



PROPERTY DESCRIPTION

Known as the Wando Commons, this is a 4-building office park offering attractive single-story brick buildings in a handsome campus setting. Wando Commons provides your clients and employees the convenience of immediate access to Interstate 526, Mount Pleasant and the greater Charleston area. There are many nearby restaurants, a Starbucks, shopping and numerous other amenities for your employees to enjoy, all just minutes away.

Wando Commons provides an inviting work experience for your company employees and their visitors, all at an economical price. On-site parking is provided.

Tenants are responsible for utilities and janitorial services. Taxes, Insurance, and Common area maintenance fees are \$6.34 PSE

Come and enjoy the convenience and value of Wando Commons!

THE OFFERING

UNIT	SIZE	LEASE RATE	AVAILABLE
1004	2,263 SF	\$24 PSF NNN	Now
175	1,485 SF	\$21 PSF NNN	1/1/26

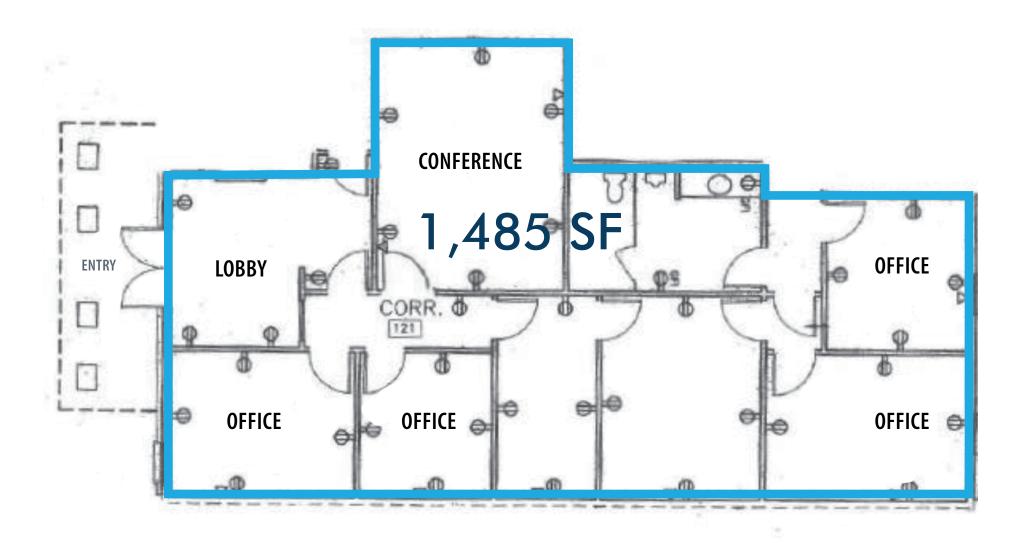
PROPERTY SPECS

SPACE AVAILABLE	1,485 - 2,263 SF
BUILDING SIZE	12,000 SF
LEASE PRICE	\$21 - \$24 PSF
TAX ID/APN	537-00-00-043
COUNTY	Charleston
FLOOR	1
YEAR BUILT	1999
PARKING	Surface
ZONING	Commercial
CONSTRUCTION	Existing





^{*}Furniture shown is suggested layout and is not included in rental.



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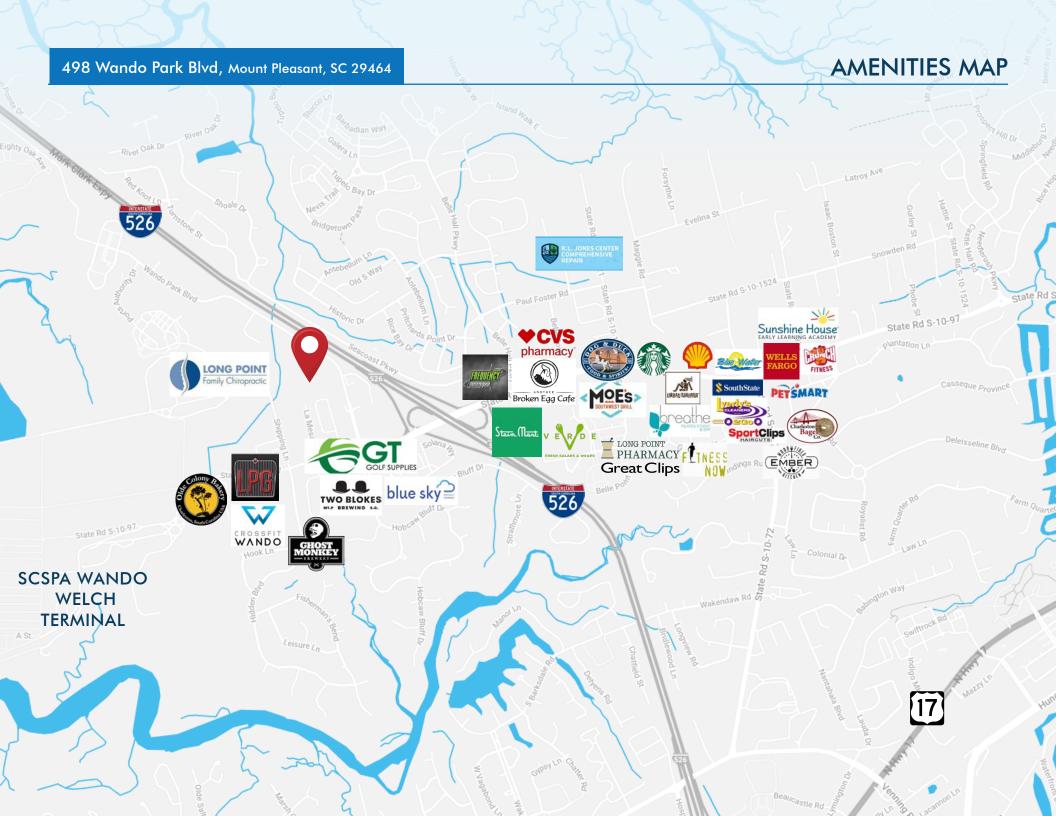












LOCATION MAP 498 Wando Park Blvd, Mount Pleasant, SC 29464 Woodbridge COLLEGE PARK Knightsville ROSEHILL Wood Oak Park Ladson **Ashley Retreat** Avenue White CARLTON PLACE WOODSTOCK of Oaks Church Place Cooke Crossroads Westoe Wando ASHLEY HEIGHTS Woodville CAINHOY Forestdale HIGHLAND PARK Wildwood Yellow House Landing ARCHDALE DEWEYS HILL JOINT BASE CHARLESTON DANIEL ISLAND Whitehall NORTH MOUNT Terrace ASHLEY VILLAS CHARLESTON Dewees Island ASHLEY SHORES FORT BULL Dewees Island 526 (61) ASHLEY HARBOR TON ASHLEY HALL MANOR WILD DUNES Drum Island SHEMWOOD II Isle of Palms AVIAN PARK CANNONSOROUGH ELLIOTBOROUGH AVONDALE Savannah Hwy Rantowles Ravenel Sullivan's RIVERLAND Island STILES POINT Hollywood FENWICK HILLS JOHN ISLAND Meggett

WESTCHESTER

Johns Island

ONGES ISLAND

Morris Island



LEASING CONTACTS:

Jeremy N. Willits Senior Vice President 843.270.9205 jeremy.willits@ harborcommercialpartners.com Gerry Schauer, CCIM
Partner
843.364.2055
gerry.schauer@
harborcommercialpartners.com

Mac Wiseman Associate 571.228.7881 mac.wisemand@ harborcommercialpartners.com



harborcommercialpartners.com