

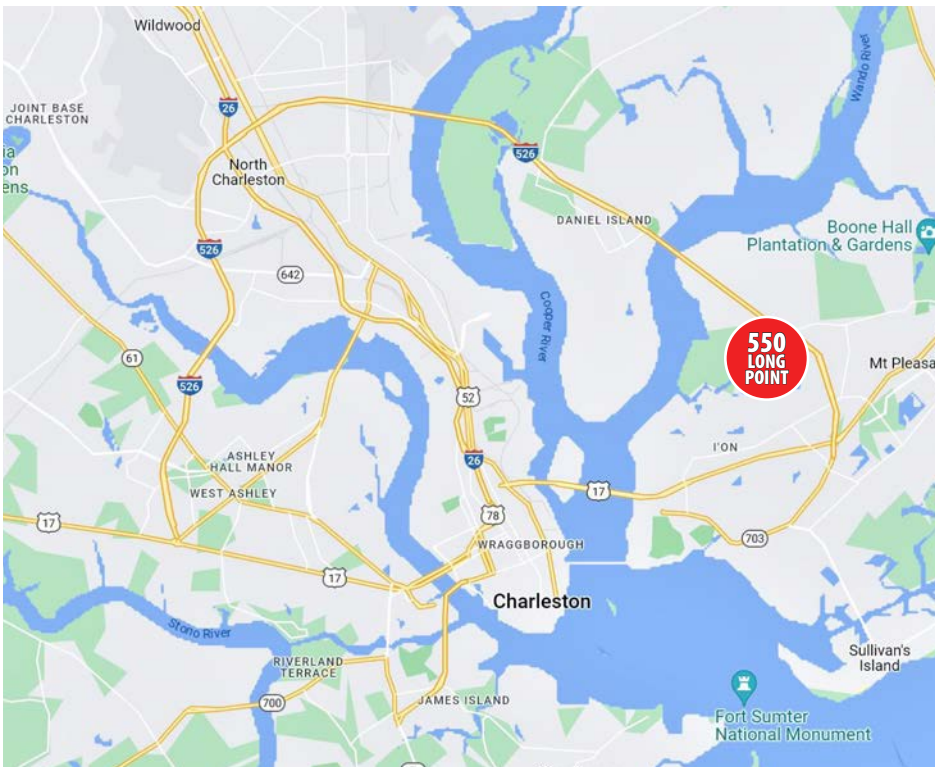
AVAILABLE 10,280 SF (DIV. 4,740 + 5,540 SF)

OFFICE BUILDING FOR LEASE OR SALE

550 LONG POINT ROAD
MOUNT PLEASANT, SC 29464



Grace Moring, Leasing
843.518.6808
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OFFERING SUMMARY

