

FOR LEASE



 **774 SOUTH SHELMORE BOULEVARD, SUITES 102 & 108
MOUNT PLEASANT, SC 29464**



LEASE RATE:
\$43.50/RSF/YR



SIZE:
2,257-6,752 RSF



LEASE TYPE:
FULL SERVICE



PROPERTY TYPE:
OFFICE



PARCEL ID:
514-00-00-161

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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PROPERTY OVERVIEW



**774 SOUTH SHELMORE BOULEVARD, SUITES 102 & 108
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OVERVIEW

The Shelmore is located in the heart of Mount Pleasant and within twenty (20) minutes of Downtown Charleston and I-26/I-526. The site has unique walkability and features a complementary mix of service, restaurants, and retail co-tenants. Suite 102 features four (4) private offices, a kitchenette, and a large central workplace. Suite 108 contains nineteen (19) private offices, a breakroom/kitchenette, a conference room, and a lobby/showroom. Suite 102 is available immediately and Suite 108 is available on November 1st, 2026.

HIGHLIGHTS

1

Premier Location

Within 10 minutes to Downtown Charleston and I-526 as well as Sullivan's Island and Isle of Palms.

2

Spacious Interior

Each office is equipped with eighteen (18)-foot ceilings.

3

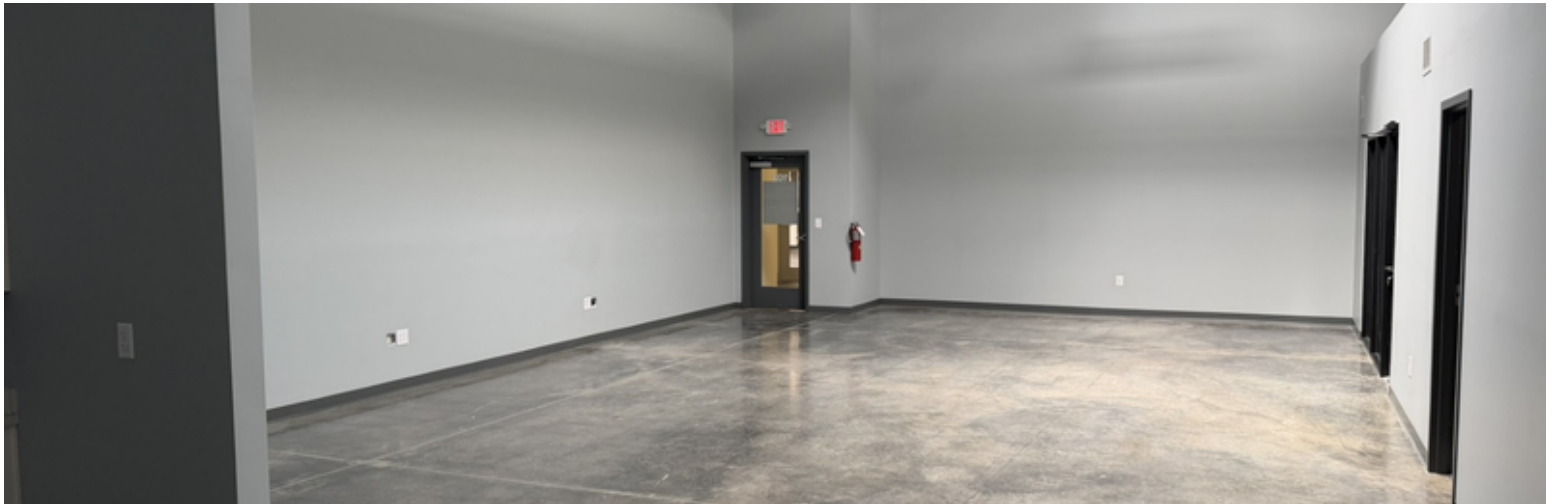
Easy-Access Parking

Free surface parking is included in the lease.

