±17,349 SF, Full-Floor Office Condo For Sale

Offering **Memorandum**

421 Wando Park Blvd, Mount Pleasant, SC

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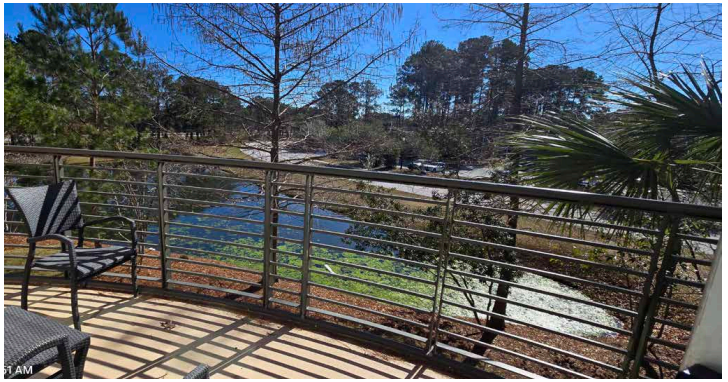
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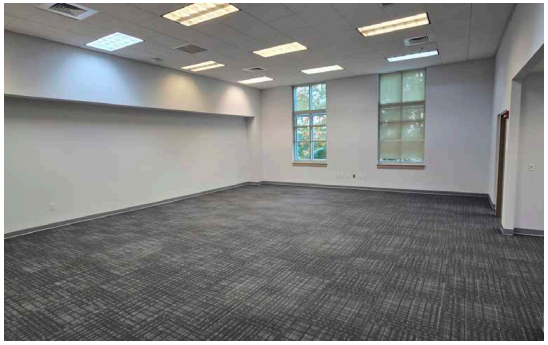
Accelerating success.

Insert legal name as per local legislation (if required)