THE PROPERTY

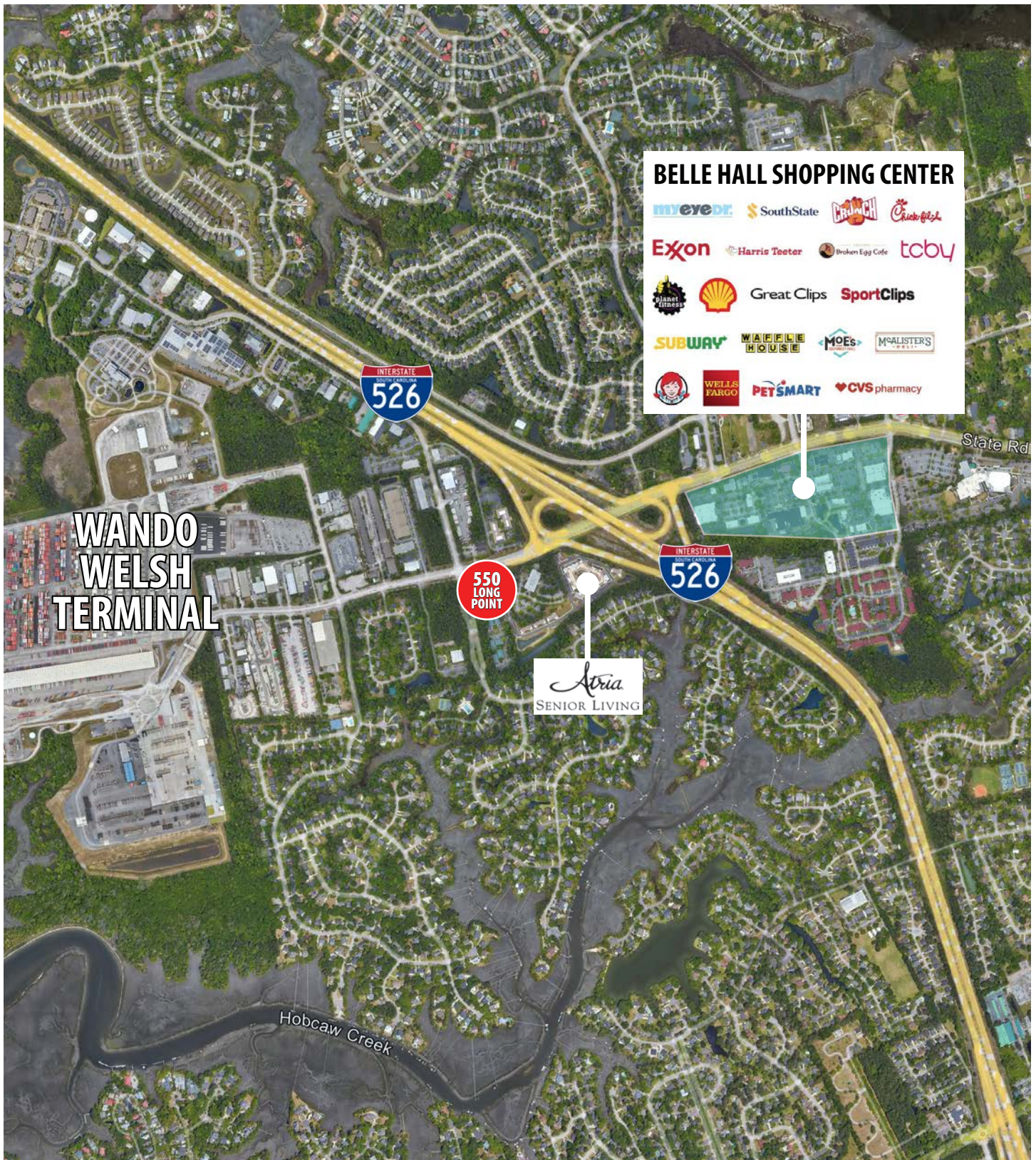
Address	550 Long Point Road Mount Pleasant, SC 29464
Lease Type	Full Service
Sale Price	Contact Agent
Property Type	Class A Office
Available SF	Suite 105 - 4,740 SF Suite 200 - 5,540 SF
Total Building SF	20,560 SF
Year Built	1996
**Parking	112 On Site (5.5/1,000 SF)

Class A offices available in a multi-tenant building with a mix of glass fronted offices, private offices, high ceilings and open floor plan. Building signage available. Landlord is willing to renovate/subdivide.

