

**AVISON
YOUNG**

OFFICE SPACE FOR LEASE

454 COLEMAN BLVD, MOUNT PLEASANT, SC 29464



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THE TANKERSLEY BUILDING



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Leasing Information

Unit	Size	Lease Rate	Date Available
2-A	1,090 sf	\$2,100/month	Immediately
1-B	880 sf	\$1,800/month	Immediately

This second floor space in a small multi-tenant office building offers a great location at an economical price. Attractive, two-story stucco building has free parking on-site. Adjacent Shem Creek District offers a wide selection of charming restaurants and the waterfront park. Just moments from the Ravenel Bridge to Downtown Charleston. Lease rate is net of janitorial services and electricity.

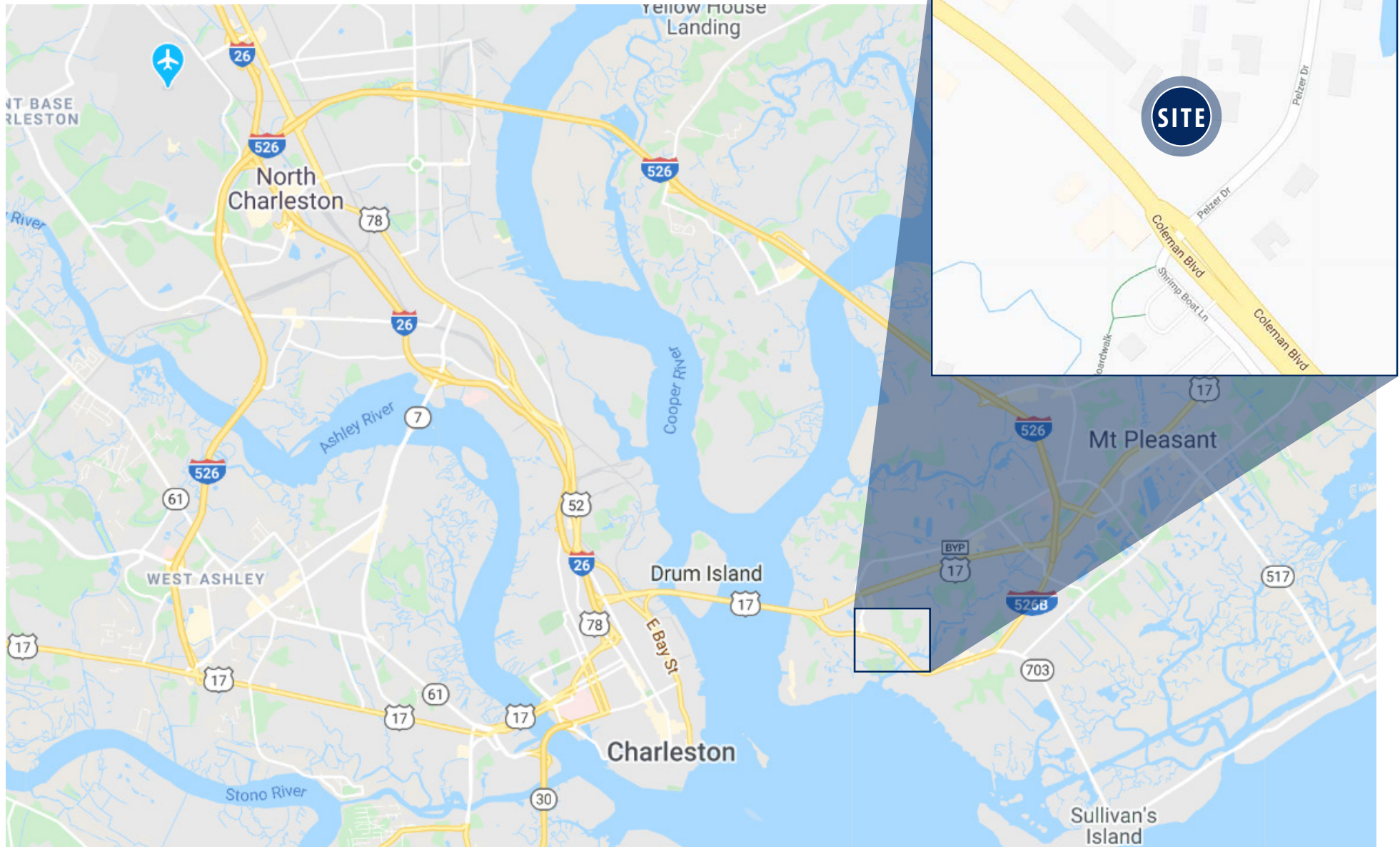
Street-front sign space on Coleman Blvd. included

