

AVAILABLE - FOR SALE | LEASE 1036 EWALL STREET, SUITE B

MT. PLEASANT, SC 29464

CLASS A OFFICE SUITE



Nearby Amenities



OFFERED BY



(843) 856-4600  
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Trey Lucy

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AND

Kevin Shields

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**PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive listing for 1036-B eWall Street. Available for lease or purchase, this first floor approximately 3,046sf office suite with a private external entrance is conveniently located off Johnnie Dodds Blvd in Mt. Pleasant. 1036-B is a modern, move-in ready office suite with industrial finishes throughout and features an exposed ceiling, spiral insulated ductwork, wood wall accents, and frosted glass partitions. The space is currently comprised of an attractive reception area, three large external offices with floor to ceiling windows, a large conference room with double doors, two private restrooms, open kitchen area, nicely-appointed storage/work area, and an open cubicle area in the center of the suite, but could be easily modified if required. Parking is available on-site within the eWall Street Office Park. There is easy access to numerous shopping and dining options in the immediate vicinity.

**AREA DESCRIPTION**

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 745,000-person Charleston, SC Metropolitan Statistical Area. Designated an "All-American City" in 2018, the town is South Carolina's fourth largest municipality. A leader in growth, this flourishing community was recently ranked number one fastest-growing city in the state and number two fast-growing city in the country. Known for its high quality of life, people flock to this charming suburban town for its proximity to area beaches, outdoor activities, shopping and dining amenities, and laid-back atmosphere. Additionally, this dynamic community has proven to be an outstanding location for business, offering a highly desirable lifestyle to attract and retain key employees, while providing an available "highly skilled" regional workforce.



**PROPERTY INFORMATION**



**TERMS AND CONDITIONS**

Sale Info:	3,046 SF (2,775 USF)	\$898,629.00
Lease Info:	1,500 - 3,046 SF *Can be subdivided	\$28.00/sf NNN
Cam, Taxes, Ins. (est.)		\$TBD/sf

**DEMOGRAPHICS (3-MILE)**

Population	41,599
Households	18,529
Avg. HH Income	\$126,691

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PHOTOS



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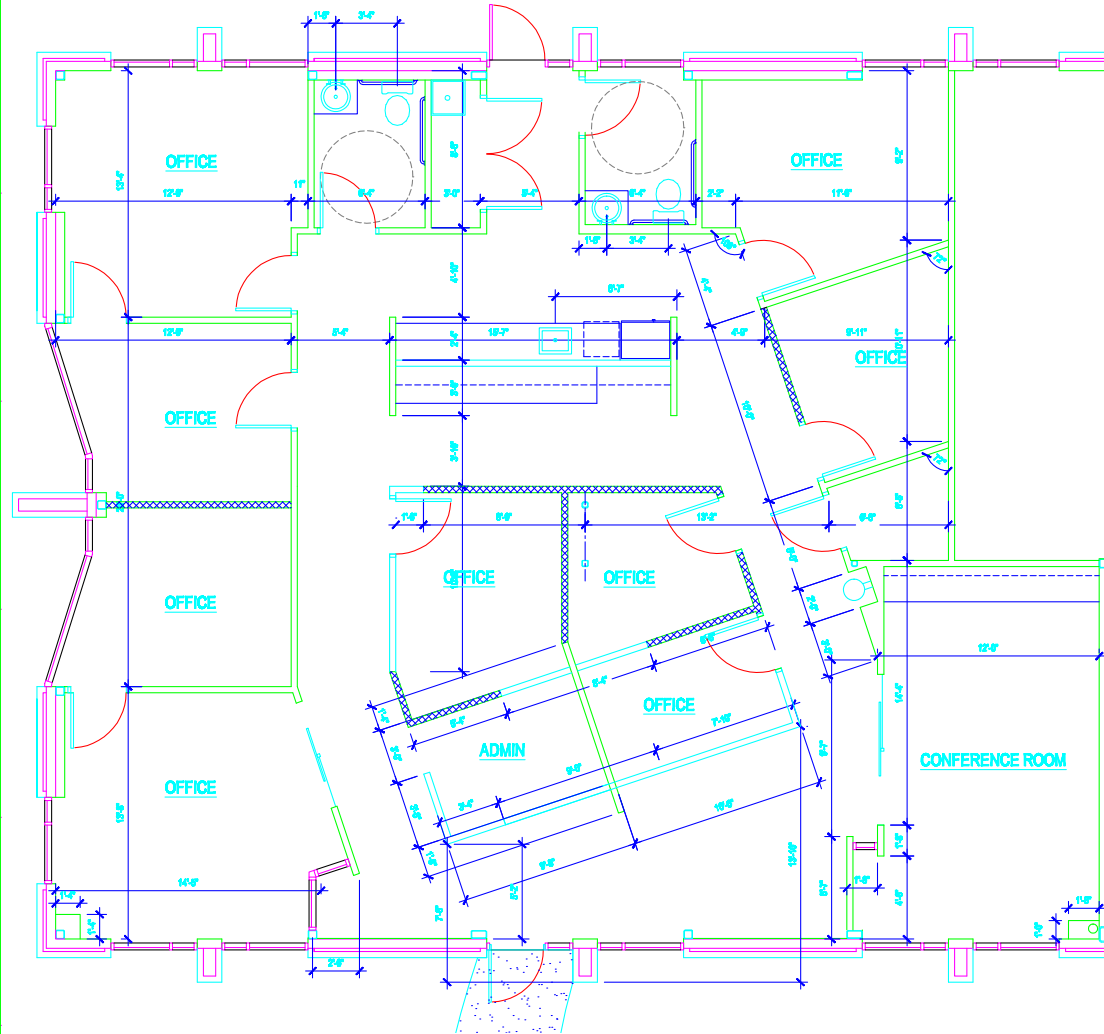
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FLOOR PLAN



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