

FOR LEASE - CLASS A OFFICE SPACE

349 WEST COLEMAN BOULEVARD, SUITE 300
MOUNT PLEASANT • SOUTH CAROLINA 29464



EDWARD G ROBINSON IV, COMMERCIAL BROKER
843.864.3760 • erobinson@thebeachcompany.com
320 Broad Street, Suite 600 • Charleston • South Carolina 29401

BEACH
COMMERCIAL
A DIVISION OF THE BEACH COMPANY



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 3,062 sf on West Coleman Boulevard in the heart of Mount Pleasant, South Carolina.

► HIGHLIGHTS

- Located on southern Coleman Boulevard in the heart of the Town of Mount Pleasant
- Approximately 3,062 sf Class A office space
- Building of ± 29,726 sf within walking distance of many shops, banks, and restaurants
- Move-in condition located on the third floor with elevator access
- Reception area, ten (10) large private offices and a large open bullpen
- Kitchen, conference room, and storage
- Ample surface parking at rear of building
- Ready for occupancy on April 1, 2025
- Lease price is \$28 psf NNN
- Charleston County Tax No. 517-06-00-060
- South Carolina Commercial MLS #31005466

► EXCLUSIVE LISTING AGENT

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Charleston, SC 29401

www.beachcommercialre.com

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PROPERTY OVERVIEW



► 349 W COLEMAN BOULEVARD, SUITE 300 MOUNT PLEASANT, SC 29464

Available for occupancy in April 2025, Suite 300 presents a rare opportunity to secure a premium office space in one of the most sought-after locations on Coleman Boulevard. This thoughtfully designed suite features an efficient floor plan that maximizes both functionality and comfort, complemented by abundant natural light from three sides. Situated in a distinguished landmark building, Suite 300 boasts Class A finishes that enhance its professional appeal. The property is home to respected tenants, including Wells Fargo Advisors and Ameris Bank, fostering a prestigious business environment. Additionally, the convenience of Kickin' Chicken on the ground floor offers an easy lunch or casual meeting spot just steps away.

With its prime location, the building provides seamless access to the Ravenel Bridge, ensuring a quick commute to and from downtown Charleston. Ample parking is available behind the building, making it convenient for both employees and clients. The current tenant is set to relocate at the end of March 2025, making this an excellent opportunity to establish or expand your presence in a high-visibility, high-traffic area. Don't miss the chance to secure this exceptional office space in a vibrant and well-connected business hub.

