

FOR LEASE | WELL LOCATED OFFICE SPACE

268 W Coleman Boulevard Suite 2B | Mount Pleasant, SC 29464



EDWARD G ROBINSON IV, SENIOR BROKERAGE ASSOCIATE
320 Broad Street, Suite 600 • Charleston • South Carolina 29401

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PROPERTY OFFERING



► HIGHLIGHTS

- Prime Mount Pleasant location at the base of the Ravenel Bridge on Coleman Boulevard
- Suite 2B: 3,166 SF move-in ready
- Second floor office suite in a Class A building at Coleman Center Office Park
- Light-filled, open floor plans with large central bullpen
- Private perimeter offices + dedicated workroom
- Conference room and eat-in kitchen
- Secure building with access via a fob system
- Ample on-site parking + additional private lot parking
- Walkable to shops, banks, and restaurants
- Charleston County Tax No. 517-00-00-079
- South Carolina Commercial MLS #31007912

► OFFERING SUMMARY

Beach Commercial, LLC as the exclusive agent to market this property, is pleased to offer this combined $\pm 6,231$ SF office space in a high traffic/population location in the Mount Pleasant Charleston, SC.

► EXCLUSIVE LISTING AGENTS

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BEACH COMMERCIAL, LLC
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PROPERTY OVERVIEW



► 268 W COLEMAN BOULEVARD | CHARLESTON, SC 29464

Discover an Exciting Lease Opportunity in Mount Pleasant

Put your office at the base of the Ravenel Bridge along Mount Pleasant's "Main Street". One large light and bright second floor office suite in move-in condition located in a Class A office building on busy Coleman Boulevard in the Coleman Center Office Park. The suite consists of a very open floor plan with a large bullpen in the middle of the space with private offices and a workroom on the perimeter. The space boasts an eat-in kitchen, a conference room, and private men's and women's restrooms (see attached floor plan). There is ample parking and many shops, banks and restaurants in close walking distance. Currently vacant and ready for Tenant customization. Additional parking is available in the private lot to the right of the Building. Landlord will provide a TI Allowance or can build-out additional private offices per the Tenant's needs.

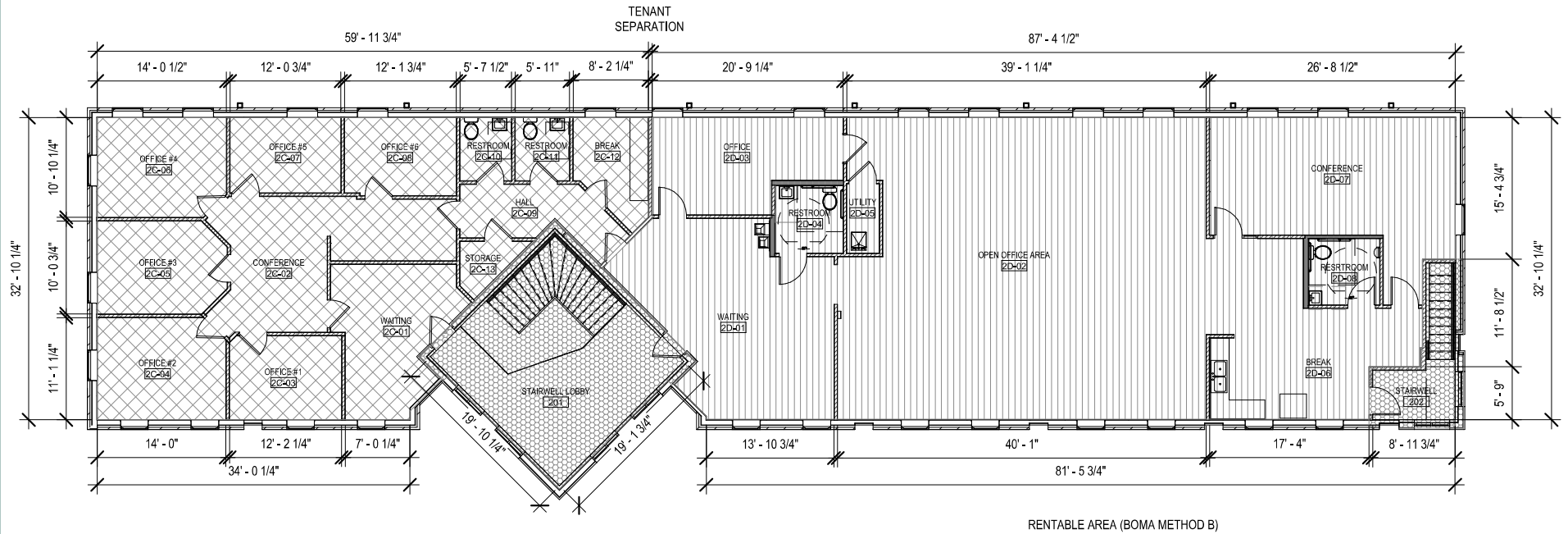
► MARKETING STATISTICS 29464 (3-MILE RADIUS)

- Total Population: Approximately 50,000 residents
- Median Household Income: Around \$120,000
- Number of Households: Over 16,000 households
- Median Age: Approximately 42 years

PROXIMITY MAP



SUITE 2B



ADDITIONAL PHOTOS



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DISCLAIMER: This information is submitted confidentially for a project as described herein. The information contains many assumptions and forward looking statements and are subject to changing market conditions, competition, etc that could negatively affect the results of operations. In addition, other information contained herein was taken primarily from third party reports, information and data. Neither Beach Commercial nor the Developer make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.