



WINGO Way



WINGO Way

■ ADDRESS

302 Wingo Way
Mount Pleasant, SC 29464

■ AVAILABLE SPACE

One suite available, 3,618 SF

■ PARKING AND ACCESS

Ample surface parking surrounding the office building. Convenient access to Highway 17 puts tenants just minutes away from downtown and surrounding submarkets.

■ AMENITIES

Wingo Way has been designed with the tenant in mind and provides a wealth of amenities to make your work day a delight including an abundance of natural light, outdoor space with seating areas, common conference room and modern design features throughout the development.

■ BUILDING FEATURES

The building is a four story 33,862 square foot development that provides flexible suite options ranging from 2,000 up to 8,855 square feet of contiguous space with the ability to combine floors to accommodate a larger user. All technology systems are state of the art and designed with employee wellness in-mind.

The Overview

PROJECT

Wingo Way is a Class A four-story suburban office development that sits at the base of the Arthur Ravenel Jr. Bridge in the desirable submarket of Mount Pleasant in Charleston, South Carolina.

This new development will feature 33,862 square feet of rentable area customizable to the current office tenant market with flexible floor plates that can accommodate users anywhere from 1,808 square feet or more.

The design allows for an abundance of natural light throughout the space with modern architecture and thoughtful layout allowing for easy access and plentiful surface parking.

LOCATION

The site is less than three miles from Downtown Charleston and squarely in the affluent areas of Mount Pleasant. The Town of Mount Pleasant is a rapidly growing coastal community in the Charleston, South Carolina tri-county area. This dynamic suburb of Charleston has proven to be an outstanding location for business, offering a highly desirable lifestyle to attract and retain key employees.



The Draw



Located in the most sought after submarket in Mount Pleasant



Modern design featuring customizable build-outs with generous tenant improvement allowances



Direct, easy access to Highway 17, I-26 and I-526, putting employees within minutes of all major submarkets in the Charleston MSA

The Area

WINGO WAY ENJOYS CONVENIENT ACCESS TO AMENITIES
AND MAJOR ROADWAYS



DANIEL ISLAND

The Convenience

AT THE BASE OF THE ARTHUR RAVENEL JR. BRIDGE IN THE
HEART OF THE MOUNT PLEASANT SUBMARKET

WINGO
Way

MOUNT
PLEASANT

DOWNTOWN
CHARLESTON

DRIVE TIMES

Downtown Charleston	3 Min
I-26	4 Min
I-526	6 Min
Airport	14 Min

The Region

WINGO Way



**CHARLESTON
MSA**
DEMOGRAPHICS

\$316 MILLION
ECONOMIC IMPACT

\$1.1 BILLION
INVESTMENT FROM VOLVO CAR

23.5%
INCREASE IN EMPLOYMENT
OVER LAST DECADE

+26,000
JOBS

355,692
EMPLOYEES
IN THE AREA

**DOWNTOWN
DEMOGRAPHICS**



POPULATION
2019 ESRI ESTIMATE
2019: 139,999
2010: 121,135
2000: 118,775



HOUSEHOLDS
2024 ESRI FORECAST,
2019 ESRI ESTIMATE
2019: 58,735
2010: 50,833



MEDIAN AGE
2019: 36



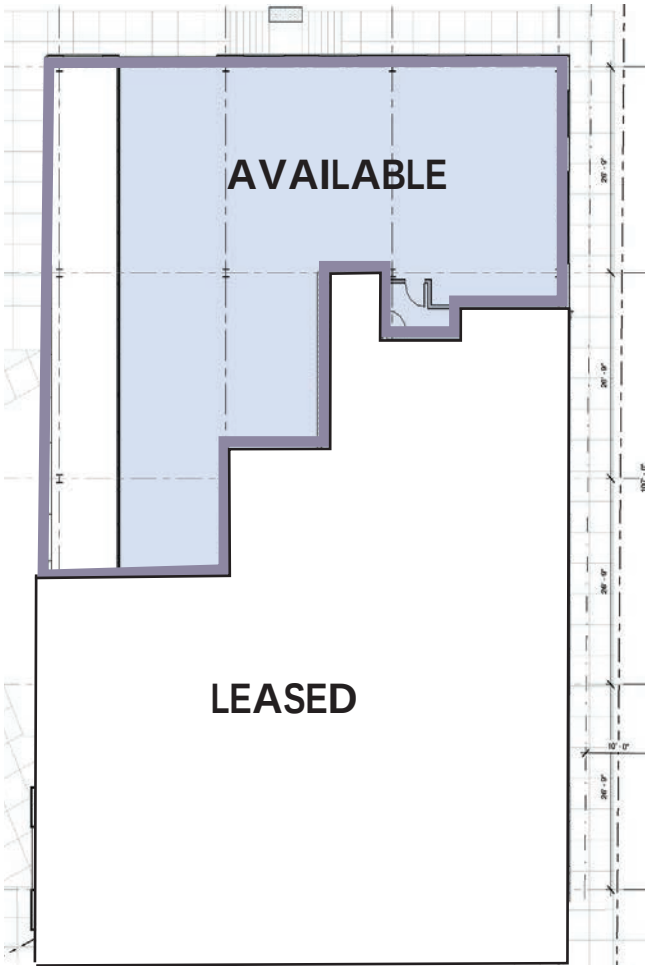
HOUSEHOLD INCOME
2024 ESRI FORECAST,
2019 ESRI ESTIMATE
AVERAGE
2024: 107,693
2019: 95,218
MEDIAN
2024: 63,951
2019: 56,087

