

OFFICE CONDO FOR SALE

260 W Coleman Blvd Unit B, Mount Pleasant, SC 29464

FOR SALE



COLDWELL BANKER
COMMERCIAL | ATLANTIC

JOHN TRUE

Associate

jwtrue@icloud.com

OFFERING SUMMARY



PRICE

\$1,740,500



BUILDING SIZE

±4,365 SF



TAX ID

517-00-00-110

Position your business at one of Mount Pleasant's most sought-after professional addresses. This two-story, 4,365± square foot office condominium at 260 West Coleman Boulevard combines visibility, convenience, and modern functionality—just minutes from Downtown Charleston and with quick access to Highway 17 and I-26.

The main level consists of seven private offices, a training room, two ADA-compliant restrooms, and a break room/kitchen area, complemented by a welcoming reception area and spacious conference room—perfectly suited for professional service firms. The second floor features two separate open-concept areas, ideal for creative teams, collaborative workspaces, or additional private office build-outs.

This flexible layout accommodates a range of professional users while offering the prestige and accessibility of Mount Pleasant's vibrant commercial corridor.

Investment Opportunity:

An excellent option for owner-occupants seeking both utility and income potential. The property's two-story configuration allows an owner to occupy one floor or a portion thereof while leasing the remaining space for additional income. This setup provides flexibility for future growth while offsetting ownership costs through rental revenue.

Ideal for:

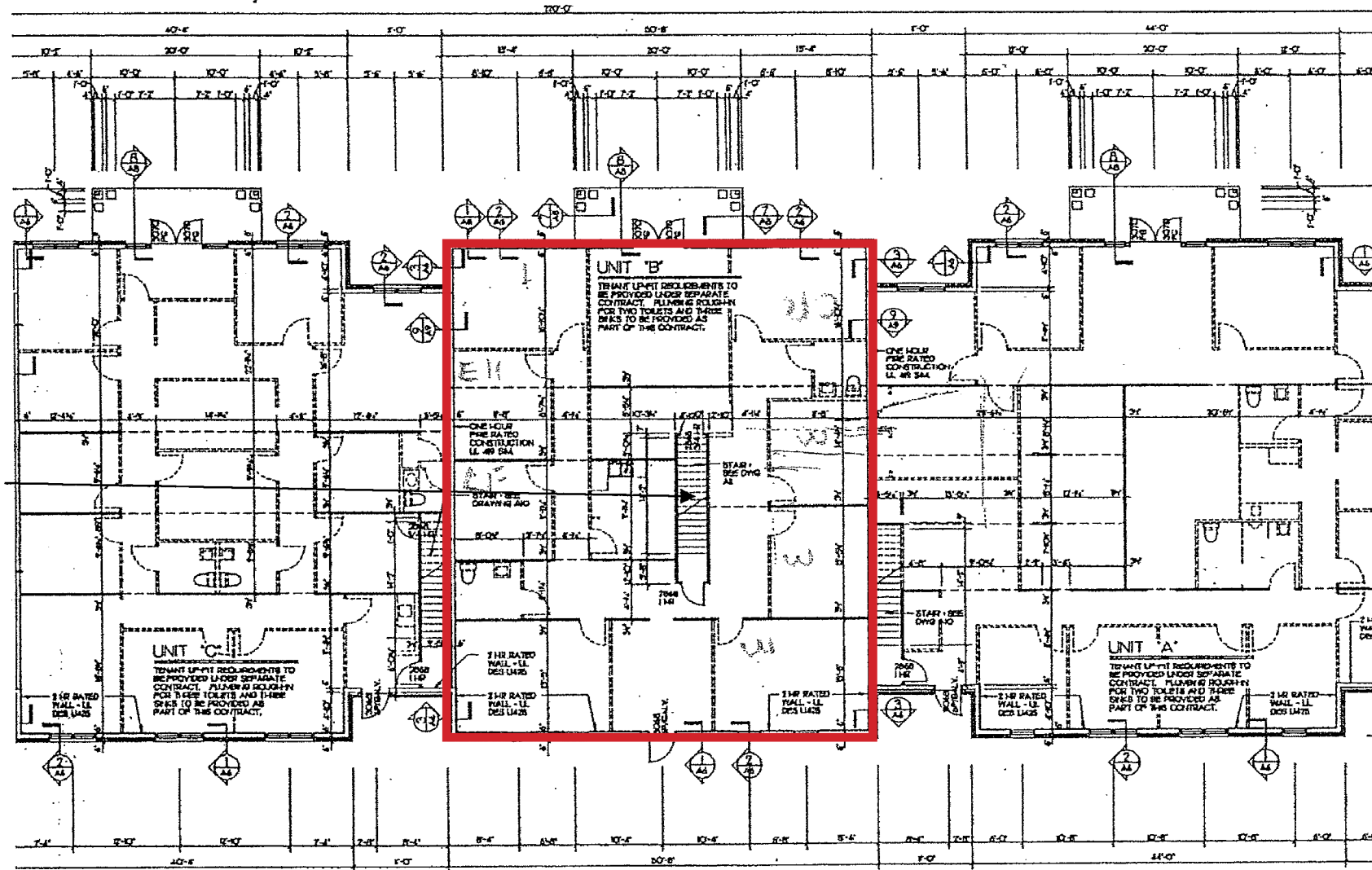
- Law firms
- Medical and wellness practices
- Real estate offices
- Construction companies
- Consulting and design studios
- Financial or tech firms