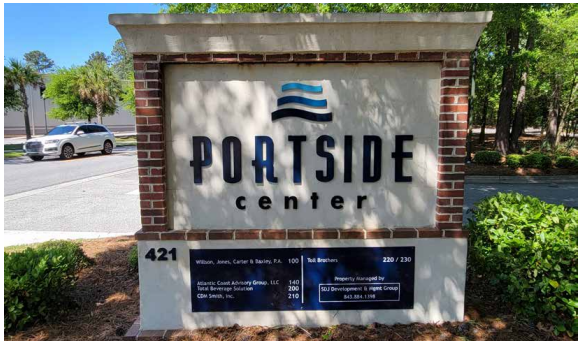

PORTSIDE
center
421







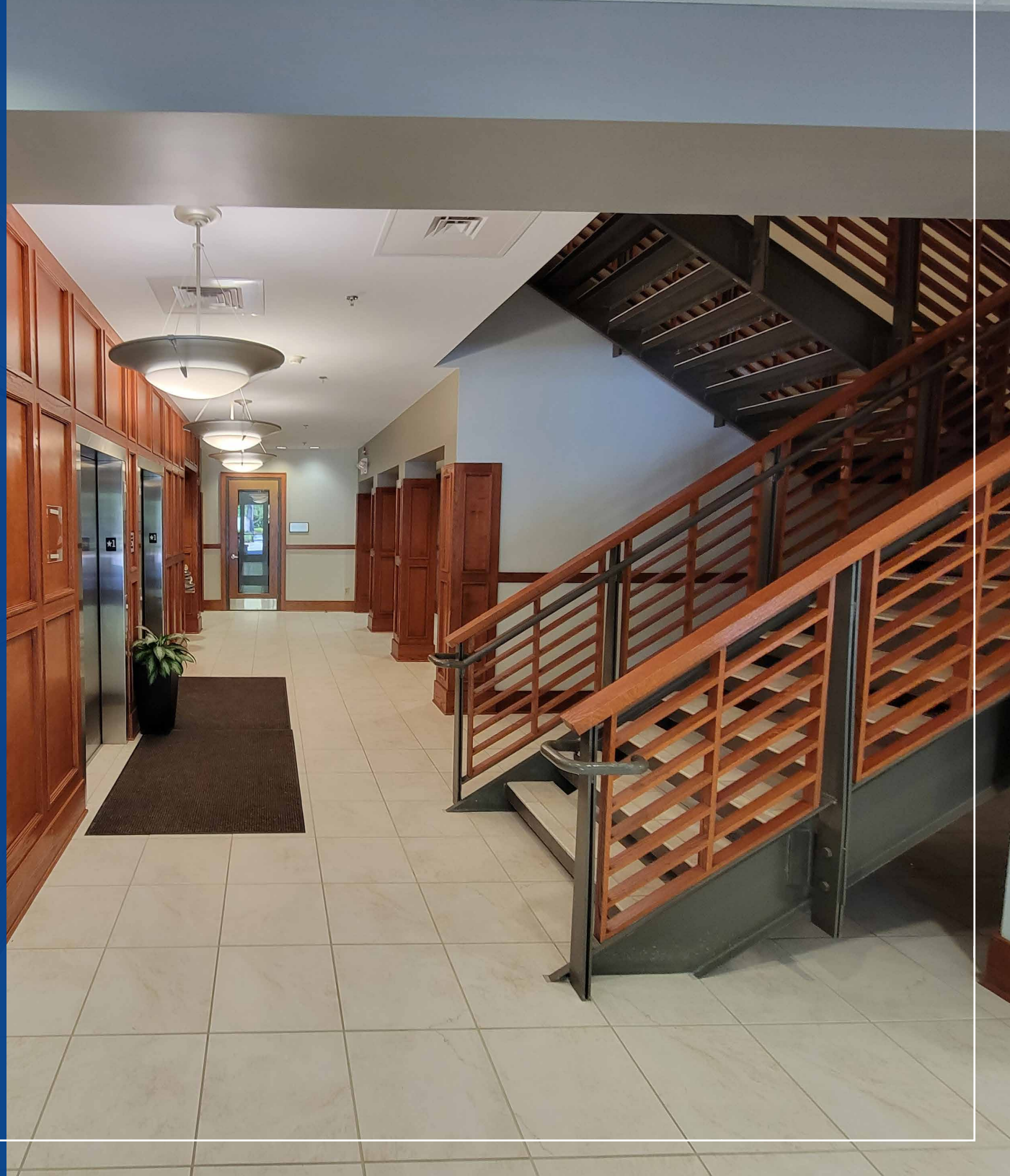
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Offering Memorandum

421 Wando Park Blvd



Introduction

421 Wando Park Boulevard offers a rare chance to acquire the full second-floor office condominium within Portside Center, a ±30,000 SF office complex in Mount Pleasant, SC. Totaling ±17,349 SF, the space provides full-floor identity, abundant natural light, and a functional mix of private offices, conference rooms, open areas, and break rooms. Offered at a list price of $6,470,000 this is a move-in-ready environment for an owner/user or a flexible layout for multi-tenant investors seeking to initiate a leasing campaign. Positioned along the Long Point Road/Wando Park Boulevard corridor, the property offers immediate access to I-526 and strong connectivity across the Charleston region. Free surface parking, professional management, and Mount Pleasant's high-income demographics reinforce long-term demand, supporting stable occupancy and





This property offers the following advantages to investors:

- Full ±17,349-SF second-floor office condo within the Portside Center office regime.
- Highly functional layout with a balanced mix of private offices, conference rooms, open work areas, and break spaces.
- Located in Mt. Pleasant, one of Charleston's strongest office submarkets with strong quality-of-life drivers.
- Flexible path for both owner/user occupancy and investor-driven lease-up.

Investment Highlights



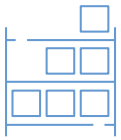
Premier Mount Pleasant Office Location

Situated within Portside Center along the Long Point Road/Wando Park Boulevard corridor, 421 Wando Park Blvd benefits from one of Mount Pleasant's most established and sought-after office environments. The property's immediate access to I-526 and convenient proximity to Highway 17, Daniel Island, and Downtown Charleston position it at the crossroads of key residential, corporate, and employment nodes across the Charleston region, enhancing long-term tenant appeal and investment durability.



Rare Full-Floor Identity and Scale

The offering comprises the entire ±17,349 SF second floor of a modern, two-story, eight-unit office condominium regime, a rare full-floor opportunity in Mount Pleasant. This scale allows an owner/user to create a branded headquarters environment with dedicated floor identity, or an investor to efficiently lease the space to multiple tenants while maintaining cohesion and shared amenities.