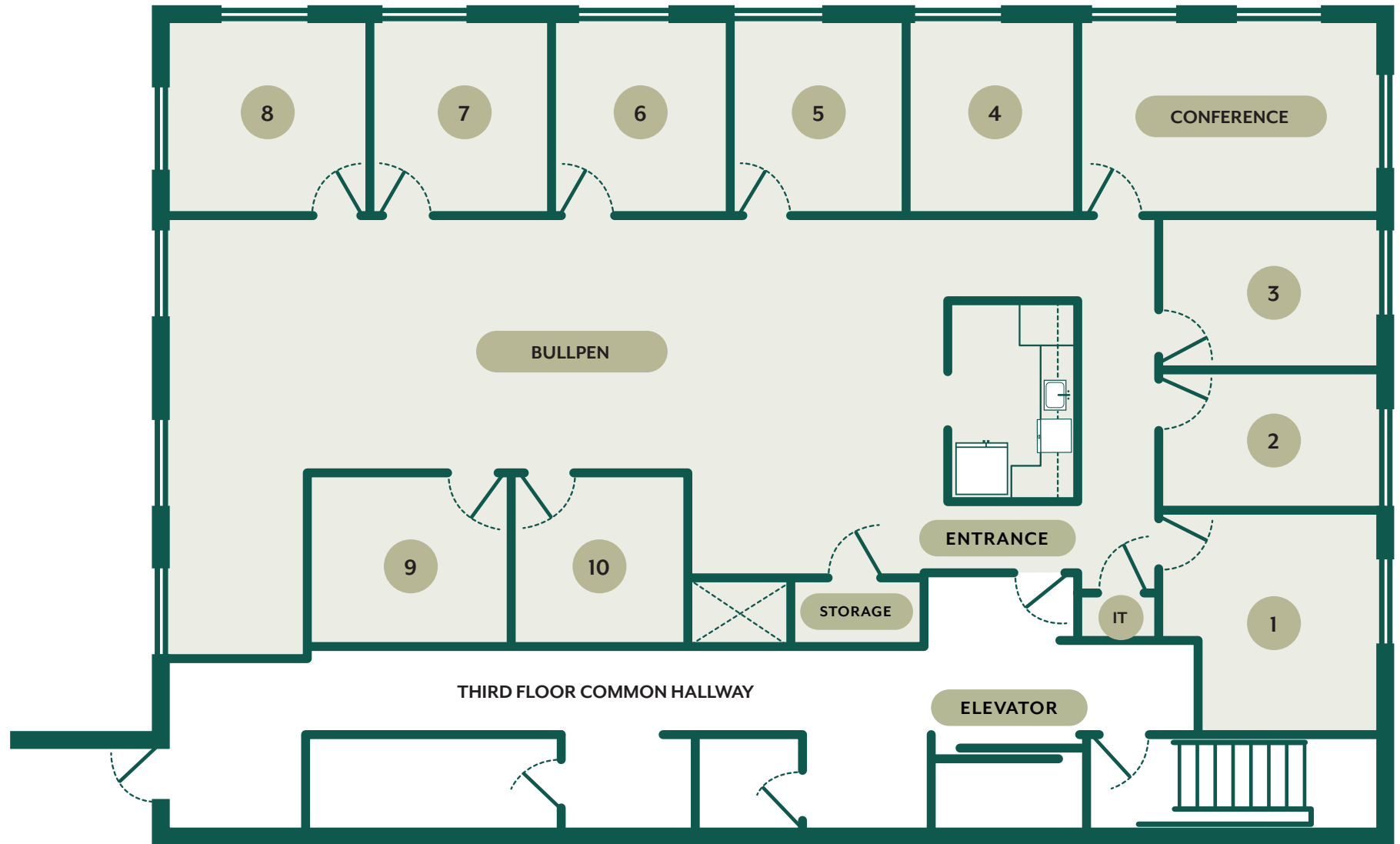
► MARKETING STATISTICS 29464

Demographics as of 2023:

