

WRS INC

REAL ESTATE INVESTMENTS

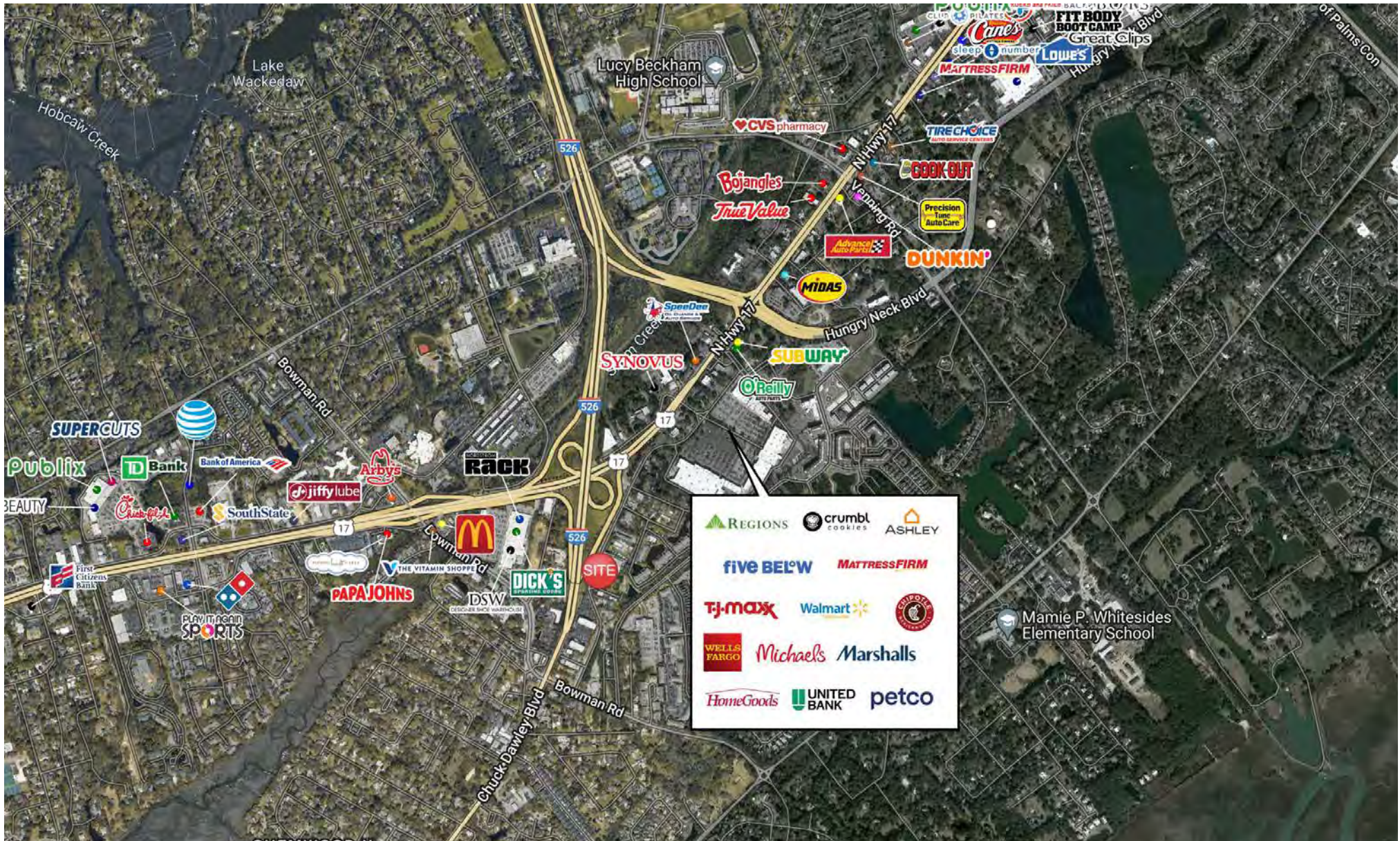
3,130 SF AVAILABLE
**OFFICE SPACE
FOR LEASE**