Flexible, Modern Office Layout

The second floor features a contemporary office buildout with a balanced mix of private offices, conference rooms, open workstations, break areas, and collaborative zones. Abundant natural light, multiple reception and meeting areas, and efficient circulation support a variety of workplace, reducing near-term capital needs for many prospective users.



Strong Demographics and Surrounding Corporate Landscape

Within a five-mile radius of the property, households demonstrate high average incomes and strong consumer spending profiles, reflecting Mount Pleasant's position as one of the Charleston region's most affluent and desirable communities. The property is also surrounded by established medical, engineering, corporate, and professional office users, reinforcing the corridor's long-term viability as a strong business address and supporting sustained office demand.



Owner/User or Investor Flexiblity

Ideally positioned as an owner/user opportunity with the full second floor available in a single block, 421 Wando Park Boulevard also lends itself to an investor-focused multi tenant strategy over time. An owner can initially occupy all or a portion of the floor while leveraging the remainder for income generation, or an investor can pursue a targeted leasing and reconfiguration plan aligned with market demand and rollover strategies. This dual path creates flexibility for differing business plans and exit strategies.

Property Information

Offering Memorandum

421 Wando Park Blvd



Property Description

The offering consists of the full second-floor office condo at Portside Center, a ±30,000-square-foot office building in Mount Pleasant, SC. Built in 2006, the property features contemporary architecture, professionally maintained common areas, and a strong corporate presence within an eight-unit office regime. The ±17,349-square-foot second floor features a professional office buildout that includes multiple reception areas, private offices, conference rooms, open work areas, break rooms, and support spaces, designed to accommodate a range of corporate and professional users.

