

**LEASE RATE:**

\$30.00/SF

Modified Gross

CONTACT**Pete Harper, CCIM**

Principal

+1 843 329 0108

pete.harper@colliers.com

Reid Davis, CCIM, SIOR

Managing Director

+1 843 277 4326

reid.davis@colliers.com

Cameron Yost, CCIM, SIOR

Principal

+1 843 203 1105

cameron.yost@colliers.com

Colliers | South Carolina960 Morrison Drive, Suite 400
Charleston, SC 29403

+1 843 747 1200

colliers.com

FOR LEASE

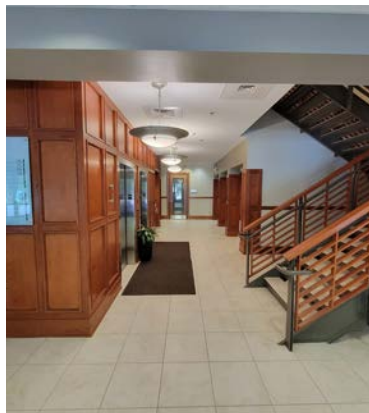
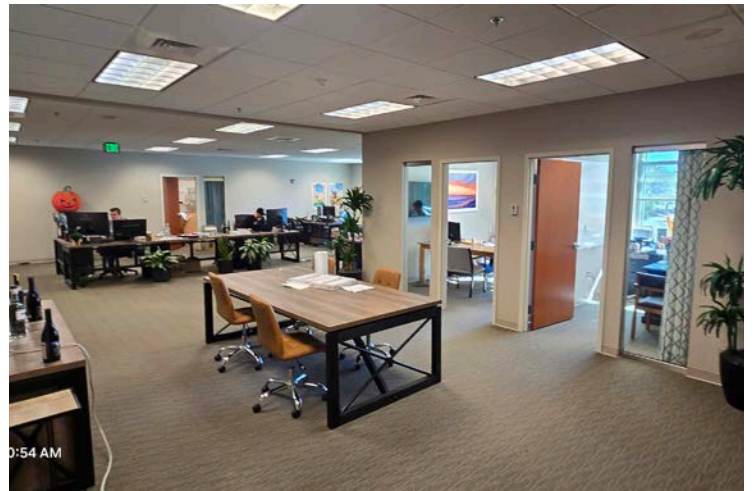
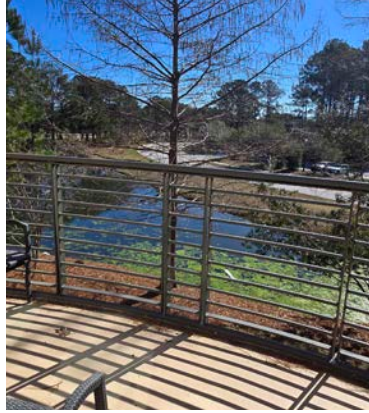
±3,091 - 17,349 SF of Office Space Available in Booming Mount Pleasant Submarket