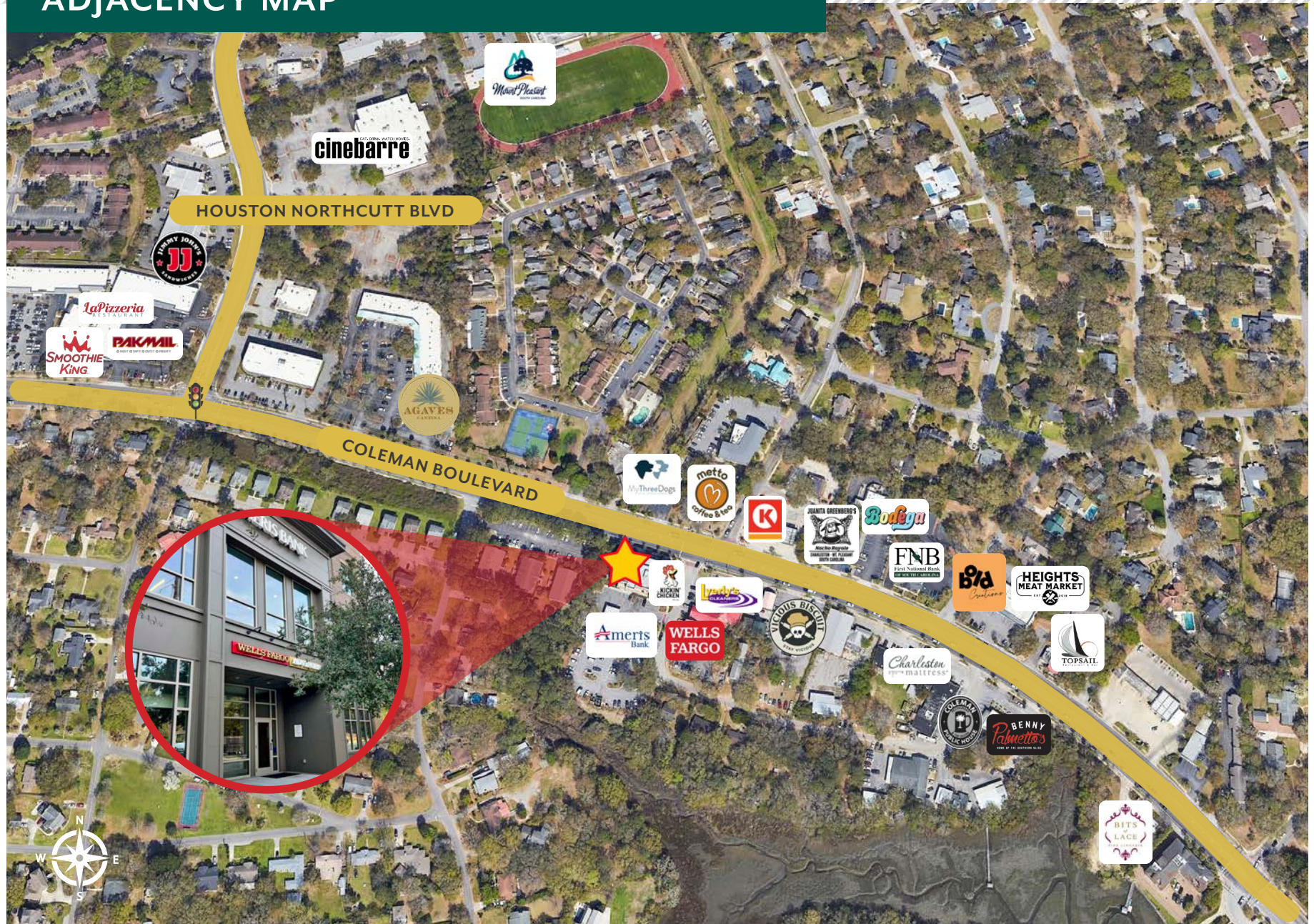
- Total population 43,649
- Median Household Income \$104,366
- Median Age 42.3
- Households 29,681
- 19,796 Daily Vehicle Commuters



