



MOUNT PLEASANT OFFICE BUILDING FOR SALE

1200 TWO ISLAND COURT

MOUNT PLEASANT, SC 29466

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BRIDGE-COMMERCIAL.COM



THE OPPORTUNITY

Bridge Commercial (“Bridge”) is pleased to present 1200 Two Island Court (“The Property”), a highly amenitized suburban infill office building located on the Isle of Palms Connector corridor within the middle of Mount Pleasant. The building features a high level of finishes and features strong cash flow as well as upside for the next owner. The Charleston region is growing tremendously. The buyer will be comfortable knowing that they are investing in a submarket realizing strong appreciation.

1200 Two Island Court is a 11,753 square foot Class A office / medical office building located near the intersection of Highway 17 North and the Isle of Palms Connector across the IOP Connector from Towne Centre, a 51-acre mixed-use commercial hub containing over 500,000 square feet of open-air retail. Towne Centre is anchored by Belks, Lowes, Regal Palmetto Grande movie theater, Hyatt Place hotel and 60 other top-tier retailers and restaurants.

PROPERTY SUMMARY

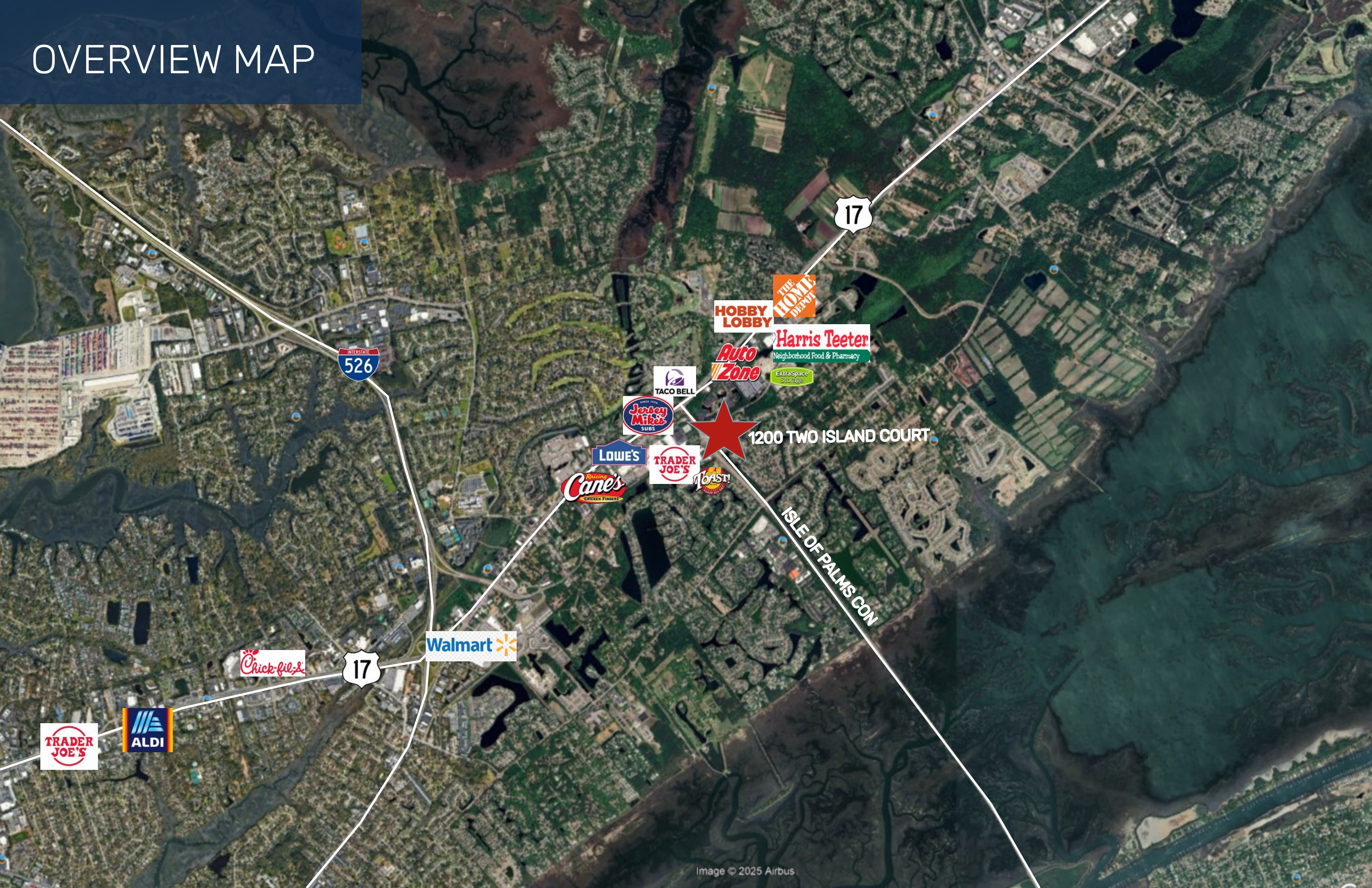
1200 TWO ISLAND COURT	
SALE PRICE:	Unpriced
BUILDING:	11,753 SF
ADDRESS	1200 Two Island Court, Mount Pleasant, SC 29466
TMS:	558-00-00-304
SIZE:	11,753 SF ; 1.31 acres
YEAR BUILT:	2003
PARKING RATIO:	4.4/1,000 SF
TENANCY:	Multi Tenant
ZONING:	General Business

