

# FOR LEASE - FLEX OFFICE BUILDING

620 WANDO PARK BOULEVARD  
MOUNT PLEASANT • SOUTH CAROLINA 29464



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**BEACH**  
COMMERCIAL  
A DIVISION OF THE BEACH COMPANY



## ► HIGHLIGHTS

- Located in the Wando Business Park just off I-526 at the Long Point Road exit
- Free-standing three-story Class B office building of ± 21,189 sf
- Compartmentalized office layout with storage on the third floor
- Elevator access to the second floor
- Ample surface parking
- Fenced, secured parking area
- Warehouse of ± 4,000 sf with a mezzanine
- Prominent signage and visibility
- Planned Development zoning allows for light industrial
- Town of Mount Pleasant
- Close to the Wando-Welch Port Terminal
- Lease Price of \$19 psf NNN
- Tax No.537-00-00-150
- Also offered for Sale at \$6,000,000
- South Carolina Commercial MLS #31002737

# PROPERTY OFFERING

## ► OFFERING SUMMARY

Beach Commercial, a Division of The Beach Company, as the exclusive agent to market this property, is pleased to offer this handsome three-story office/warehouse combination of approximately 21,189 sf on almost two acres in Mount Pleasant, South Carolina.

## ► EXCLUSIVE LISTING AGENT

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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.

# PROPERTY OVERVIEW



## ► 620 WANDO PARK BLVD • MOUNT PLEASANT, SC 29464

New to the market, this building is for sale or for lease. Formerly the home of S&ME Engineering, this handsome three-story office/warehouse combination has a metal roof and other attractive architectural features.

The property provides a compartmentalized office lay-out, storage on the third floor, a large parking lot, and a fenced secured warehouse parking/laydown yard in the rear of the property. The 4,000 sf warehouse has a large mezzanine as a second floor and a shower.

Sitting on almost two acres, the building has two floors of attractive office with an elevator (see existing floorplan) or could be demised into three different suites; two as office (suites A and C) and one as an office with warehouse/yard (suite B).

The Wando Business Park is the only business park in Mt. Pleasant and has Planned Development zoning. It is conveniently located just off of I-526 close to the Wando Welch Terminal. This building sets up nicely for an engineering, construction, logistics firm or for a large microbrewery. It is located across from the SkyZone and Westbrook Brewing and on the left hand side of the street before the SC Ports Authority offices.

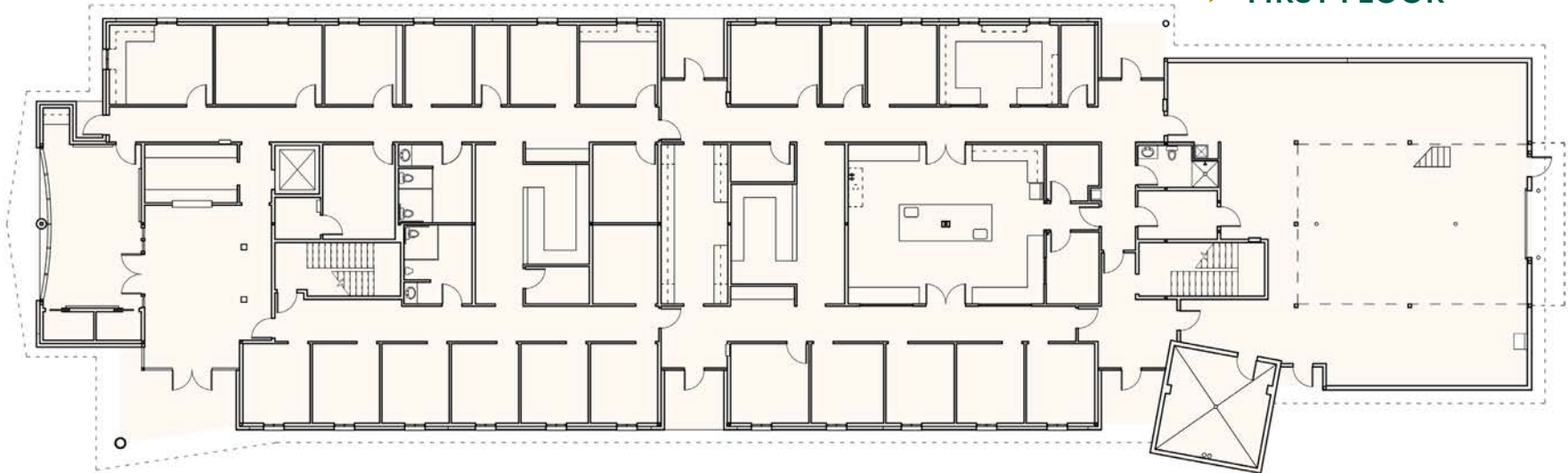
## ► MARKETING STATISTICS 29464

Demographics as of 2023:

