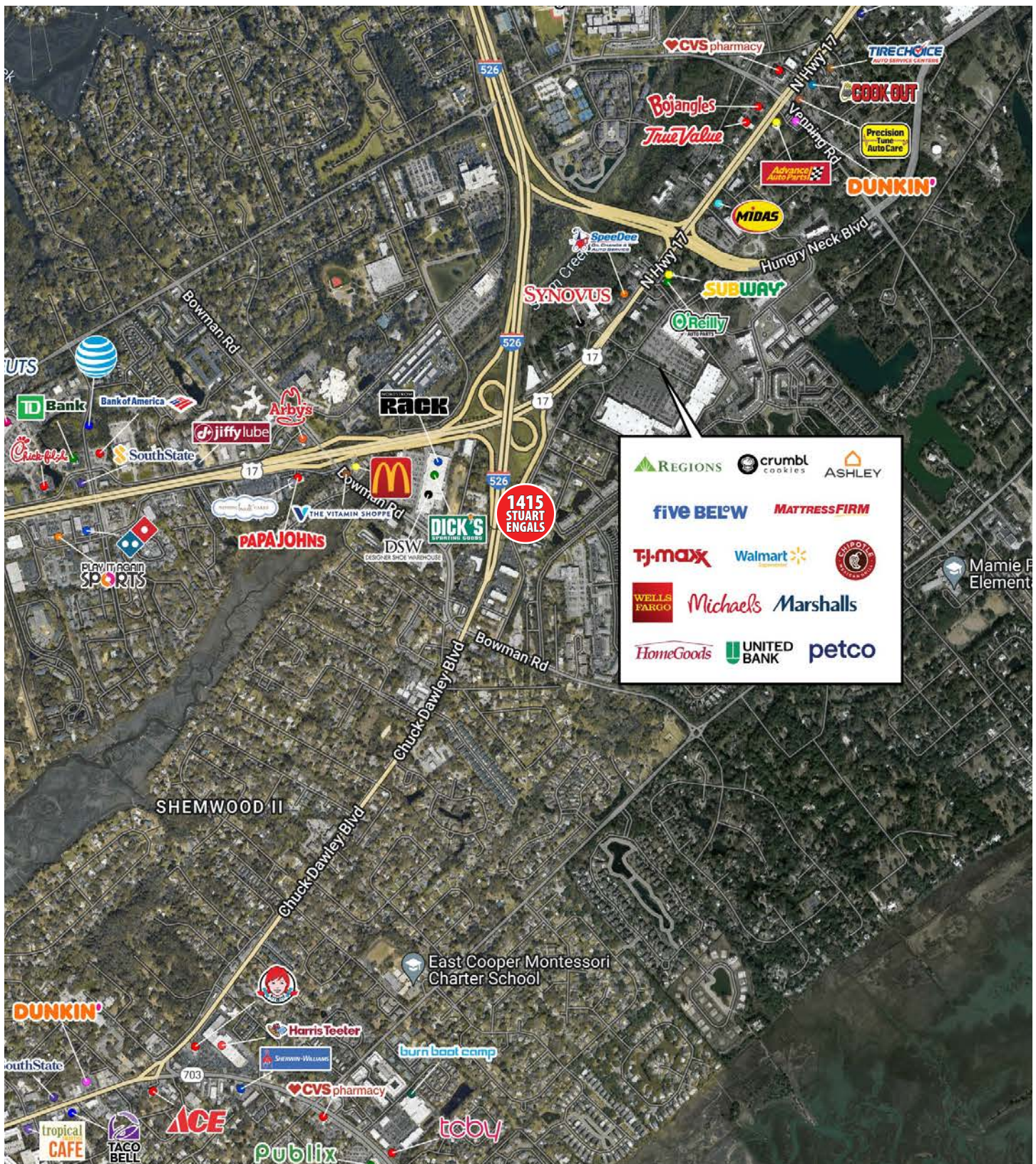
Address	1415 & 1417 Stuart Engals Blvd. Mount Pleasant, SC 29464
Lease Rate	\$29.00 - \$33.00 RSF/YR
Lease Type	1417 Full Service Including Utilities 1415 Full Service Not Including Utilities
Property Type	Class A Office
Available SF	Bldg. 1417 - 4,306 RSF (Suite 202) Bldg. 1415 - 1,317 RSF
Year Built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