Property Address:
421 Wando Park Blvd
Mount Pleasant, SC

Property Name:
Portside Center

Parcel ID:
537-00-00-278

Year Built:
2006

Total Building Area:
±35,000 SF

Asking Price:
$6,470,000

Second Floor Area:
±17,349 SF

Property Type:
Office

Parking:
Free surface parking

Access:
Immediate access to I-526

No. of Floors:
Two

Land Area:
3.09 acres

Construction:
Masonry

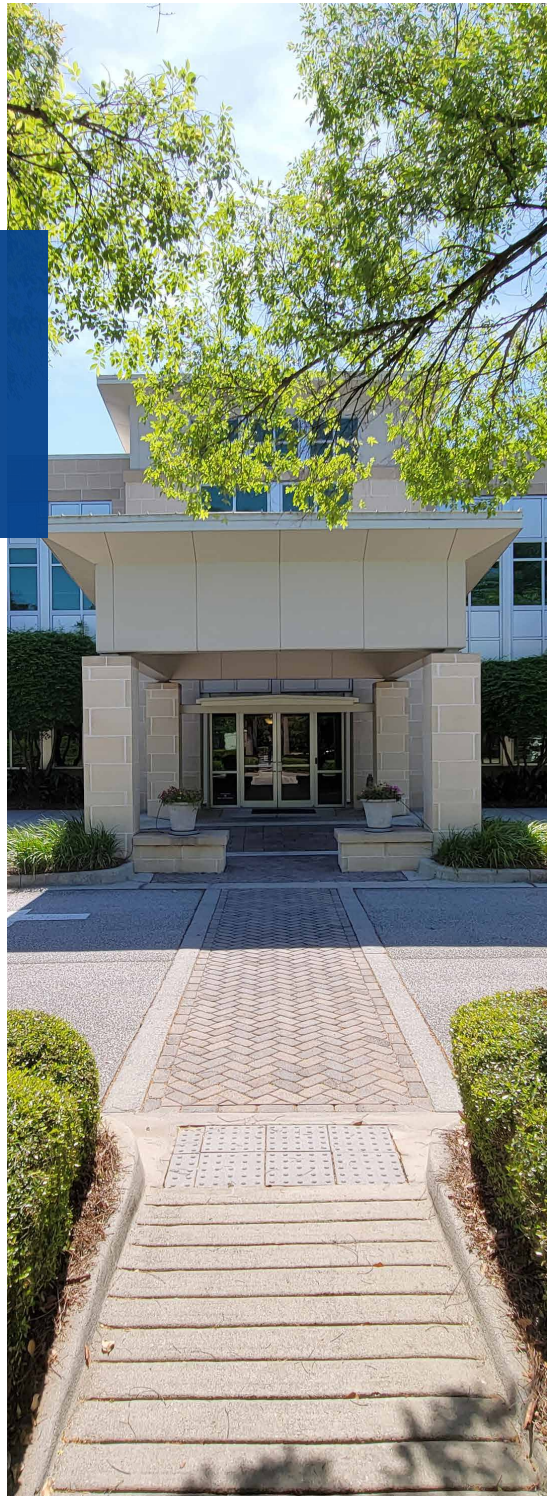
Zoning:
Commercial

Building Class:
B

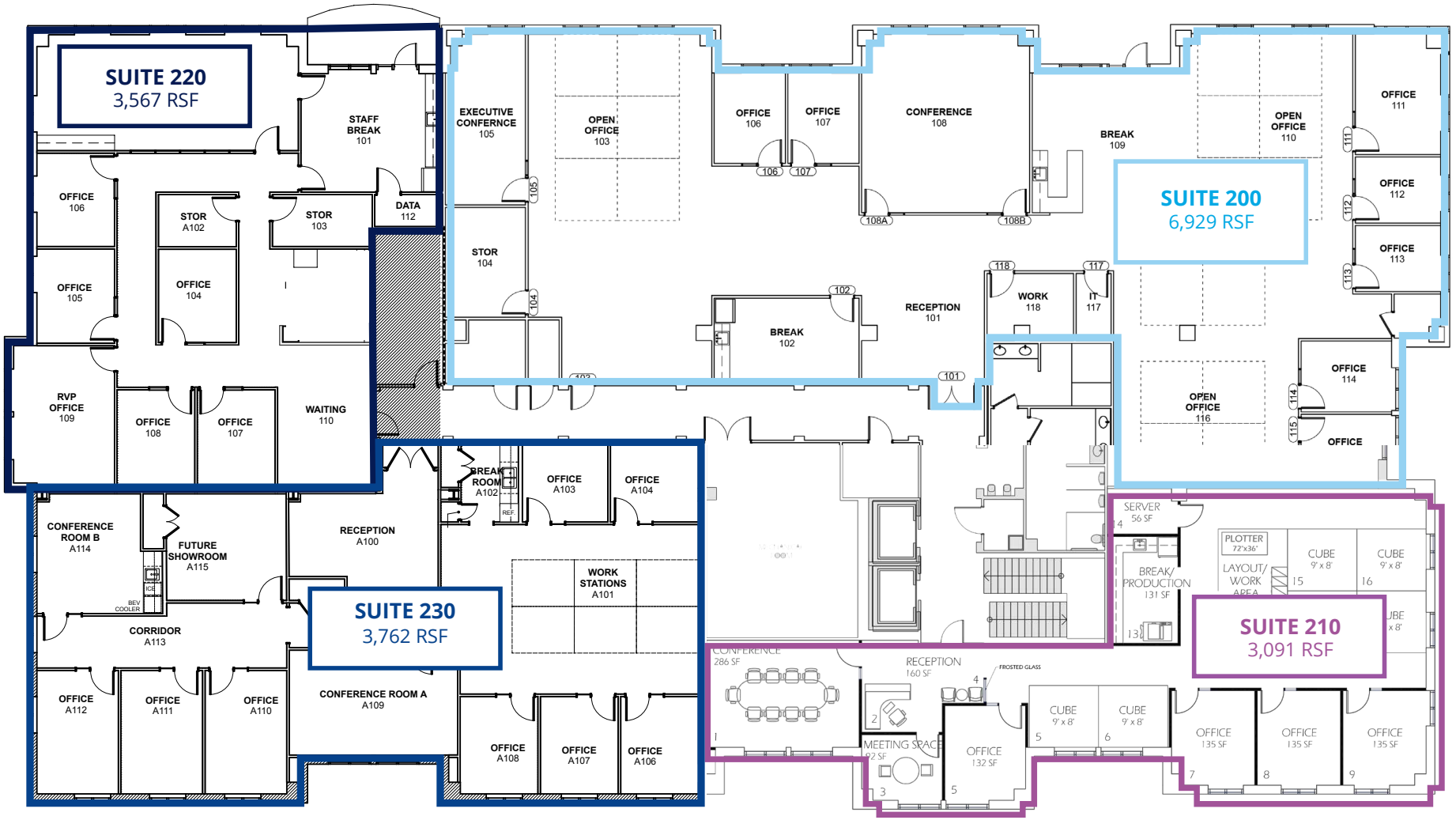