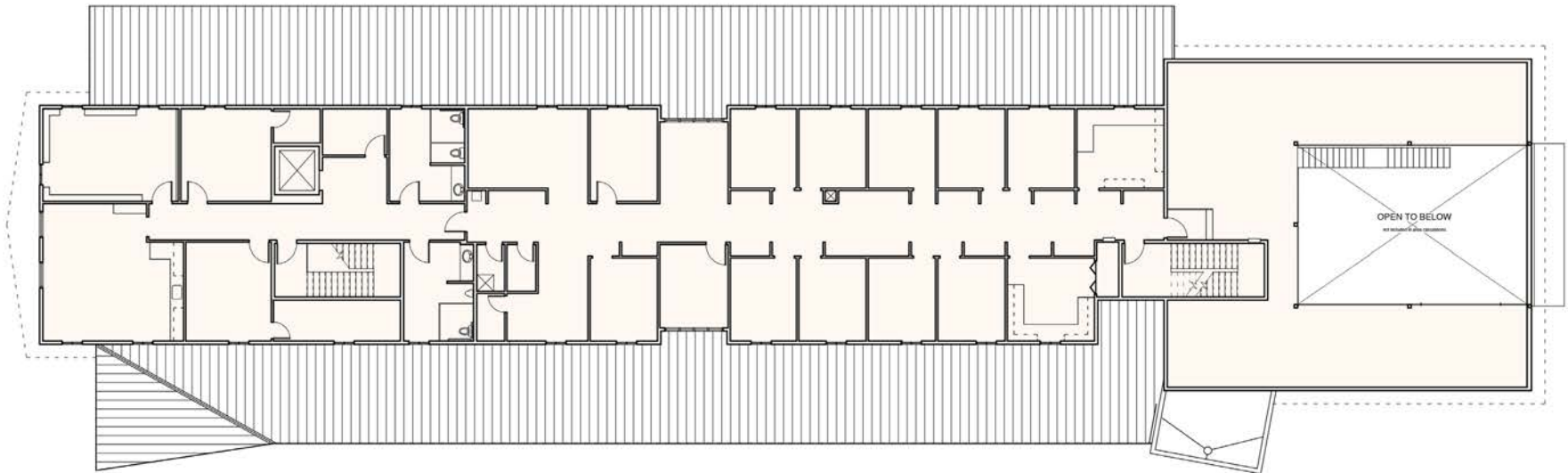
- Total population 43,649
- Median Household Income \$104,366
- Median Age 42.3
- Households 29,681
- 19,796 Daily Commuters