421 Wando Park Blvd | Mount Pleasant, SC

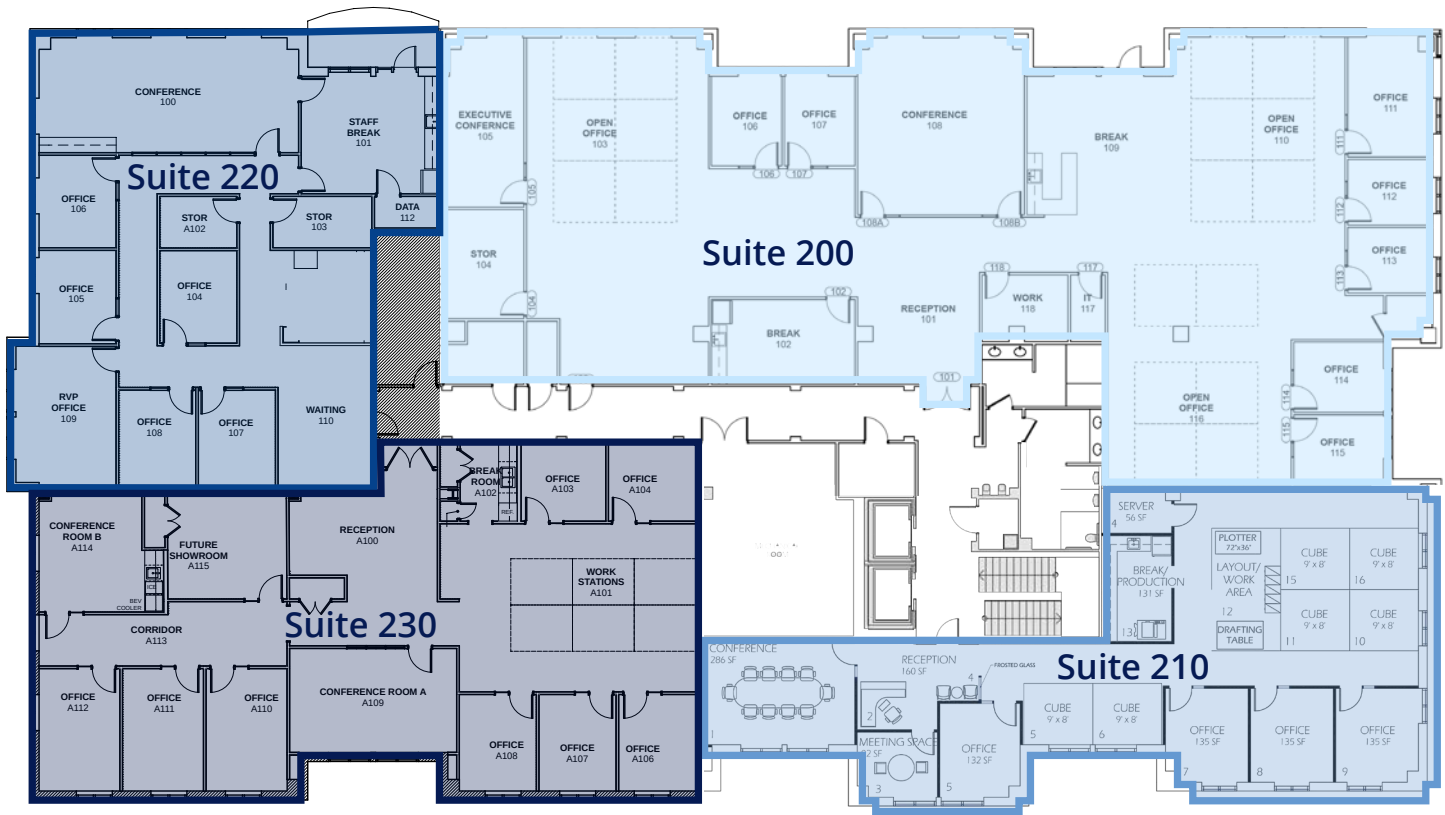
Portside Center at 421 Wando Park Blvd. is a 30,000 SF, two-story office building in Mount Pleasant, Charleston. It includes eight office condo units. Available spaces: Suite 200, Suite 210, Suite 220 and Suite 230 can be combined for a total of 17,329 SF if leased together. Modified gross lease; tenant covers electricity, in-suite maintenance, janitorial and base-year taxes.

Address	421 Wando Park Blvd, 2nd Floor Mount Pleasant, SC 29464	
Space Available	Suite 200	±6,929 SF
	Suite 210	±3,091 SF
	Suite 220	±3,567 SF
	Suite 230	±3,762 SF
	TOTAL	±17,349 SF
*suites can be combined		
Parking	Free surface parking available	
Year Built	2006	

421 WANDO PARK BLVD
Property Images



Availabilities Breakdown



Suite 200

±6,929 SF

- Seven (7) private offices and multiple open office areas
- Reception area as well as two (2) large break areas
- One (1) large conference room and one (1) executive conference room

Suite 210

±3,091 SF

- Four (4) private offices and an open office area
- Reception area as well as one (1) large break area
- One (1) large conference room and one (1) meeting space

Suite 220

±3,567 SF

- Six (6) private offices
- Waiting area, one break room and storage closets
- One (1) conference room

Suite 230

±3,762 SF

- Eight (8) private offices
- Reception area, one (1) break room, open area for work stations and storage closets
- Two (2) large conference rooms and one (1) showroom

421 WANDO PARK BLVD

Easy Access to Local Amenities



Drive Times

I-526.....	1 min		0.2 mi
Highway 17	5 min		3.1 mi
Wando Welch Terminal.....	6 min		2.0 mi
Veteran’s Terminal.....	15 min		7.4 mi
Columbus Street Terminal.....	18 min		9.6 mi
I-26	18 min		11.9 mi
Hugh Leatherman Terminal	18 min		12.3 mi
Charleston INT’L Airport.....	22 min		14.0 mi
North Charleston Port Terminal	24 min		12.1mi

Demographics 5-Mile Radius

88,066	Total Population
\$152,821	Avg. Household Income
38,285	Total Households
96.3%	Employed Labor Force
40.6	Median Ag
22 min	Median Commute Time

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