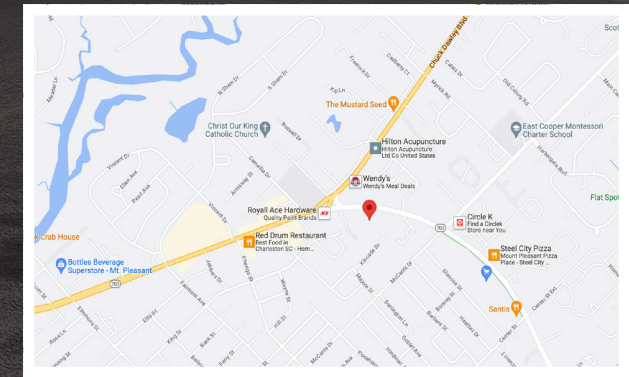
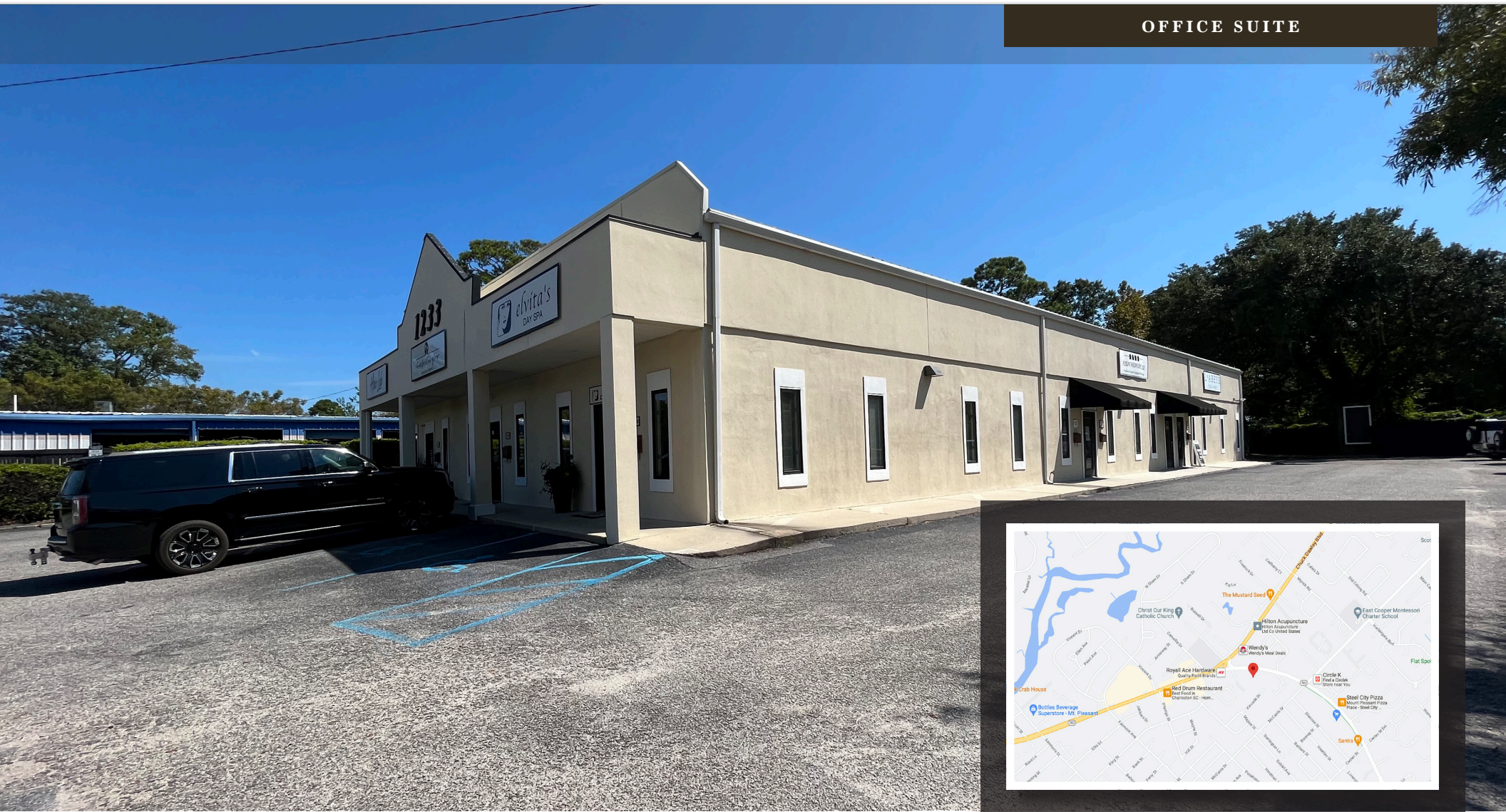