# EXISTING FLOOR PLANS

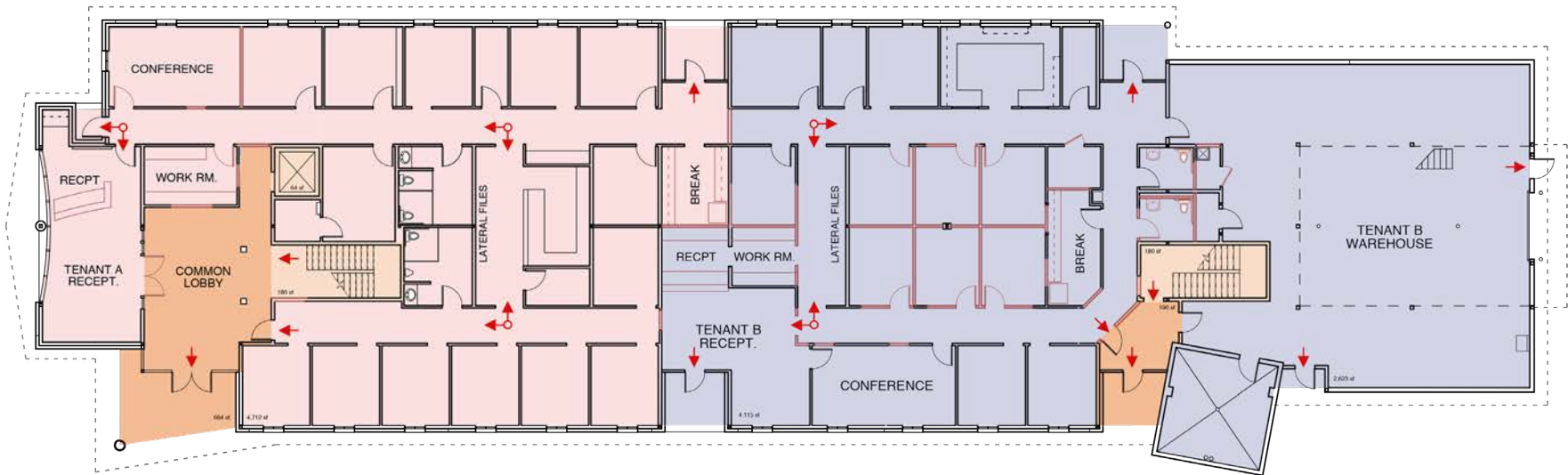
## ► FIRST FLOOR



## ► SECOND FLOOR



# PROPOSED FLOOR PLANS



TENANT A - RENTABLE 5,244 SF

Includes allocated common area, vertical circulation & exterior walls

TENANT B - RENTABLE 9,086 SF

Includes allocated common area, vertical circulation & exterior walls

TENANT C - RENTABLE 6,859 SF

Includes allocated common area, vertical circulation & exterior walls

