

3,280 SF - 6,596 SF AVAILABLE

OFFICE SPACE FOR LEASE

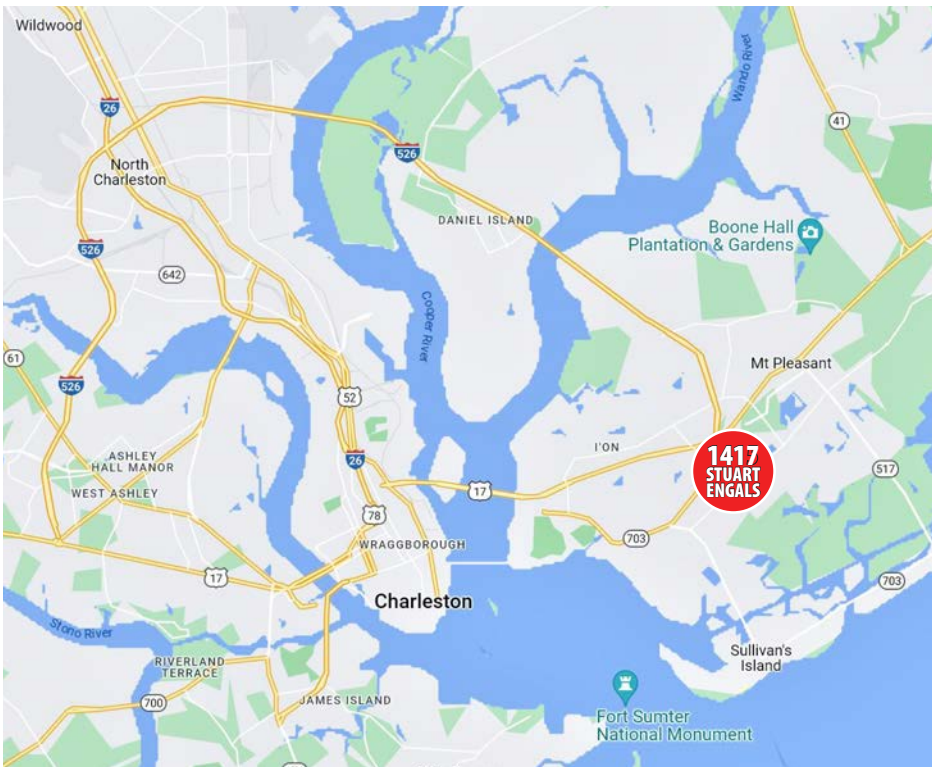
**1417 STUART ENGALS
BLVD.
MOUNT PLEASANT, SC 29464**



Grace Moring

843.518.6808

gmoring@wrsrealty.com



OFFERING SUMMARY

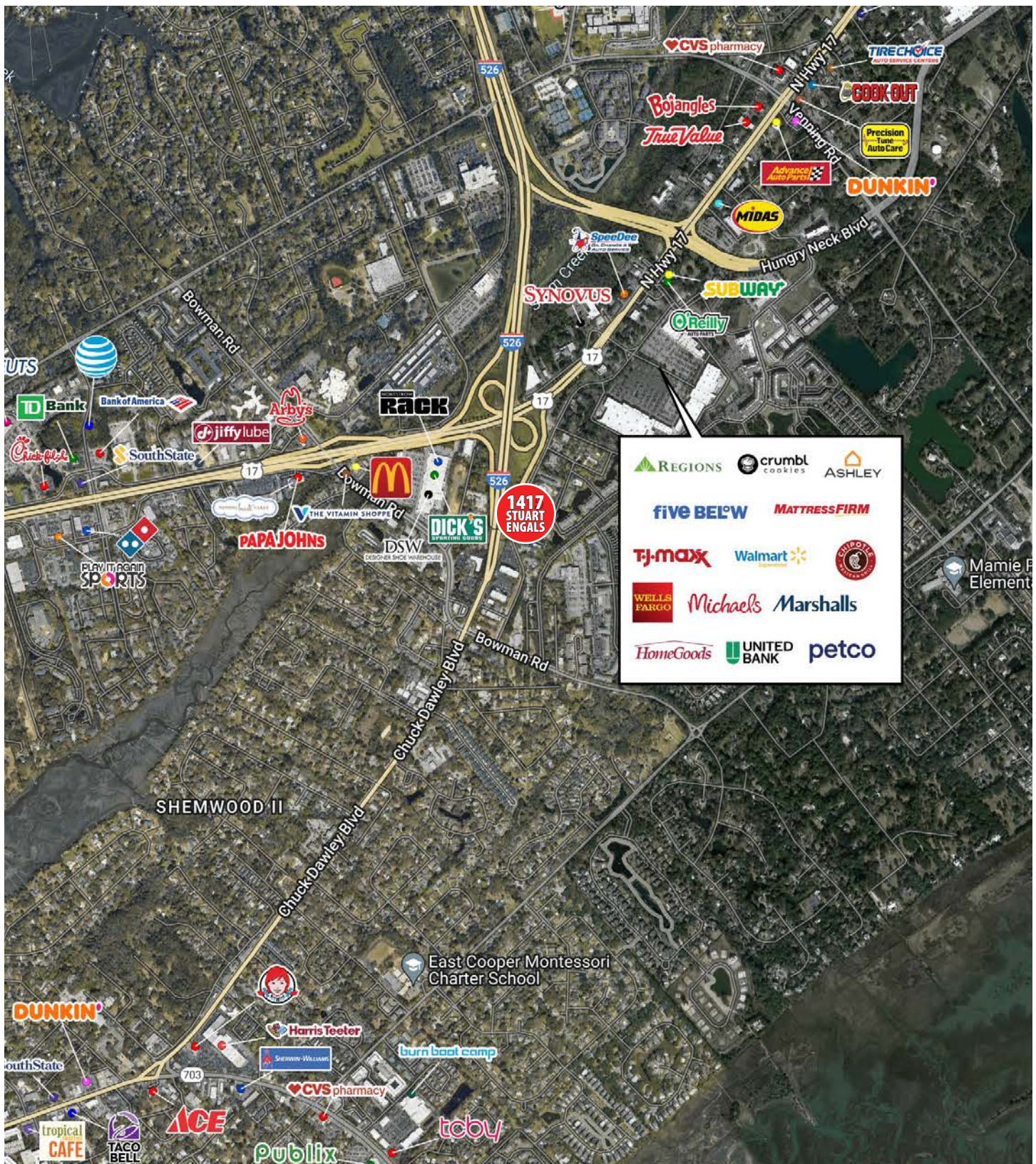
Address	1417 Stuart Engals Blvd. Mount Pleasant, SC 29464
Lease Type	Modified Gross
Property Type	Class A Office
Available SF	Bldg. 1417 - up to 6,596 SF
Year Built	2007
Parking	First Come First Serve