OFFICE BUILDING FOR SALE

- 11,753 SF Class A office / medical office building
- Prime Mount Pleasant corridor at Hwy 17 & Isle of Palms Connector
- Across from Towne Centre (51-acre mixed-use hub with 500K+ SF retail, hotel, movie theater, Belk, Lowe's & 60+ retailers/restaurants)
- High-quality finishes, highly amenitized, strong existing cash flow
- Opportunity for appreciation in fast-growing Charleston region



OVERVIEW MAP



NEARBY AMENITIES



MOUNT PLEASANT TOWNE CENTRE

verizon

CAVA

FIRST WATCH
THE DAYTIME CAFE

REGAL CINEMAS

Cane's
RAISING THE CHICKEN FINGERS

LOWE'S

belk
MODERN SOUTHERN STYLE

lululemon

BARNES & NOBLE

FIVE GUYS
BURGERS and FRIES

TRADEF JOE'S

PIZZERIA

Jersey Mike's
SUBS

Hampton Inn

TACO BELL

1651

ISLE OF PALMS CON

Hungry Neck Blvd

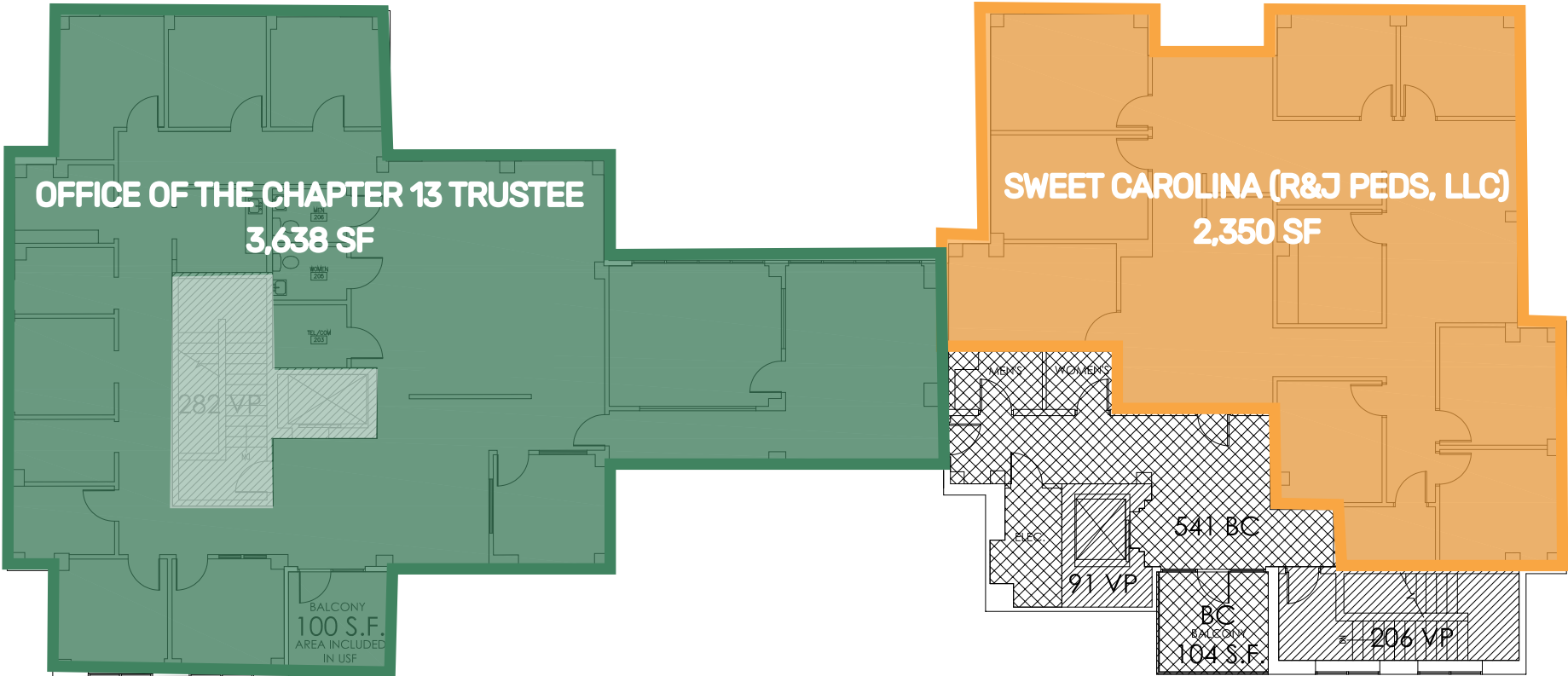
HUNGRY NECK BLVD

HUNGRY NECK BLVD

1200 TWO ISLAND COURT

ISLE OF PALMS CON

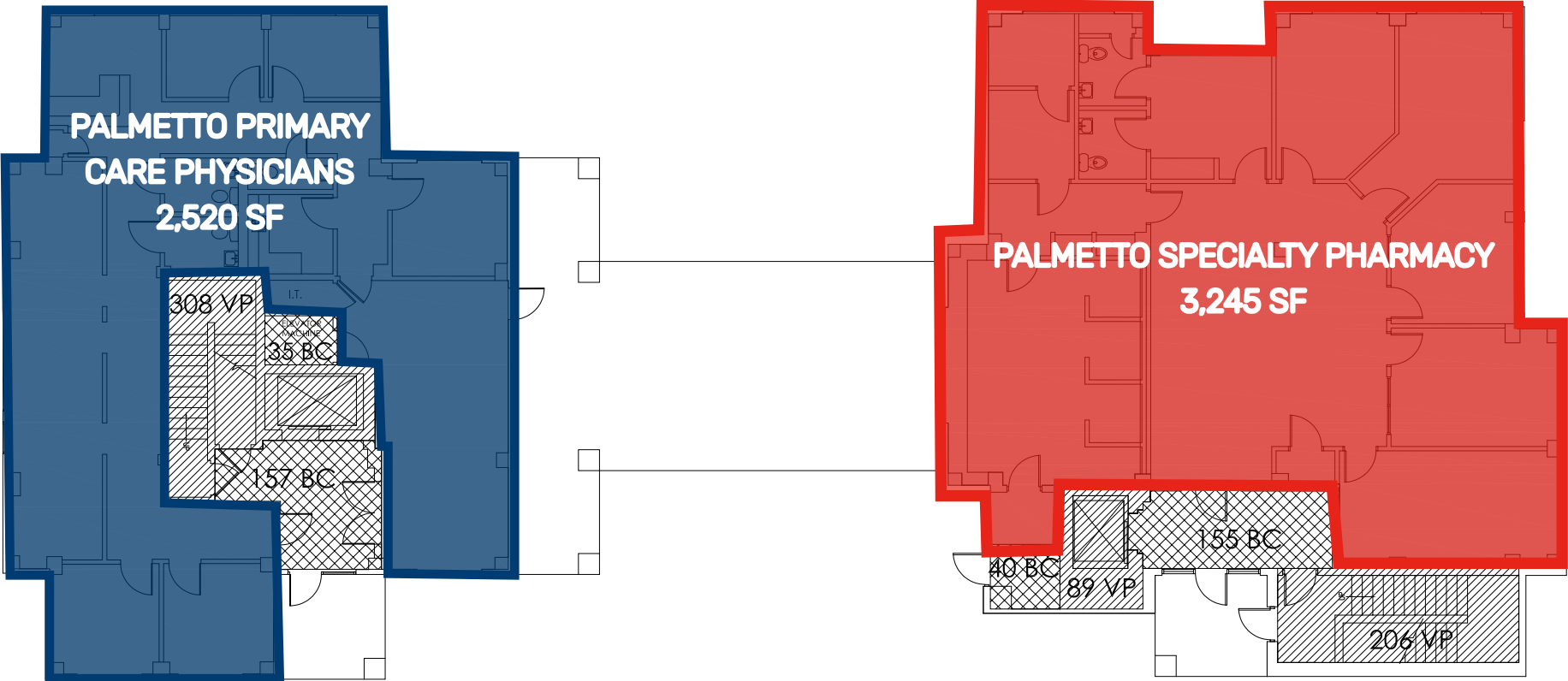
FLOORPLAN



1 SECOND FLOOR AREA PLAN

SCALE: 1/4" = 1'-0"

THESE DOCUMENTS REFLECT THE CURRENT CONFIGURATION OF THE EXISTING BUILDING AS PROVIDED TO EVANS AND SCHMIDT ARCHITECTS BY A THIRD PARTY. THESE DOCUMENTS DO NOT REPRESENT OR IMPLY THAT THE AS-BUILT CONFIGURATION IS IN COMPLIANCE WITH CURRENT BUILDING CODES OR REGULATORY AGENCY REQUIREMENTS.