AVAILABLE - FOR LEASE

1233 BEN SAWYER BOULEVARD, SUITE 900

MT. PLEASANT, SC 29464

OFFICE SUITE



Nearby Amenities:



LOCATION

OFFERED BY



(843) 856-4600  
[www.belklucy.com](http://www.belklucy.com)

Blair Belk, CCIM  
 blair.belk@belklucy.com  
 (843) 606-5449  
 (843) 709-9292 — mobile

AND

Trey Lucy  
 trey.lucy@belklucy.com  
 (843) 606-5455 — direct office  
 (843) 566-2867 — mobile

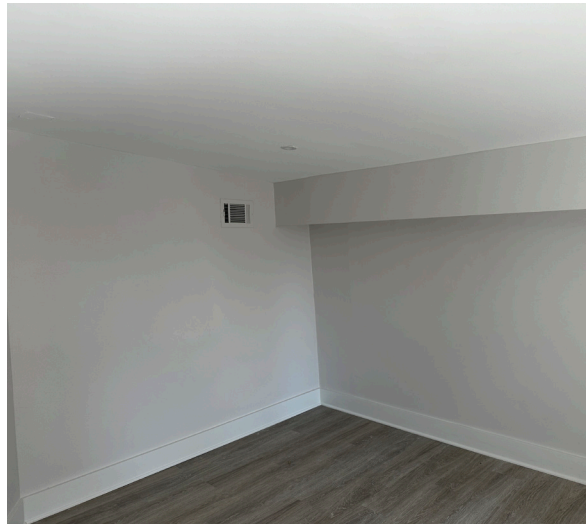
**PROPERTY INFORMATION**

**PROPERTY DESCRIPTION**

Belk | Lucy is pleased to present the exclusive listing for 1233 Ben Sawyer Boulevard, Suite 900. Ideally located on highly sought after Ben Sawyer Boulevard, this center boasts convenient access, excellent visibility, and ample parking. The available office suite is located on the second floor and has a highly functional layout featuring seven private offices, reception area, kitchen and restroom. Nearby amenities include Harris Teeter, CVS, Dunkin Donuts, Cantina 76, Red Drum, and Mozzo Deli, just to name a few.

**AREA DESCRIPTION**

The Town of Mount Pleasant is an affluent South Carolina coastal community which is part of the 850,000-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 fastest-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.



**TERMS AND CONDITIONS**

Suite 900	1,887 sf	\$22.00/sf NNN
CAM, Taxes, & Insurance (est)		\$8.93/sf

**DEMOGRAPHICS (3-MILE)**

Population	41,257
Households	18,566
Avg. HH Income	\$146,229
Traffic Count	22,000 VPD

OFFERED BY



(843) 856-4600  
www.belklucy.com

Blair Belk, CCIM  
blair.belk@belklucy.com  
(843) 606-5449  
(843) 709-9292 — mobile

AND

Trey Lucy  
trey.lucy@belklucy.com  
(843) 606-5455 — direct office  
(843) 566-2867 — mobile