

FOR LEASE - CLASS A OFFICE SPACE

654 COLEMAN BOULEVARD, SUITE 102
MOUNT PLEASANT • SOUTH CAROLINA 29464



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BEACH
COMMERCIAL
A DIVISION OF THE BEACH COMPANY



► HIGHLIGHTS

- Located on Coleman Boulevard in the heart of Mount Pleasant
- Approximately 3,678 sf Class A office space
- Building of ± 12,073 sf within walking distance of many shops, banks, and restaurants
- Move-in condition located on the ground floor
- Reception area, four (4) large private offices, and 16 custom built-in cubicles
- Eat-in kitchen, mail room, conference room, and lots of storage
- Ample surface parking
- Ready for occupancy in October 2024
- Town of Mount Pleasant
- Lease price is \$35 psf Full Service
- Tax No.517-16-00-124
- South Carolina Commercial MLS #31002950

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 well-appointed Class A office space of approximately 3,678 sf on Coleman Boulevard in the heart of 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



► 654 COLEMAN BOULEVARD, SUITE 102 MOUNT PLEASANT, SC 29464

Boasting approximately 3,678 square feet of move-in-ready office space within a 12,073 square foot building, this suite presents an ideal opportunity for a midsize accounting or law firm seeking a refined environment. Previously utilized by a real estate office, Suite 102 offers a spacious reception area, four large private offices, and sixteen custom-built cubicles, ensuring ample workspace for your team.

Additionally, amenities include an eat-in kitchen, a generous conference room, a designated mail room, separate men's and women's bathrooms, and abundant storage space. Conveniently situated on the ground floor, accessibility is optimized for clients and employees alike. With ample parking and a wealth of nearby shops, banks, and restaurants, your business will thrive in this vibrant location. Available for occupancy in October 2024. Lease list price is \$35 psf Full Service. Do not disturb the tenant in place. Please call the agent for all showings.