INTERIOR PHOTOS



TENANT PROFILES

THE OFFICE OF THE CHAPTER 13 TRUSTEE

The Office of the Chapter 13 Trustee is responsible for administering a debtor’s Chapter 13 bankruptcy repayment plan by collecting monthly payments, distributing them to creditors, monitoring the debtor’s compliance, and ensuring the entire process is fair and lawful. They act as a neutral overseer, not an advocate for the debtor. The office typically operates during standard business hours and is equipped with staff and systems to manage and track case information, payments, and disbursements.

SUITE: Suites A, D
SQAURE FOOTAGE: 3,638 SF
TENANT SINCE: August 1, 2020

SWEET CAROLINA PEDIATRIC DENTISTRY

Sweet Carolina Pediatric Dentistry is a dental practice in Mount Pleasant, South Carolina, specializing in providing compassionate oral care for children of all ages. The women-owned practice is led by two pediatric dentist which opened the office in 2023.

SUITE: Suite C
SQAURE FOOTAGE: 2,350 F
TENANT SINCE: September 1, 2023



PALMETTO PRIMARY CARE PHYSICIANS

Palmetto Primary Care Physicians (PPCP) is one of the largest independent multi-specialty healthcare networks in South Carolina with over 30 offices in South Carolina. It offers a wide array of services across