THE PROPERTY

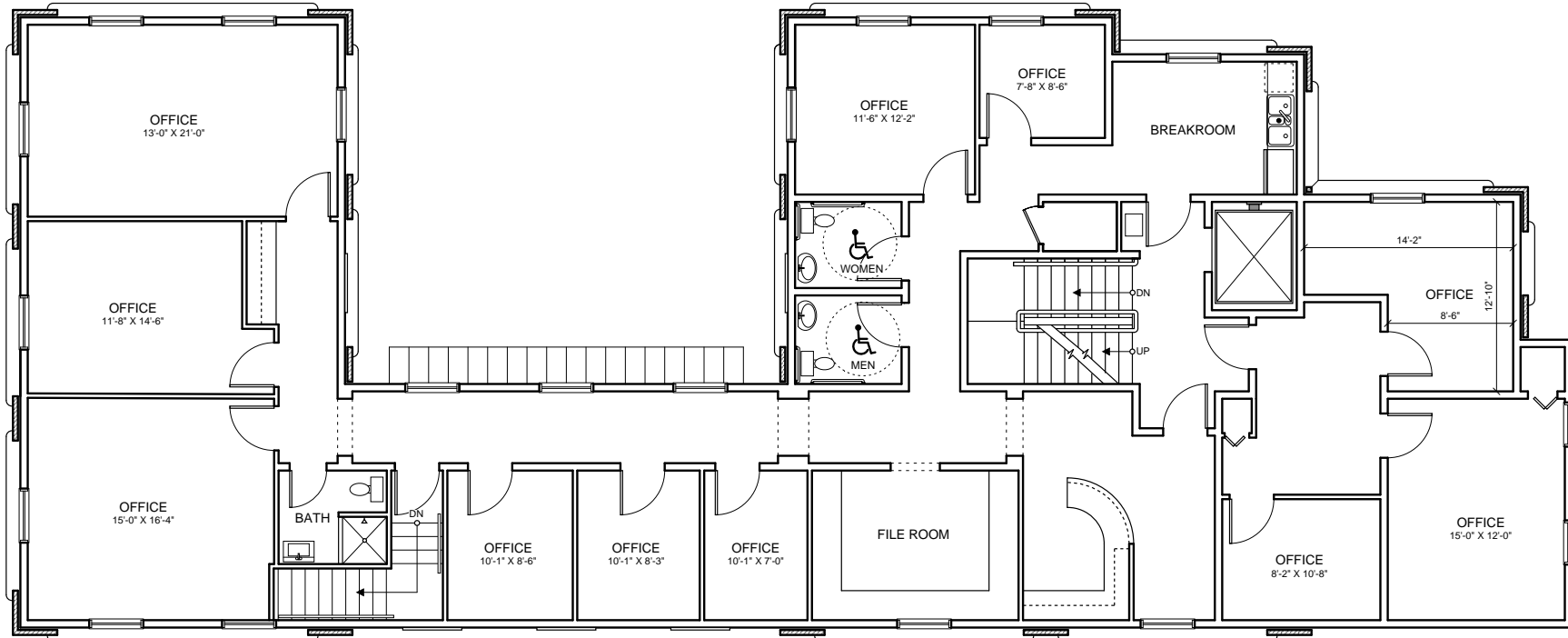
Stand alone office buildings in a beautiful setting with Class A finishing inside and out. The front building's entire second floor and entire rear building suites are available. 1417 second floor suite is available 7/1/2024 and 1415 rear building suite is available immediately. Both are second-generation 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 Cainho 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

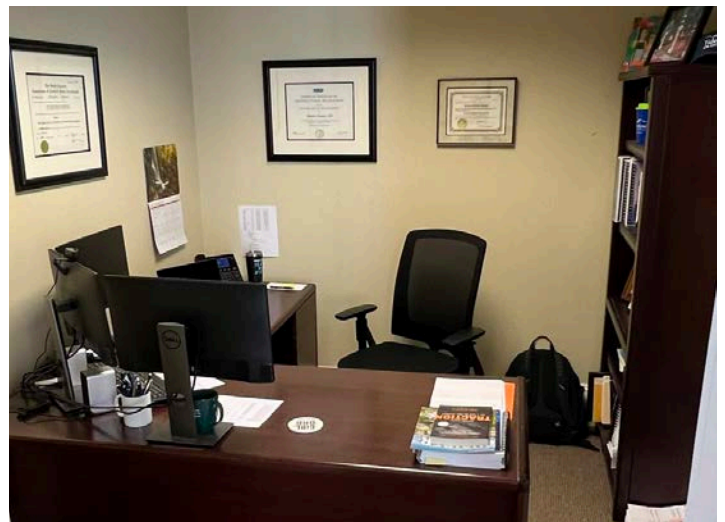
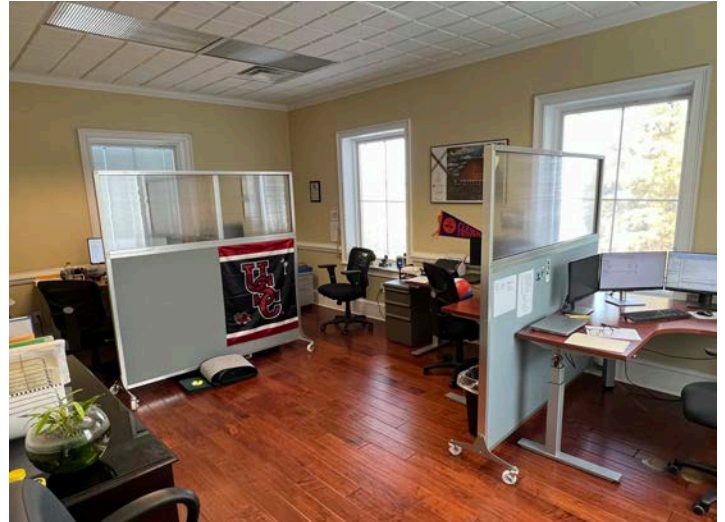