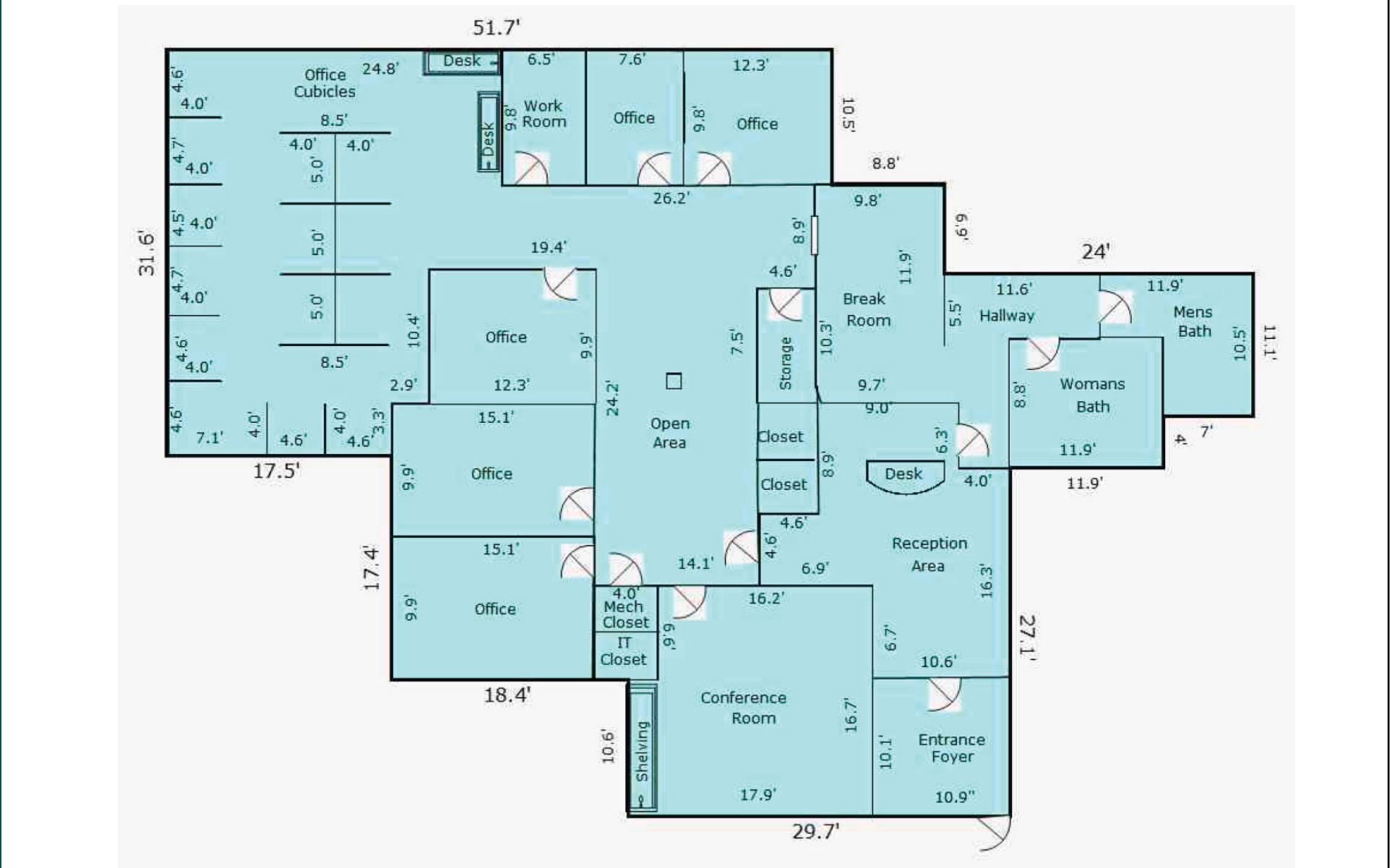


► MARKETING STATISTICS 29464

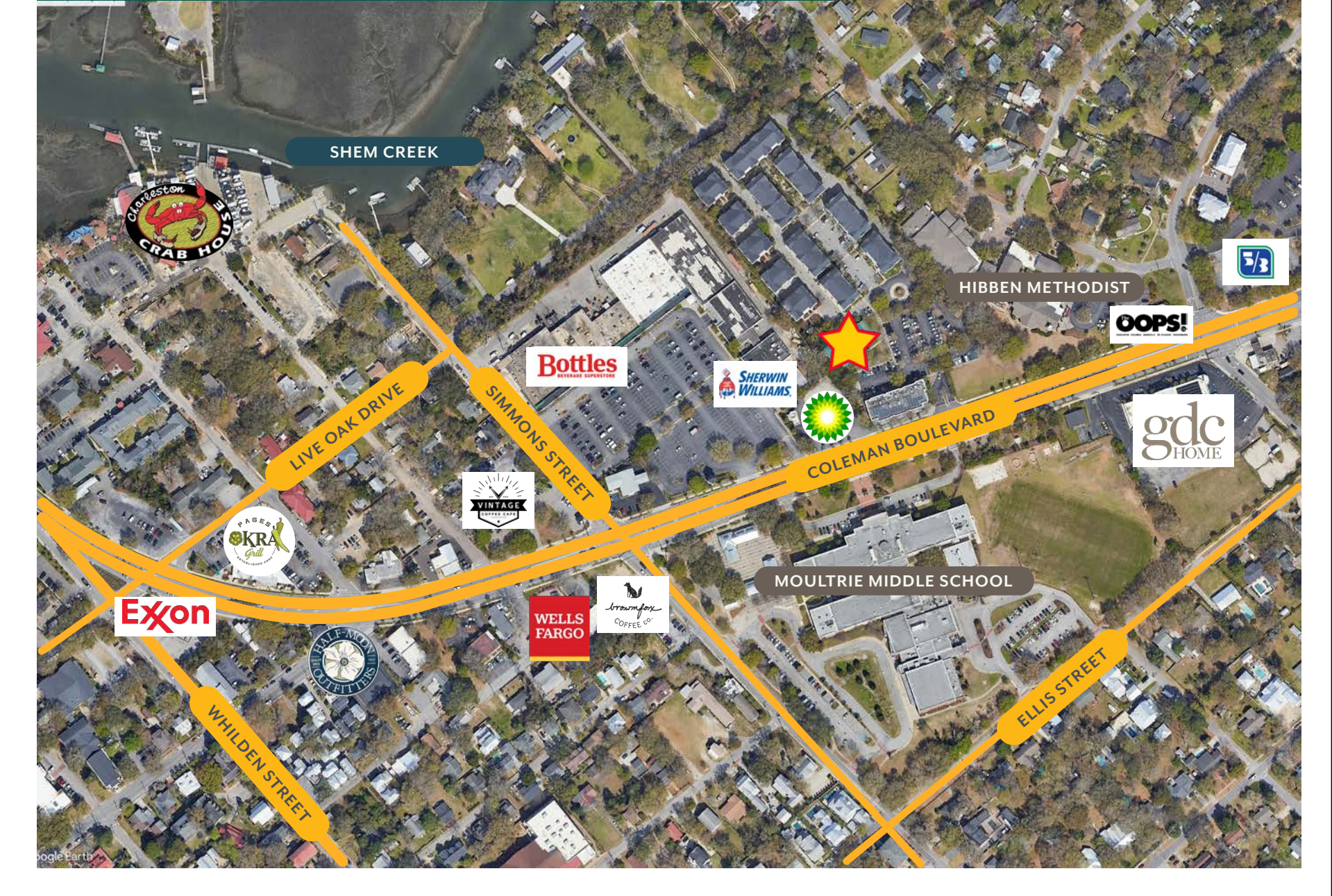
Demographics as of 2023:

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

FLOOR PLAN



ADJACENCY MAP



PROXIMITY MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