Property Highlights:

- 4,365± total square feet across two floors
- Prime West Coleman Blvd location at the base of the Ravenel Bridge in the heart of Mount Pleasant
- Main level: 7 offices, training room, 2 ADA-compliant restrooms, break room/kitchen area, reception, and conference room
- Second floor: two open-plan areas ideal for creative or collaborative offices
- Excellent investment potential for owner-occupants seeking income-producing flexibility
- Convenient on-site parking
- Minutes to Downtown Charleston and I-26
- Walkable to dining, retail, and local amenities

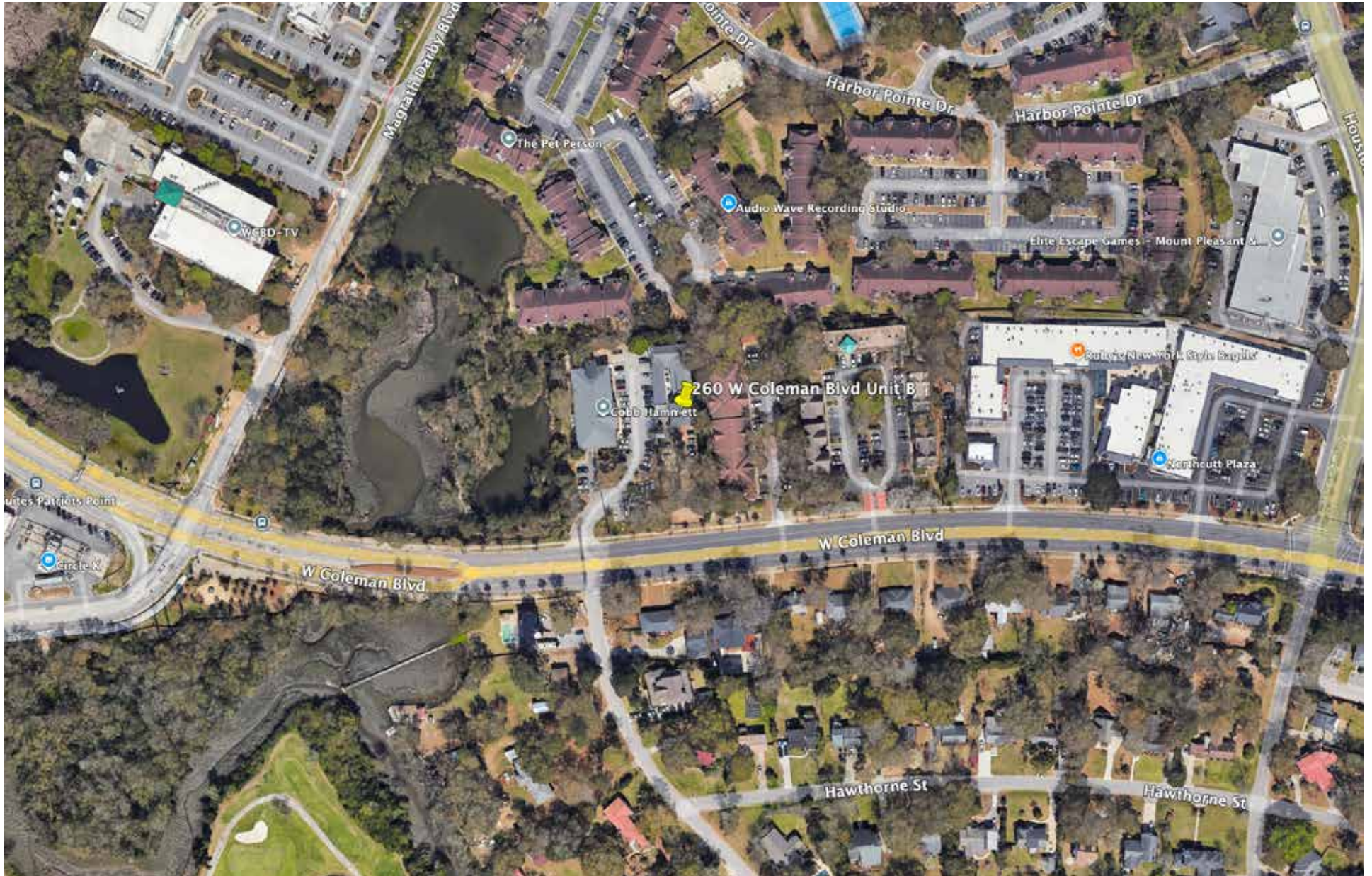
260 West Coleman Blvd offers the perfect balance of professionalism, convenience, and flexibility for growing businesses in one of Charleston's most desirable submarkets.