The Floor Plans

OVERVIEW OF AVAILABLE SPACE AT WINGO WAY

PROJECT DESCRIPTION

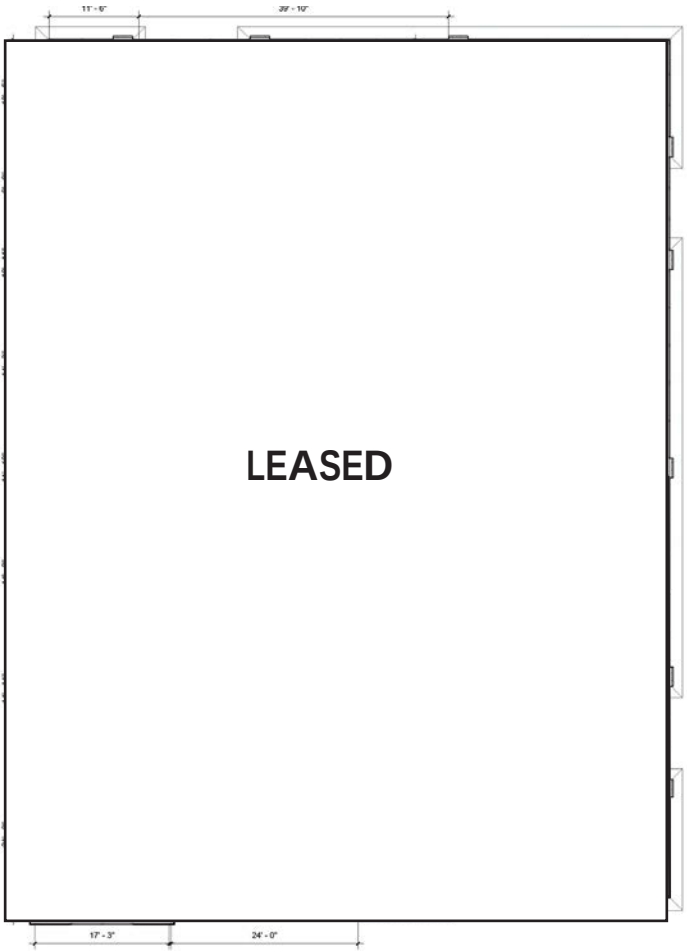
CLASS A, 4 STORY OFFICE BUILDING. BUILDING AREA = 33,862 SF (GROSS)



Ground Floor Plan

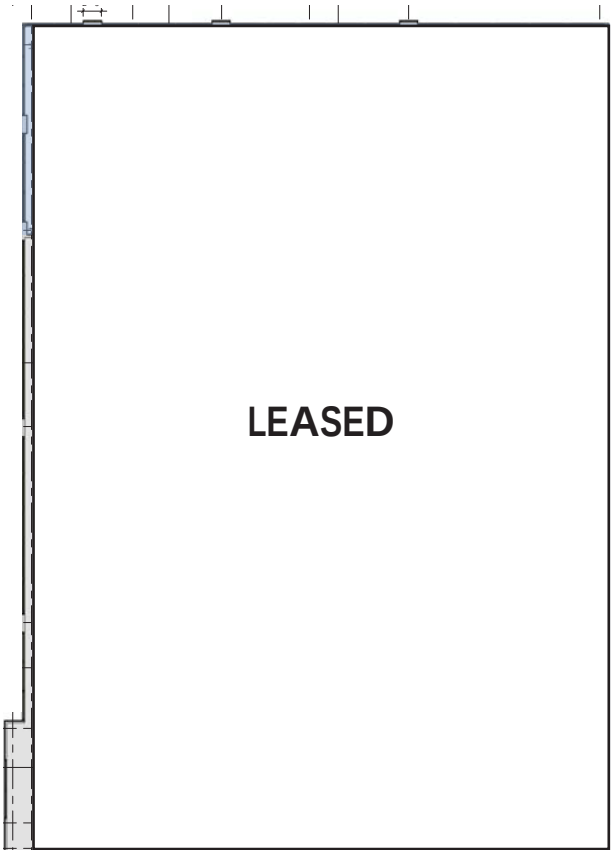
3,618 SF Suite Available

The ground floor provides one suite available with 3,618 square feet.