THE PROPERTY

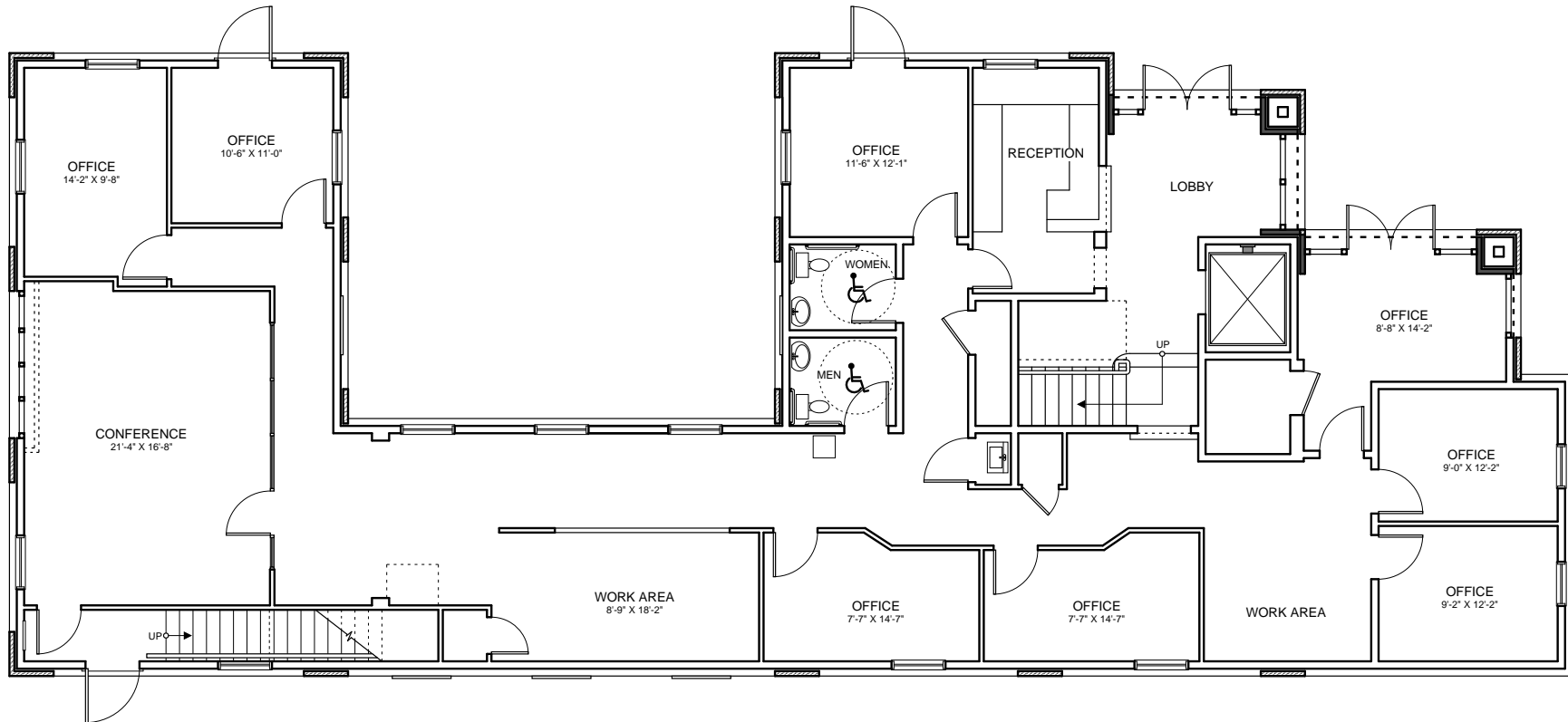
1417 Stuart Engals is a freestanding second floor Class A office building offering up to 6,596 SF. Signage is available on the marquee along Stuart Engals Blvd. between Glasspro and the neighboring new office buildings.