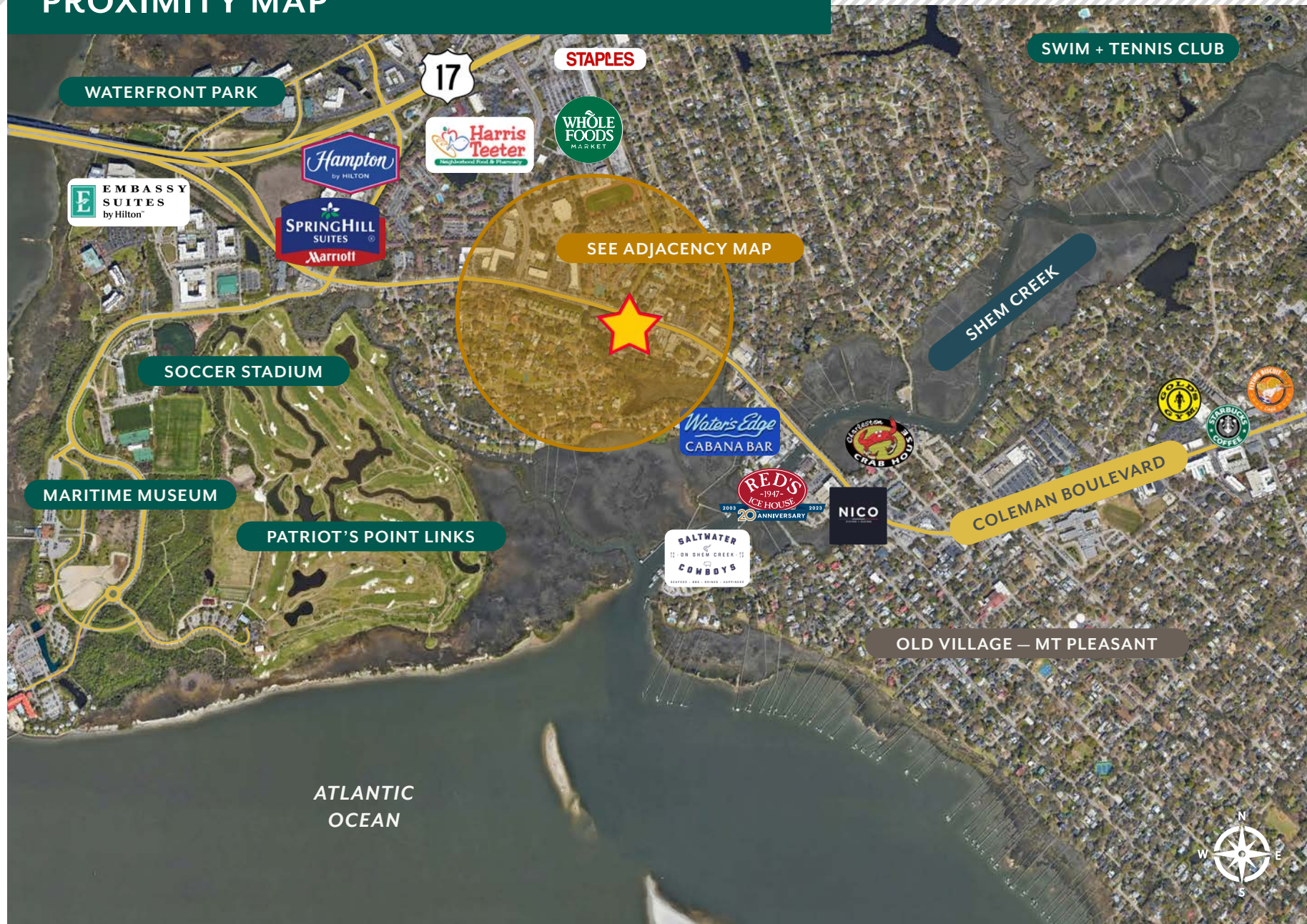
FLOOR PLAN



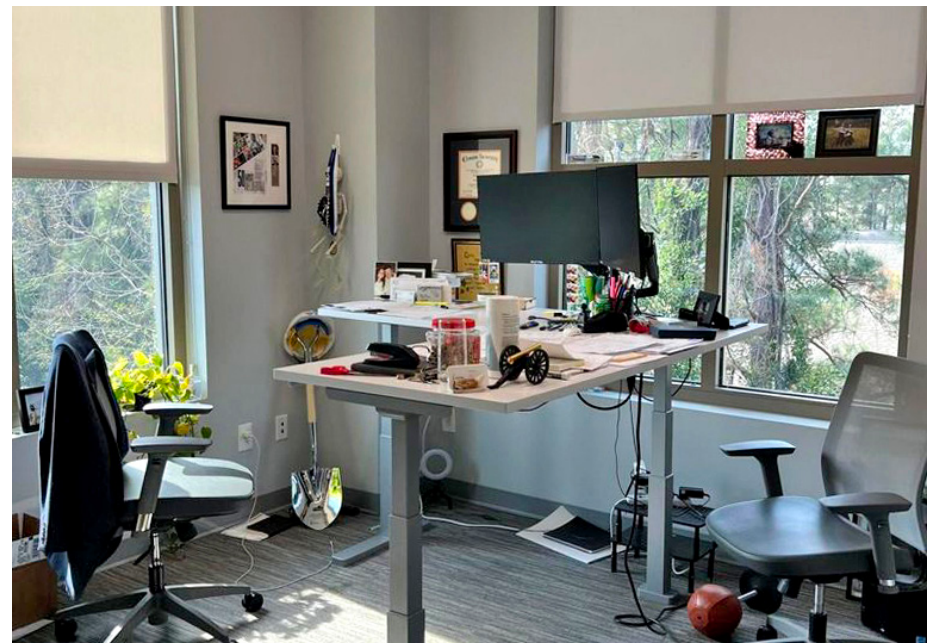
ADJACENCY MAP



PROXIMITY MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