INTERIOR PHOTOS - SUITE 102



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CHARLESTON, SC 29407**



INTERIOR PHOTOS - SUITE 108



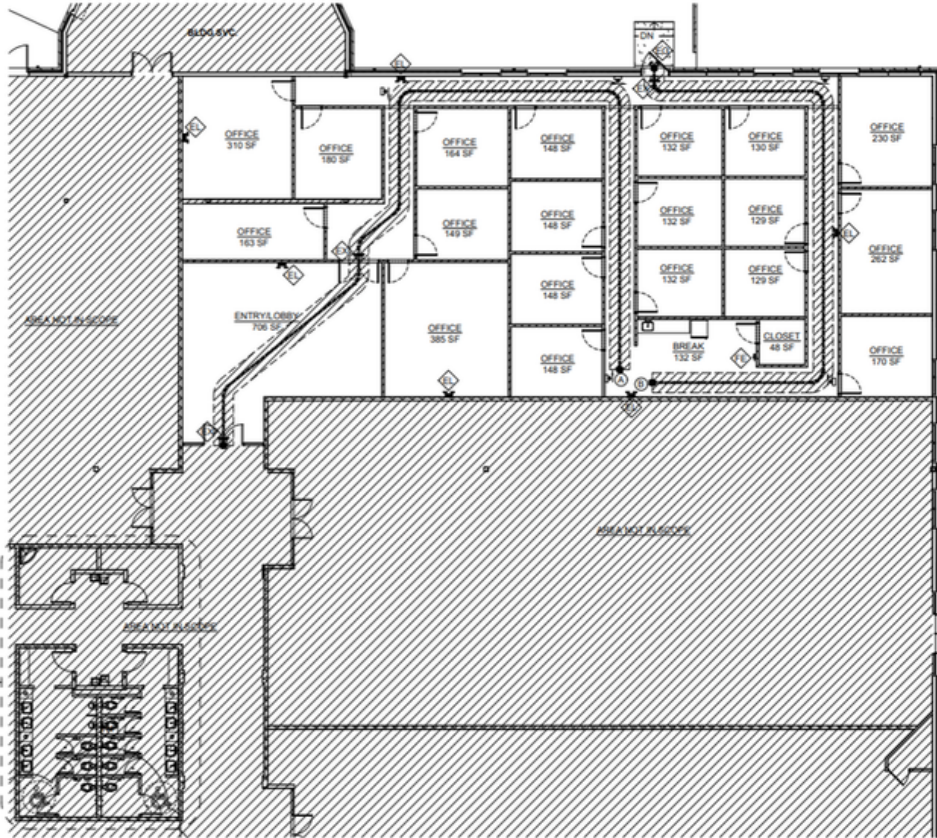
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FLOORPLAN



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SUITE 108

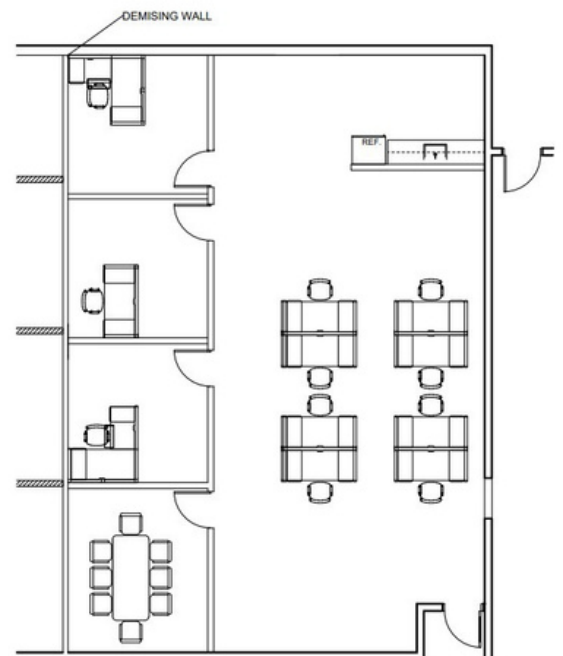
6,752 RSF

**AVAILABLE
NOVEMBER 1ST, 2026**

SUITE 102

2,257 RSF

**AVAILABLE
IMMEDIATELY**



LOCATION



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TRAFFIC COUNT

- Up to 8,000 vehicles per day
- 8,001 - 15,000
- 15,001 - 50,000
- 50,001 - 70,000
- 70,001 - 100,000
- More than 100,000 per day

One Mile Radius
Two Mile Radius
Three Mile Radius

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