**AVAILABLE
SECOND FLOOR (SUITE 202)
4,306 RSF**

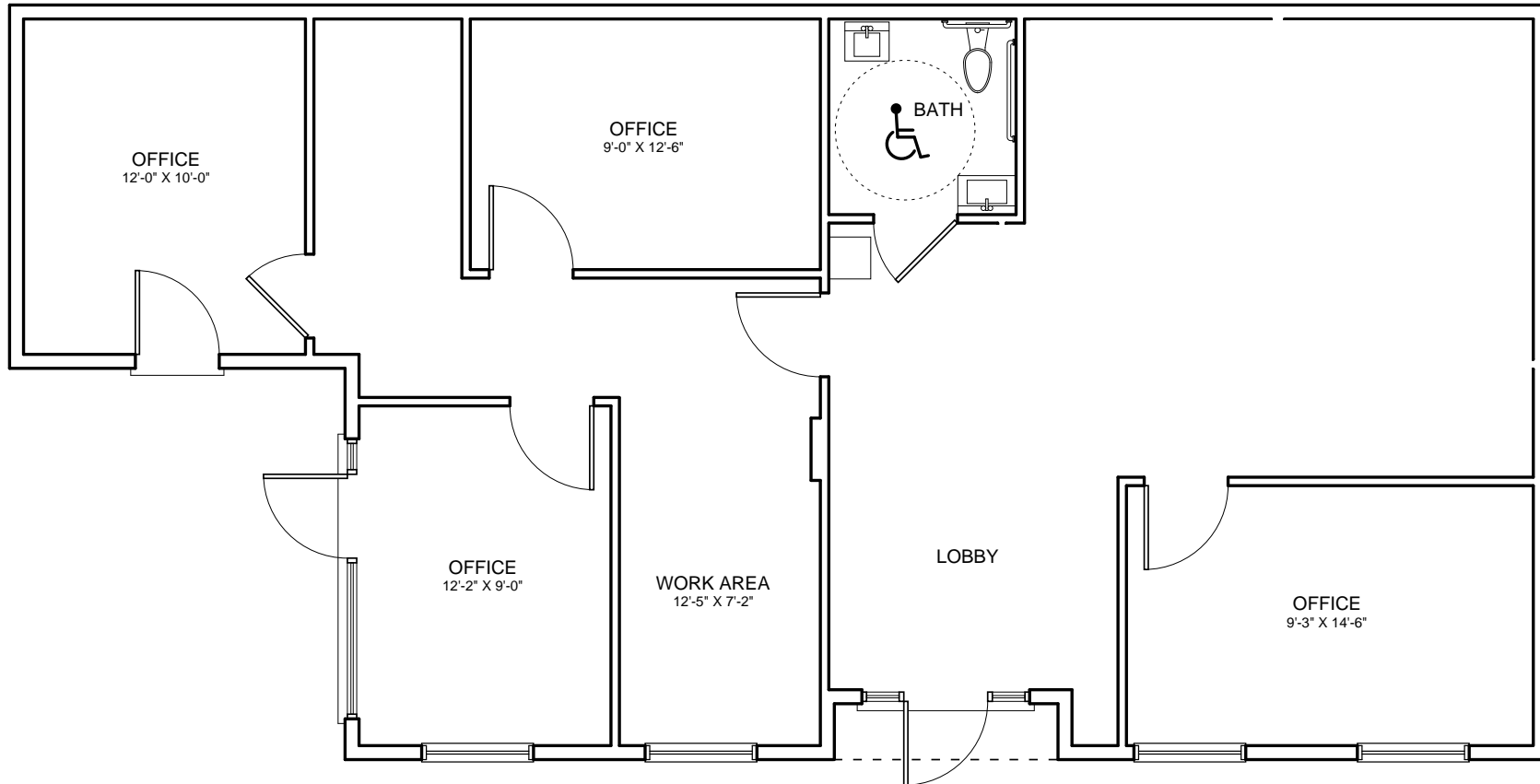
The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions 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