dozens of offices in the Lowcountry, Midlands, and Grand Strand regions. Palmetto Primary Care Physicians Island Court is a local office with two primary doctors operating out of this office which has office hours Monday through Friday.

SUITE: Suite E
SQAURE FOOTAGE: 2,520 SF
TENANT SINCE: December 1, 2020



PALMETTO PHARM

Palmetto Pharm is a nationwide, patient-focused specialty pharmacy which was founded in 2022 that works with providers and payers to increase access to specialty medications. Palmetto Pharm has a mission to provide a seamless experience for patients and providers by alleviating administrative burdens. Palmetto Pharm offers specialized compounding services, they provide specialty pharmacy care and clinic and home-based infusion and injection services for chronic and acute illnesses.

SUITE: Suite B
SQAURE FOOTAGE: 3,245 SF
TENANT SINCE: August 1, 2022



EXTERIOR



AERIEL OVERVIEW



**SOUTH CAROLINA
DEPARTMENT OF MOTOR VEHICLES /
CHARLESTON COUNTRY TREASURER**

MAJOR ROADWAYS NEARBY



SWEETGRASS BASKET PARKWAY

ISLE OF PALMS CONNECTOR

ISLE OF PALMS CONNECTOR

HUNGRY NECK BLVD



SWEETGRASS CORNER SHOPPING CENTER

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FOR MORE INFORMATION:

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