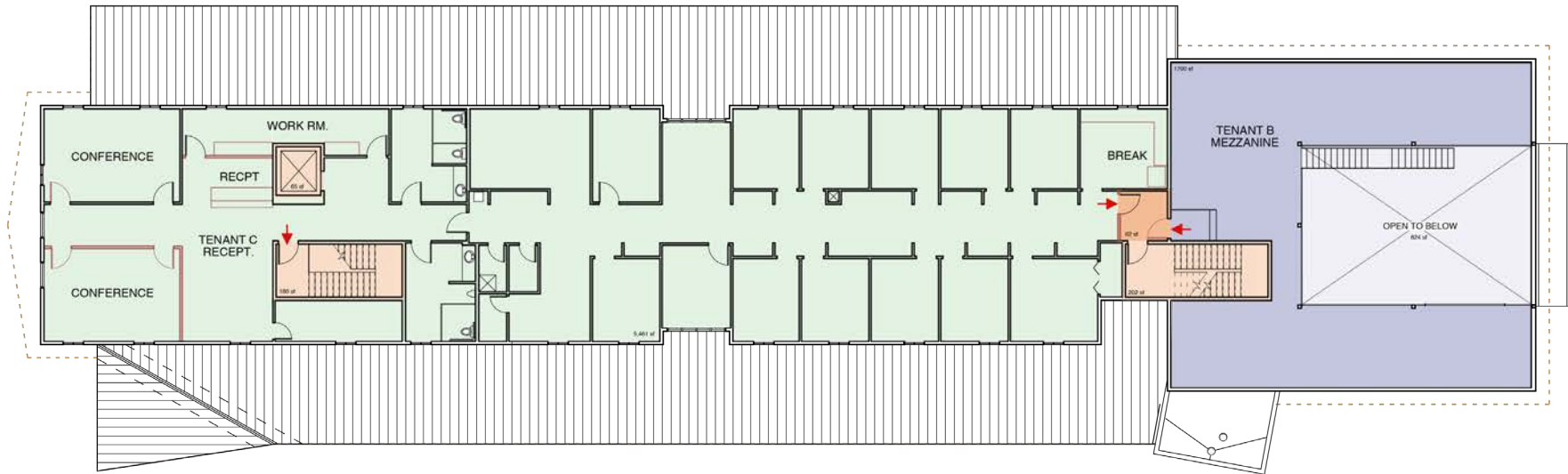
RENTABLE - 1st FLOOR 13,231 SF

RENTABLE - 2nd FLOOR 7,958 SF

TOTAL RENTABLE BUILDING AREA 21,189 SF

FIRST FLOOR PLAN

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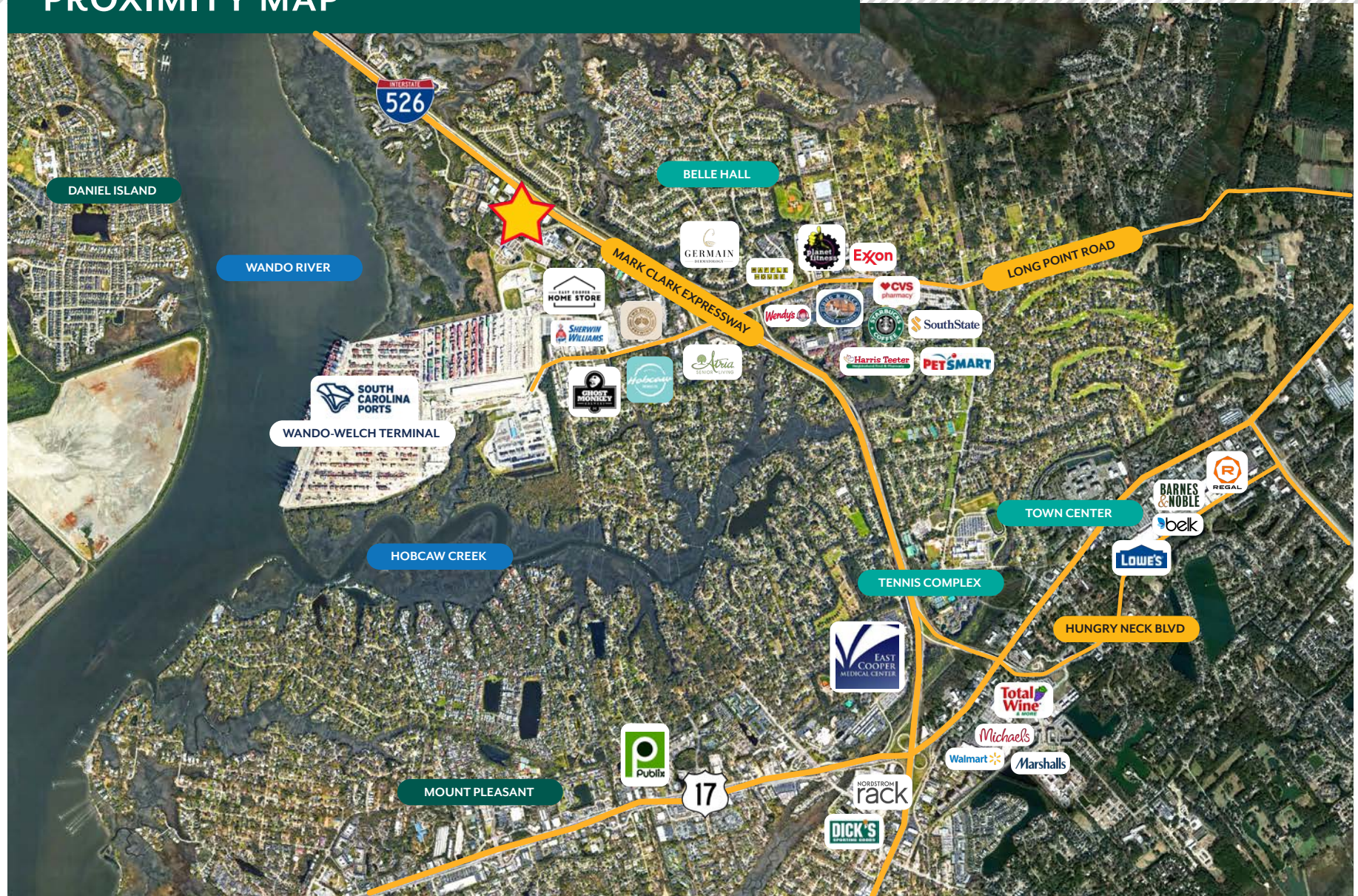
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SECOND FLOOR PLAN

# ADJACENCY MAP



# PROXIMITY MAP



## ADDITIONAL PHOTOS



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