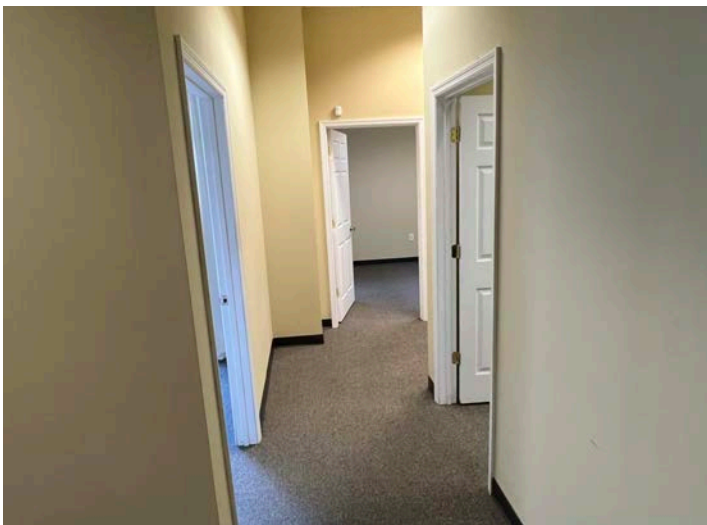
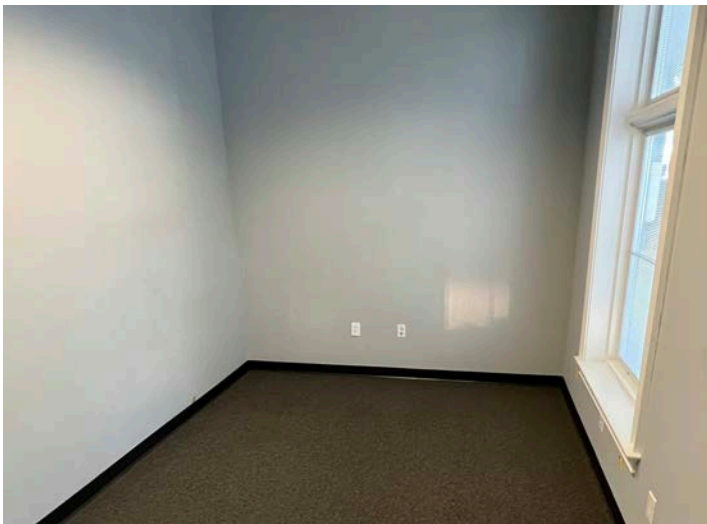
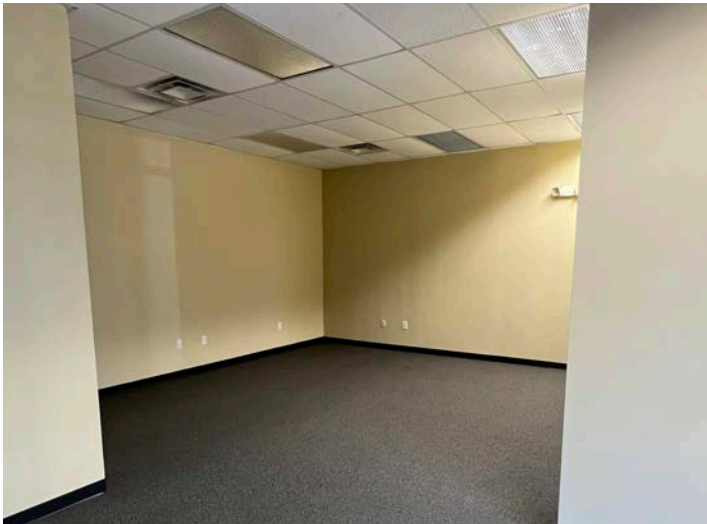
FLOOR PLAN - 1415 BUILDING



**AVAILABLE
ENTIRE BUILDING
1,317 RSF**

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. 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 - 1415 BUILDING





WRSINC
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com