Tenancy:
Multiple

Elevators:
Yes

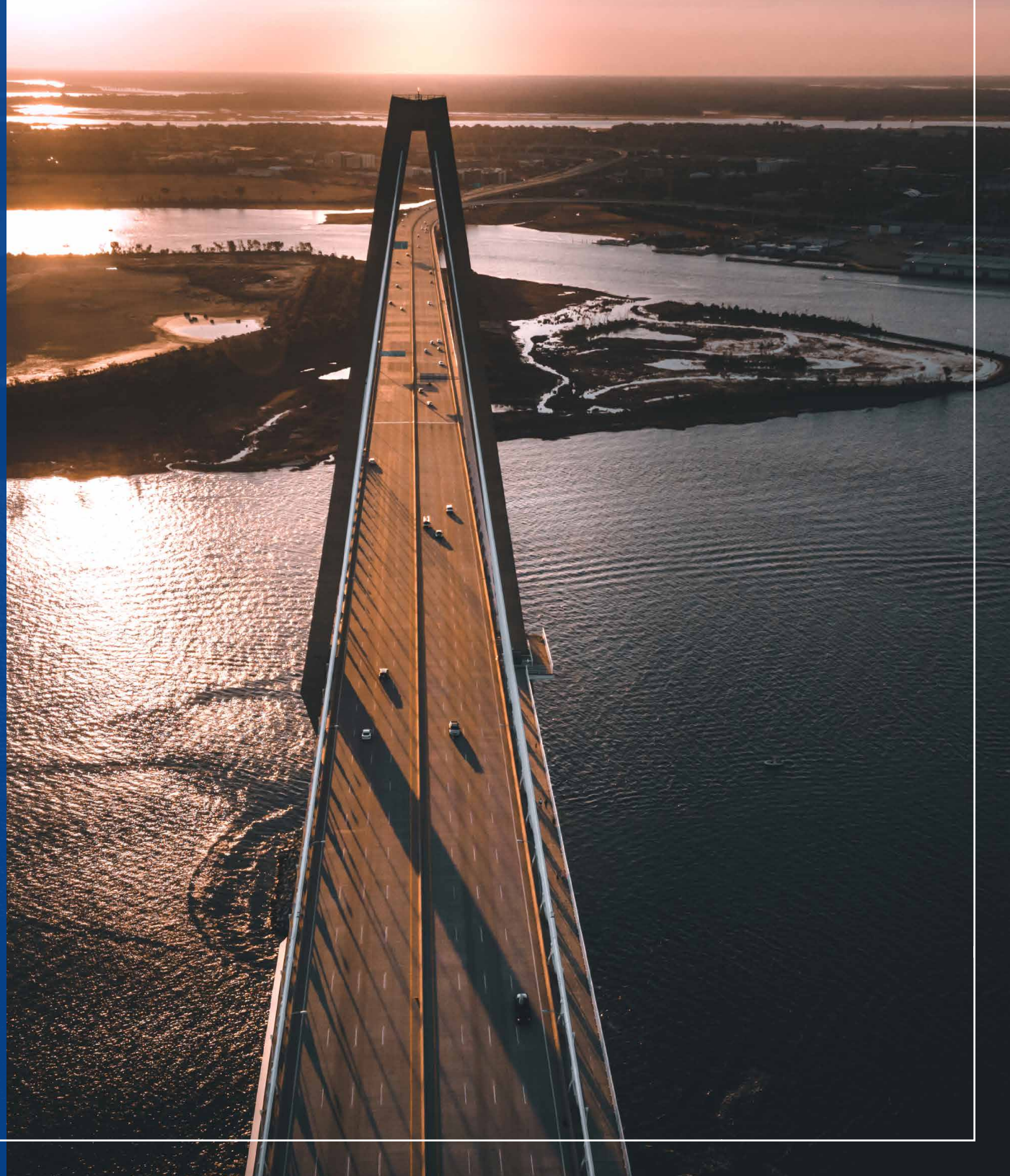
Parking:
134 spaces
3.8/1,000 SF



Floor Plan


SUITE 220
3,567 RSF
STAFF BREAK 101
OFFICE 106
STOR A102
STOR 103
DATA 112
OFFICE 105
OFFICE 104
RVP OFFICE 109
OFFICE 108
OFFICE 107
WAITING 110
EXECUTIVE CONFERNCE 105
OPEN OFFICE 103
OFFICE 106
OFFICE 107
CONFERENCE 108
BREAK 109
OPEN OFFICE 110
OFFICE 111
OFFICE 112
OFFICE 113
SUITE 200
6,929 RSF
STOR 104
BREAK 102
RECEPTION 101
WORK 118
IT 117
OPEN OFFICE 116
OFFICE 114
OFFICE
CONFERENCE ROOM B A114
FUTURE SHOWROOM A115
CORRIDOR A113
RECEPTION A100
BREAK ROOM A102
OFFICE A103
OFFICE A104
WORK STATIONS A101
SUITE 230
3,762 RSF
OFFICE A112
OFFICE A111
OFFICE A110
CONFERENCE ROOM A A109
OFFICE A108
OFFICE A107
OFFICE A106
SERVER 56 SF
BREAK/ PRODUCTION 131 SF
PLOTTER 72"x36"
LAYOUT/ WORK AREA
CUBE 9' x 8'
SUITE 210
3,091 RSF
CONFERENCE 286 SF
RECEPTION 160 SF
FROSTED GLASS
MEETING SPACE 92 SF
OFFICE 132 SF
OFFICE 135 SF