2nd Floor Plan

Fully Leased



3rd Floor Plan

Fully Leased

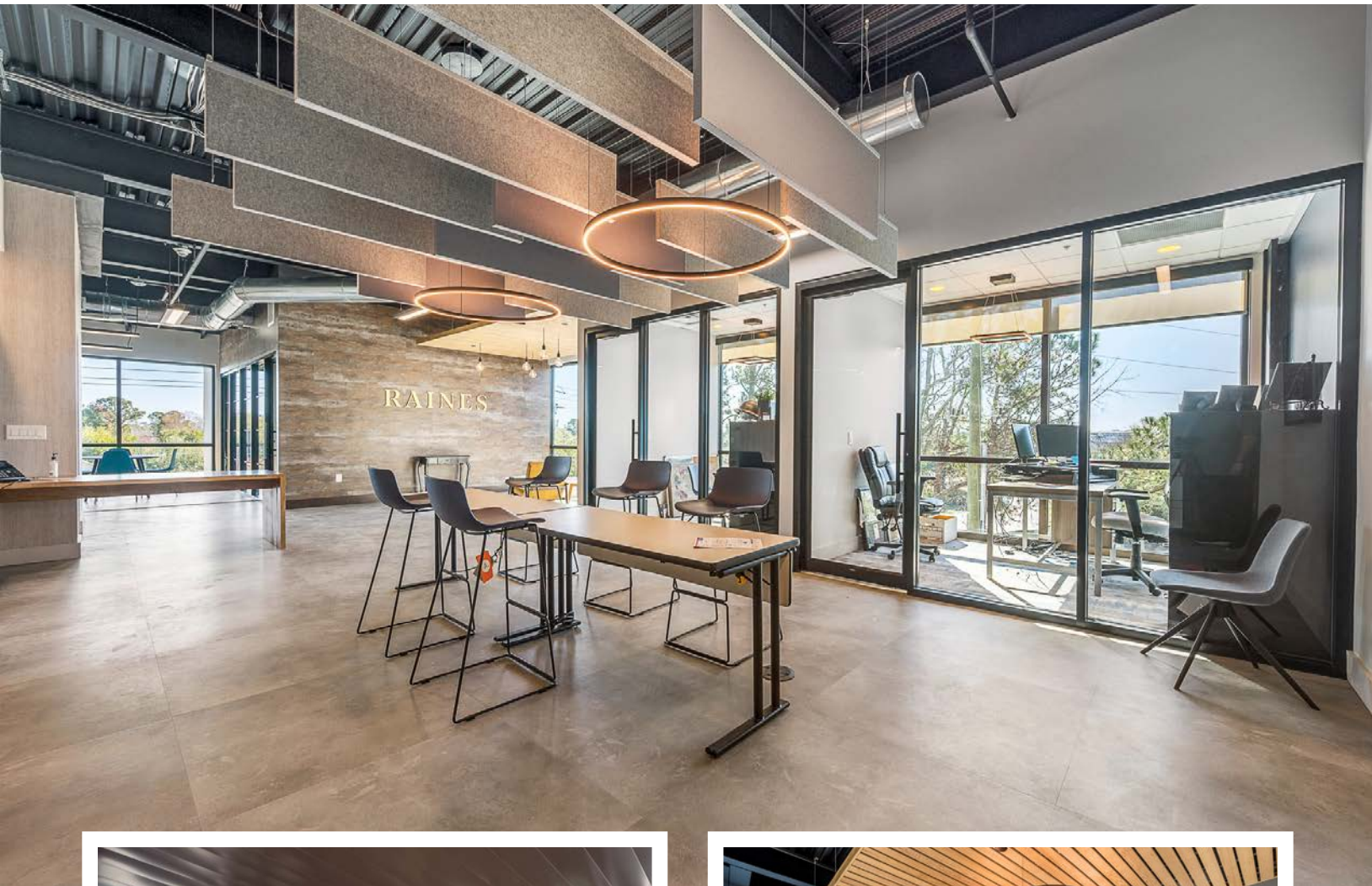


4th Floor Plan

Fully Leased

The Building

MOUNT PLEASANT'S NEWEST OFFICE DEVELOPMENT





WINGO Way



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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