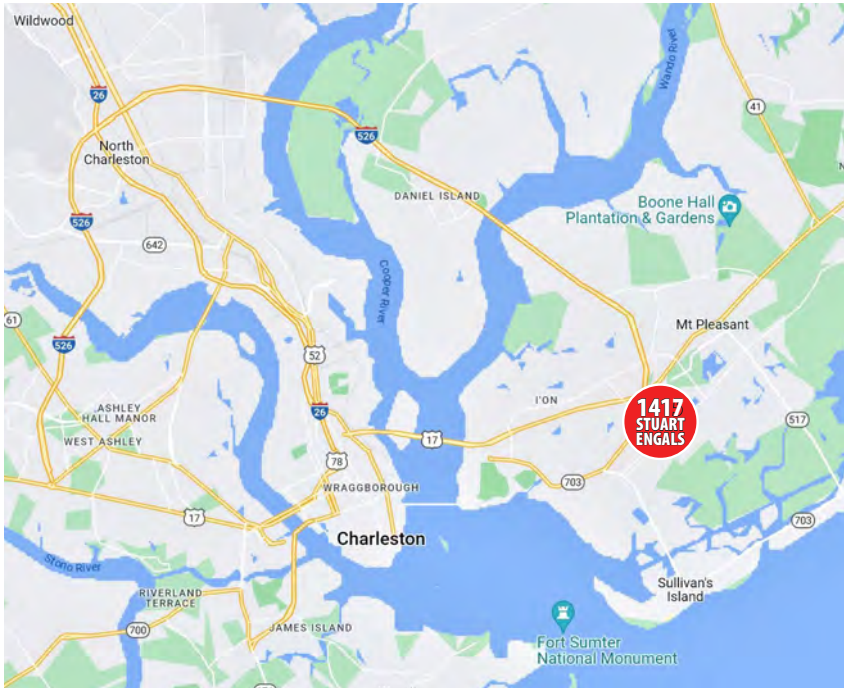
**1417 STUART ENGALS
BLVD.**
MOUNT PLEASANT, SC 29464

Grace Moring, Leasing
843.518.6808
gmoring@wrsrealty.com



LOCATION





OFFERING SUMMARY

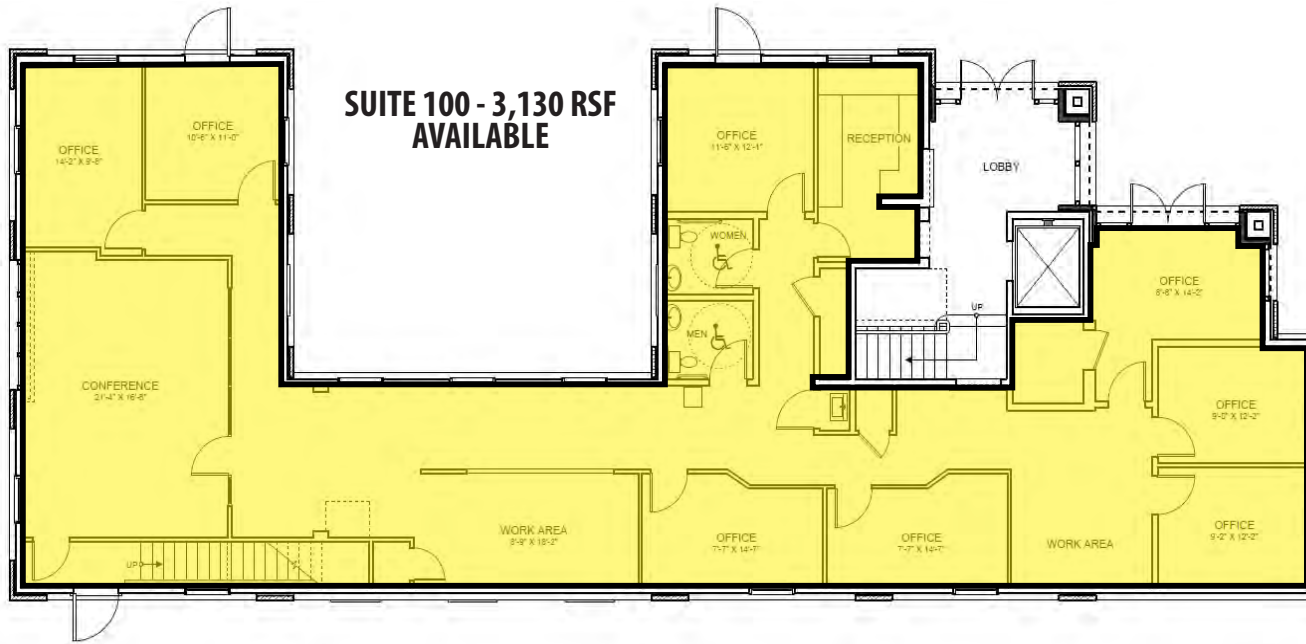
Address	1417 Stuart Engals Blvd. Mount Pleasant, SC 29464
Lease Type	Modified Gross Tenant pays share of electric/water and TICAM increases above base year
Property Type	Class A Office
Available SF	Suite 100 - 3,130 RSF
Year Built	2007
Parking	First Come First Serve

THE PROPERTY

Suite 100 is a full-floor office opportunity at 1417 Stuart Engals Blvd, offering eight private offices, reception area, conference room, open work areas, and two in-suite restrooms. Signage is available on the marquee along Stuart Engals Blvd between Glasspro and the neighboring new office buildings.

Building is 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.

FIRST FLOOR (SUITE 100) - 1417 BUILDING



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



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