Location Overview



Offering Memorandum

421 Wando Park Blvd

Site Access

Major Highway

Throroughfare

Interstate I-26
13 Miles

Interstate I-526
1 mile

CHS Airport
13.9 miles

I-526
2 min

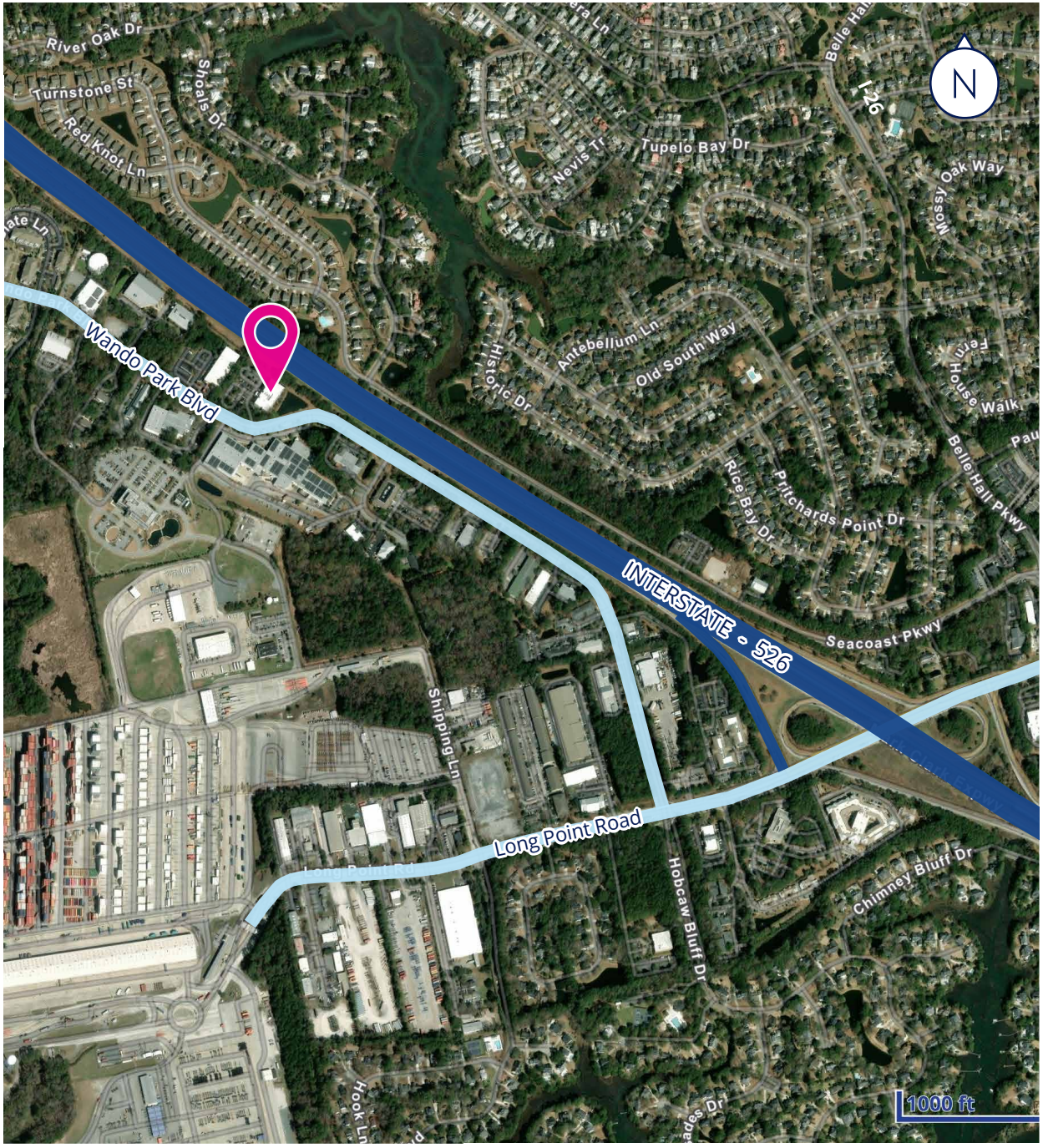
Long Point Road
1 min

Daniel Island
9 min

Downtown Charleston
15-20 min

Shem Creek
18 min

Sullivan's Island
15 min

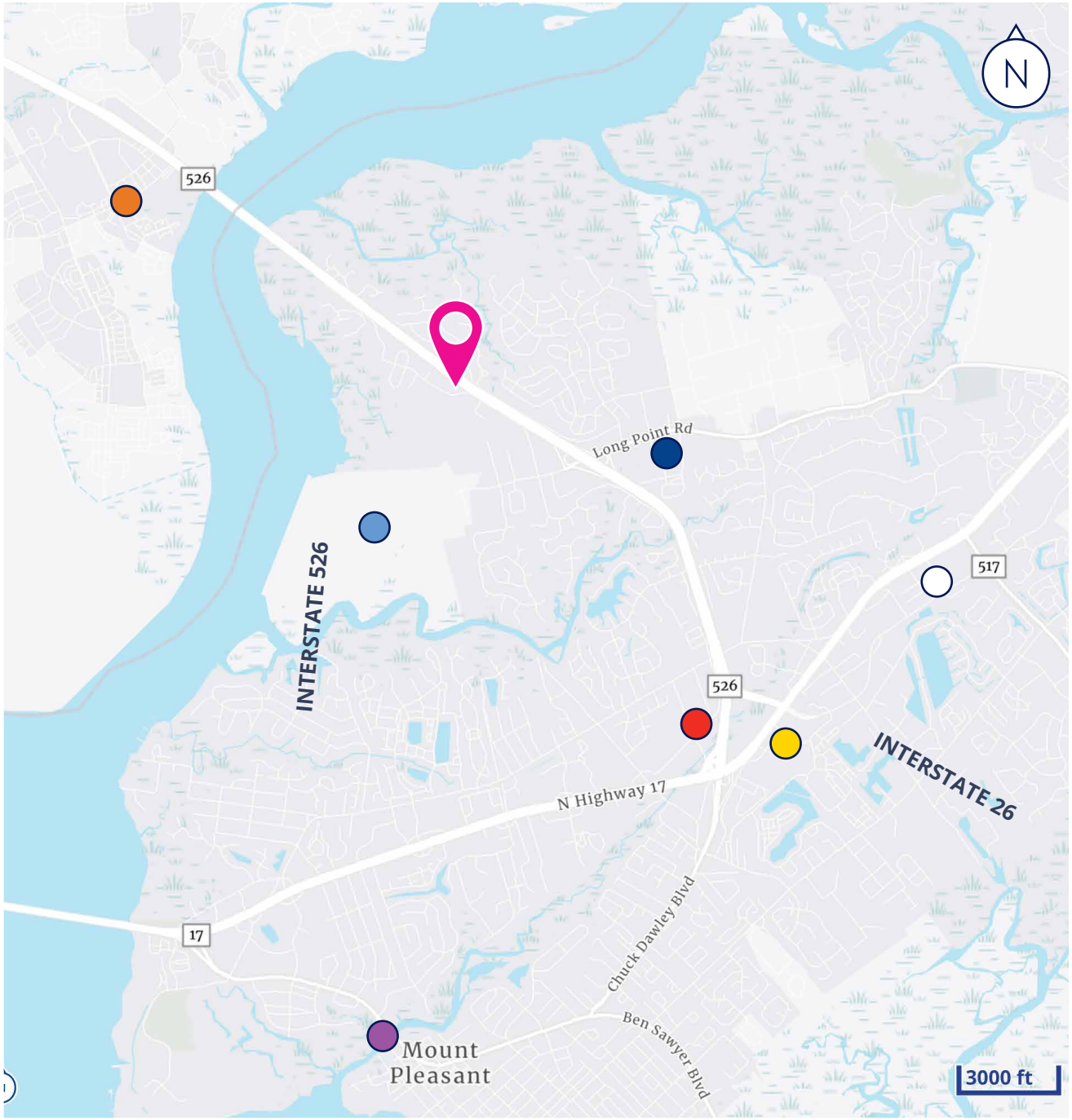


Location Overview

421 Wando Park Boulevard is located in Mount Pleasant, one of the Charleston region's premier coastal communities, known for top-tier schools, high quality of life, strong household incomes, and proximity to beaches, historic districts, and major employment centers.

412 WANDO PARK BLVD

- **Wando Welch Terminal**
  ±1 min
- **Belle Hall Shopping Center**
  3 min
- **Wando Crossing**
  8 min
- **Mt. Pleasant Town Centre**
  9 min
- **Downtown Daniel Island**
  7 min
- **East Cooper Medical Center**
  10 min
- **Shem Creek**
  8 min





Charleston Market Overview

Charleston has emerged as one of the Southeast's most dynamic markets, combining a thriving economy with exceptional quality of life that continues to attract investment. The region's diversified economic base includes advanced manufacturing, port logistics, technology, healthcare, and professional services, creating sustained demand across all commercial real estate sectors. The region has added over 100,000 residents since 2010, with population growth consistently outpacing state and national averages, while unemployment remains below national benchmarks and median household incomes continue rising.

Charleston's recognition as a premier destination for both business and lifestyle has transformed the market into a nationally recognized hub attracting corporations, and institutional real estate investment. This economic momentum positions the broader market for continued upward trajectory across office, medical, industrial, and mixed-use property types in the future.

421 Wando Park Blvd - Demographics

	1 Mile	5 Miles	10 Miles
2025 Population	5,078	94,281	290,701
2030 Projected Population	5,161	99,736	305,562
2000 Population	2,090	54,297	215,968
2020-2025 Annual Change	0.16%	1.48%	1.15%
2025 Average HHI	$170,320	$173,668	$147,391
2030 Average HHI	$196,251	$192,297	$164,962
2025 Total Households	2,109	41,834	128,997
2025 Daytime Population	6,222	111,124	386,496
2025 Labor Force Population	3,068	52,729	164,676

290,701 Population
within 10-mile radius

Voted #1
of the South's Best Cities by Southern Living, 2024

Voted #1
Best City in the U.S. by Travel + Leisure, 2023

$170,320
Average Household Income, 1-Mile Radius

Voted #5
in the U.S. for Local Restaurants by Food & Wine, 2024

Voted #6
Best City to Start a Career by Wallethub, 2023

Investment Opportunity | Offering Memorandum

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