Snapshot

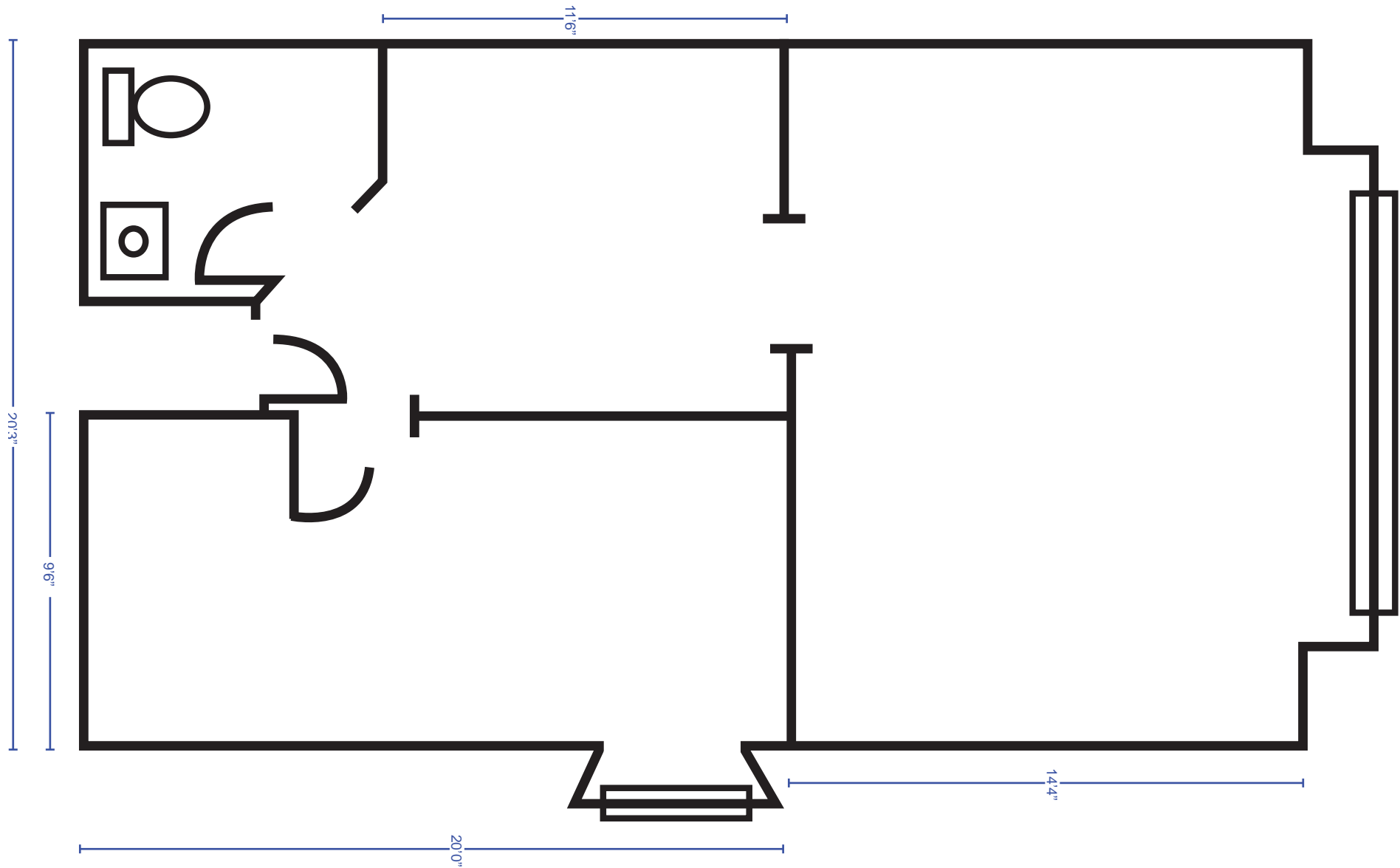
Tax Map	517-07-00-018
Year Built	1994
Total Building Size	3,243 sf
Zoning	General Office
County	Charleston
Municipality	Mount Pleasant
Parking	Parking On-Site

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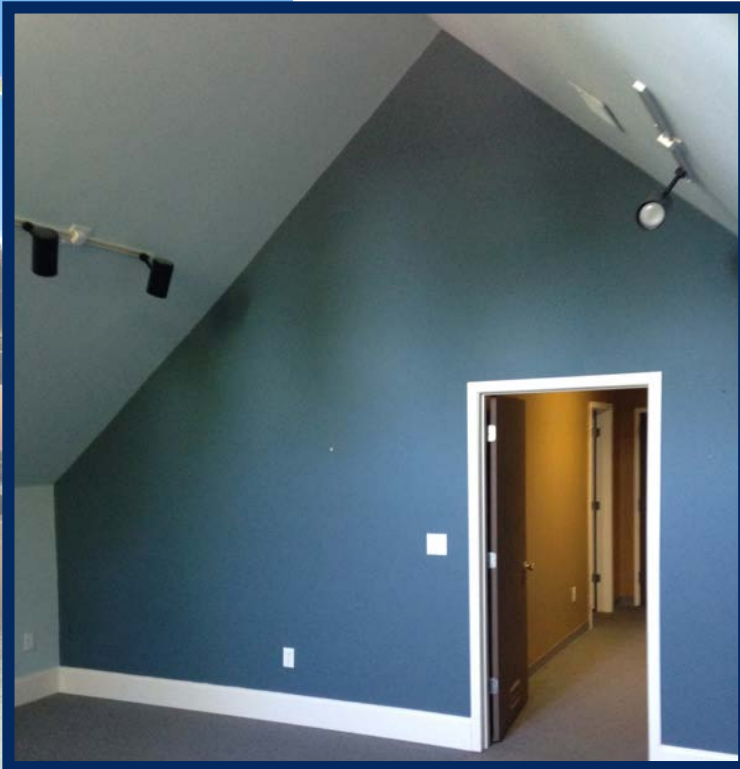
From the Ravenel Bridge, take Coleman Blvd towards Sullivan's Island. Just prior to Shem Creek, you will see the State Farm building on your left.



Floor Plan | Suite 1-B



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Amenities Map



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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Broker



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Thank you.

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