

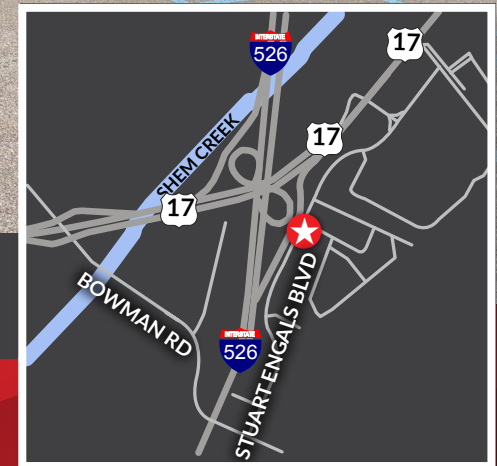


10,814 SF FULLY LEASED OFFICE FOR SALE

1435 STUART ENGALS BOULEVARD
MOUNT PLEASANT, SC 29464

Exceptional opportunity to acquire a beautifully designed, two-story Class A office building ideally located just off busy Highway 17 in the heart of Mount Pleasant.

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Jon Chalfie | Charlotte Fonvielle
843-345-6000 | 843-860-9509

LANDMARK-ENTERPRISES.COM

**1435 STUART ENGALS BOULEVARD
MOUNT PLEASANT, SC 29464**

**10,814 SF FULLY LEASED OFFICE
FOR SALE**

TMS#: 559-14-00-007

COUNTY: CHARLESTON

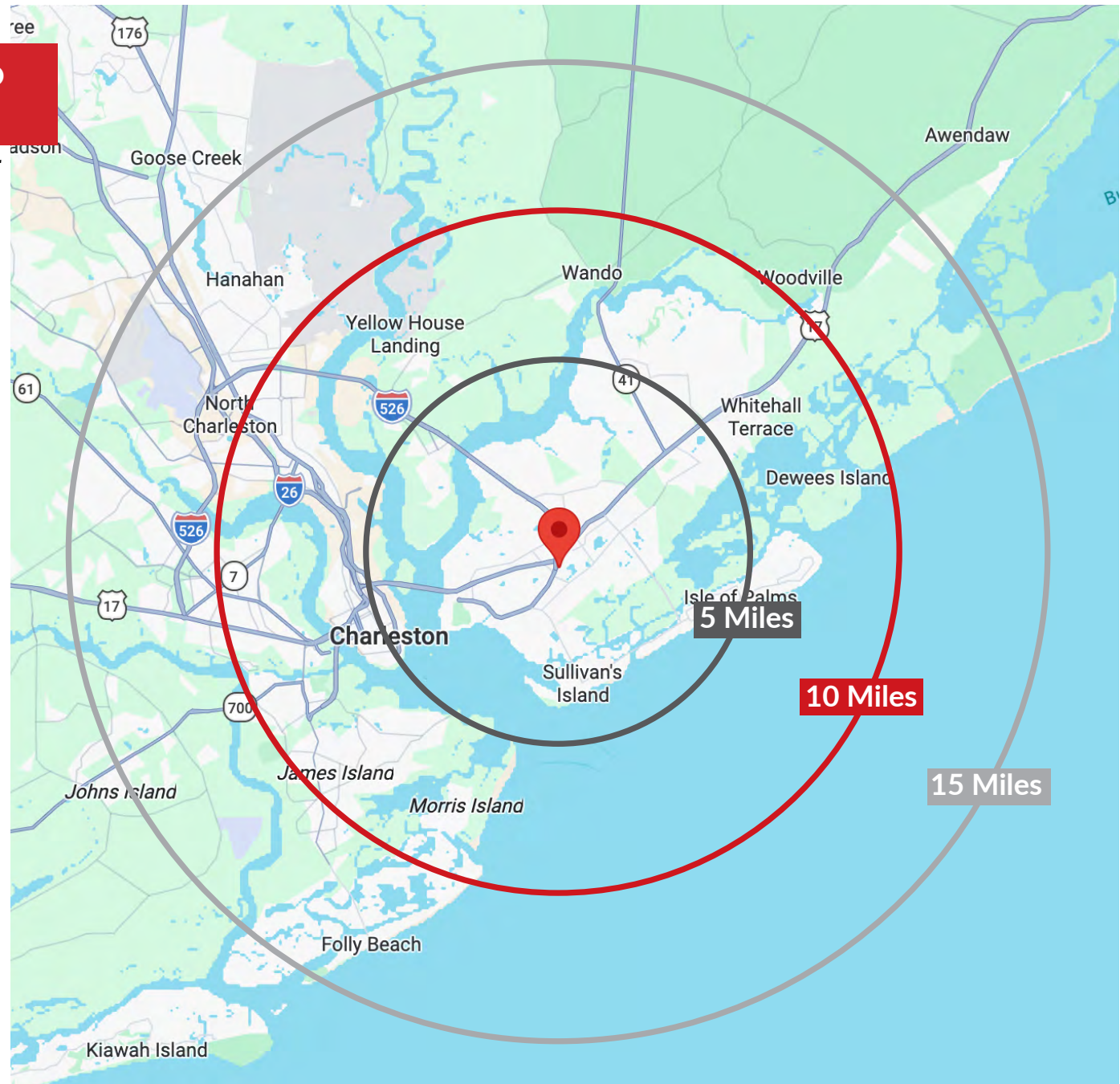
SF: 10,814

PRICE: \$3,825,000

PRICE/SF: \$353.71

CAP RATE: 6%

- Class A, two-story office building just off Highway 17 in Mount Pleasant
- Built less than 10 years ago with high-end finishes throughout
- Four well-appointed suites, one of which could be used by an owner-occupant
- Contemporary architecture with efficient layout suited for a variety of professional users
- On-site parking
- Surrounded by restaurants, cafés, and retail amenities
- Proximity to I-526, Coleman Blvd, and Johnnie Dodds Blvd
- Priced well below replacement cost





mount pleasant
MINI STORAGE



Wando
Crossing
Shopping
Center

JOHNNIE DODDS BLVD



JOHNNIE DODDS BLVD



STUART ENGALS BLVD

EAST COOPER
GLASS AND MIRROR



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CONTACT US TODAY TO LEARN MORE!!

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