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.

LOCATION



FIRST FLOOR (SUITE 100) - 1417 BUILDING

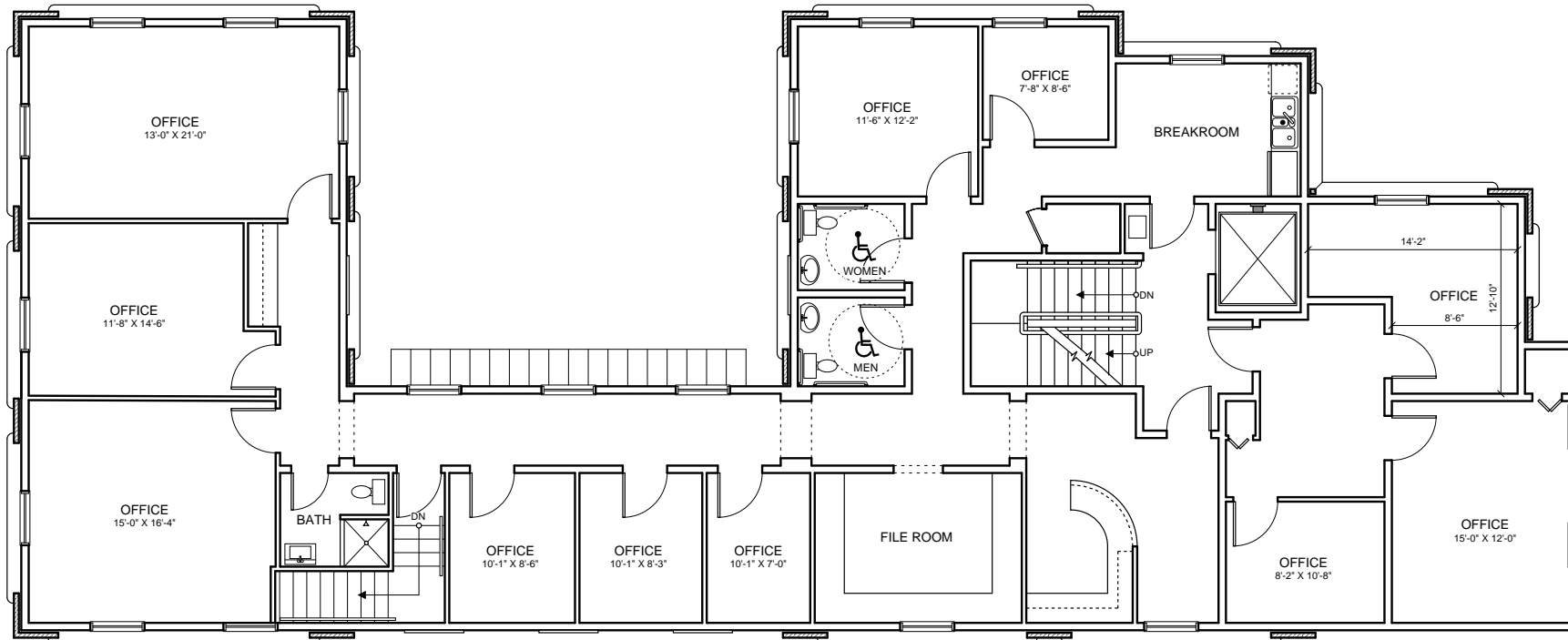


**AVAILABLE
FIRST FLOOR (SUITE 100)
3,280 RSF**

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

SECOND FLOOR (SUITE 200) - 1417 B BUILDING



AVAILABLE
SECOND FLOOR(SUITE 200)
3,316 RSF

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PHOTOS - 1417 BUILDING





WRSINC
REAL ESTATE INVESTMENTS

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