UNIT B FLOOR PLAN



OFFICE CONDO FOR SALE

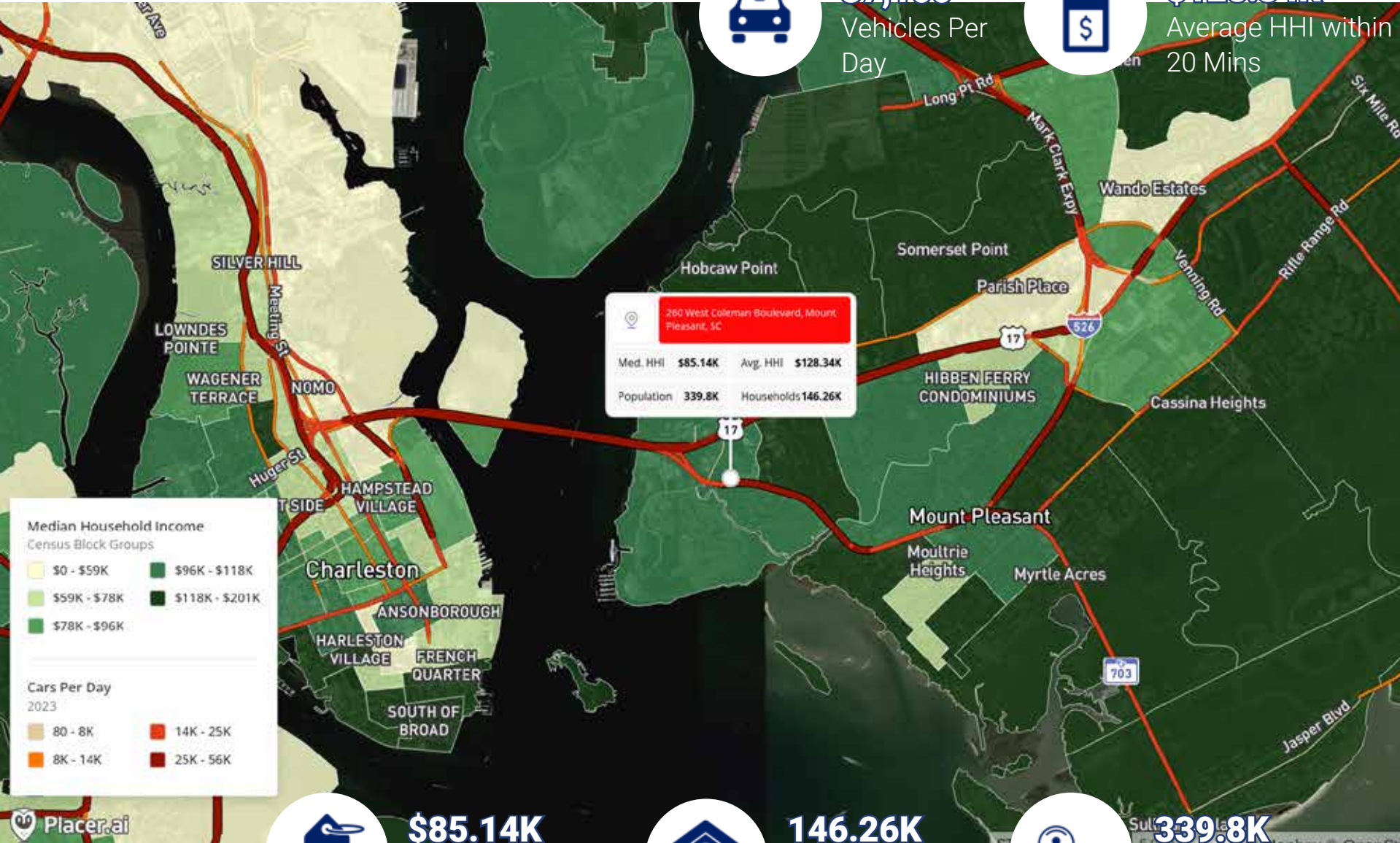
AERIAL MAP



RETAIL MAP



DEMOGRAPHICS



SCDOT VPD 2024
STI POPSTATS 2024



\$85.14K
Median HHI within
20 Mins



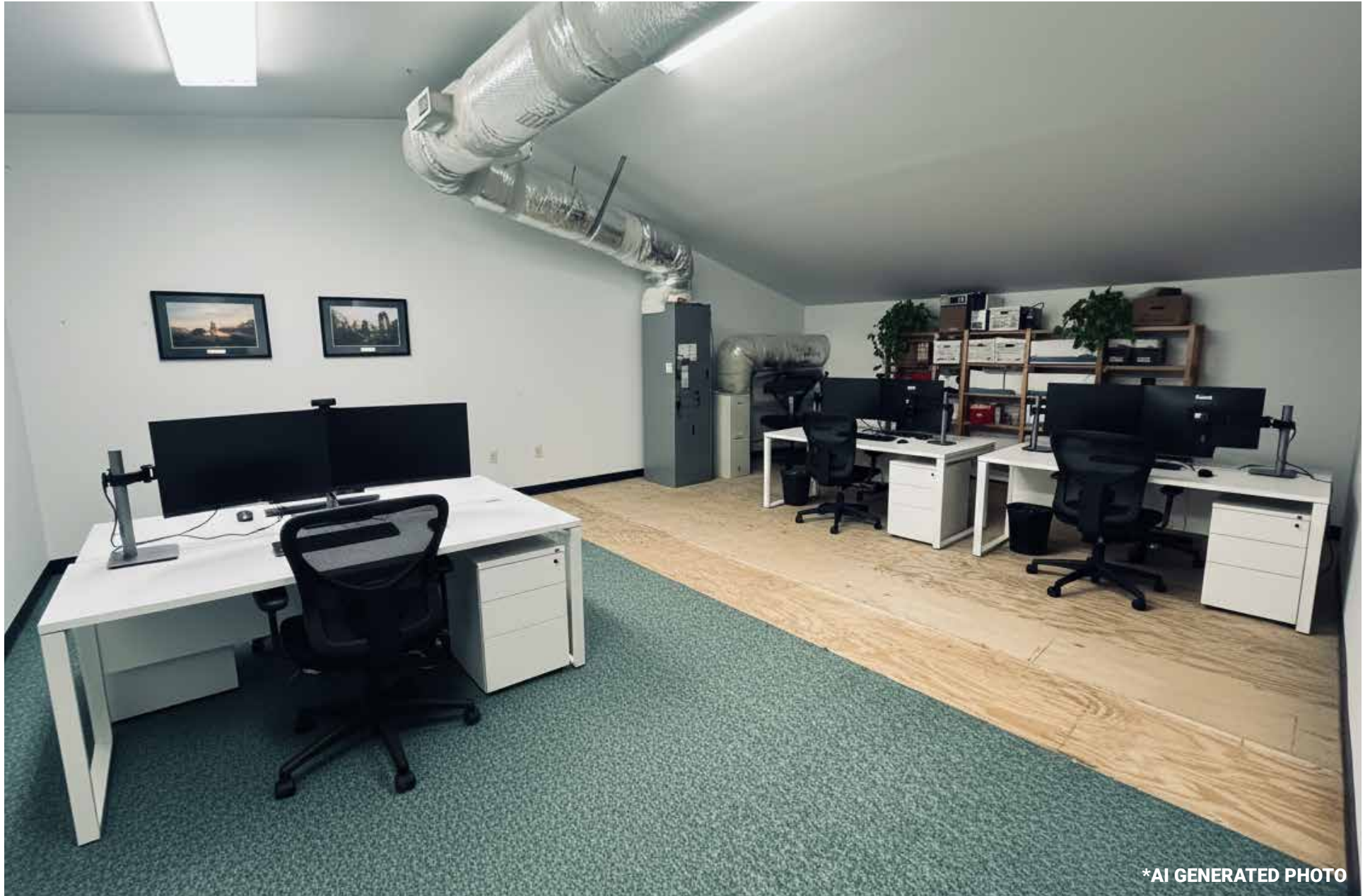
146.26K
Households within
20 Mins



339.8K
Population within
20 Mins

OFFICE CONDO FOR SALE

OFFICE PHOTO



*AI GENERATED PHOTO

OFFICE CONDO FOR SALE

OFFICE PHOTO



*AI GENERATED PHOTO

OFFICE CONDO FOR SALE

INTERIOR PHOTOS





3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877

cbcatlantic.com | cbcretailatlantic.com

This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. Coldwell Banker Commercial Atlantic makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The information contained herein should be considered confidential and remains the sole property of Coldwell Banker Commercial Atlantic at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Coldwell Banker Commercial Atlantic.