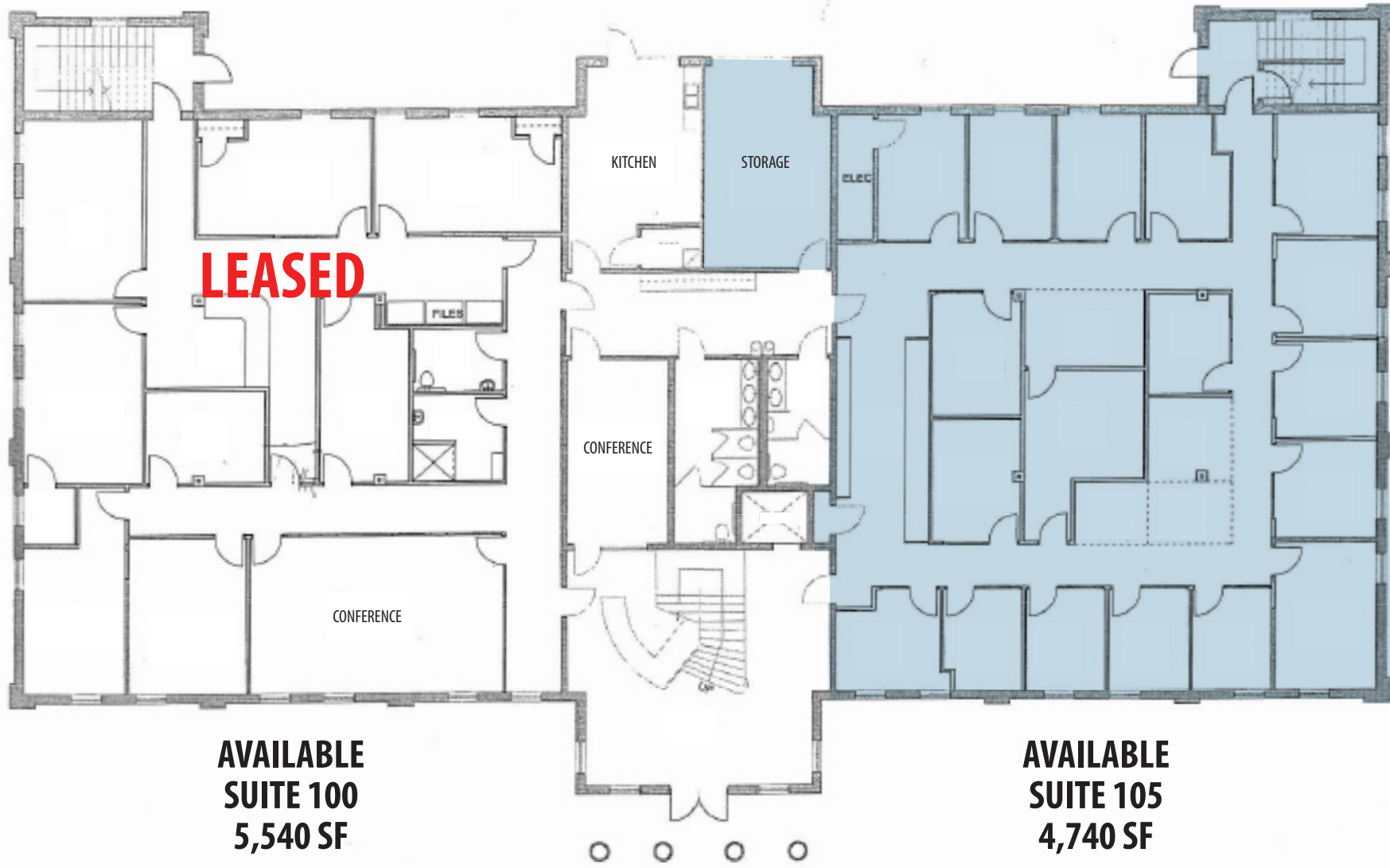
Building is located just off I-526 in close proximity to Highway 17 North in Mount Pleasant, approximately 5 miles to I-26. Daniel Island and the Cainho area are within a 10 - 15 minute drive. Nearby businesses and amenities include Chick-Fil-A, Planet Fitness, Crunch Fitness and Belle Hall Shopping Center including Wendy's, Starbucks, Moe's Southwest Grill and Harris Teeter.

The SC Ports Authority HQ and Wando Welch terminal are less than 2 miles away and the building is surrounded by upscale neighborhoods. Atria Assisted Living is next door, East Cooper Medical Center is 2.8 miles from the building and Roper Saint Francis is approximately 8 miles away. There are numerous medical facilities within 2 mile radius.

LOCATION



FIRST FLOOR



**AVAILABLE
SUITE 100
5,540 SF**

**AVAILABLE
SUITE 105
4,740 SF**

FULL FLOOR - 10,280 SF

The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

FIRST FLOOR PHOTOS



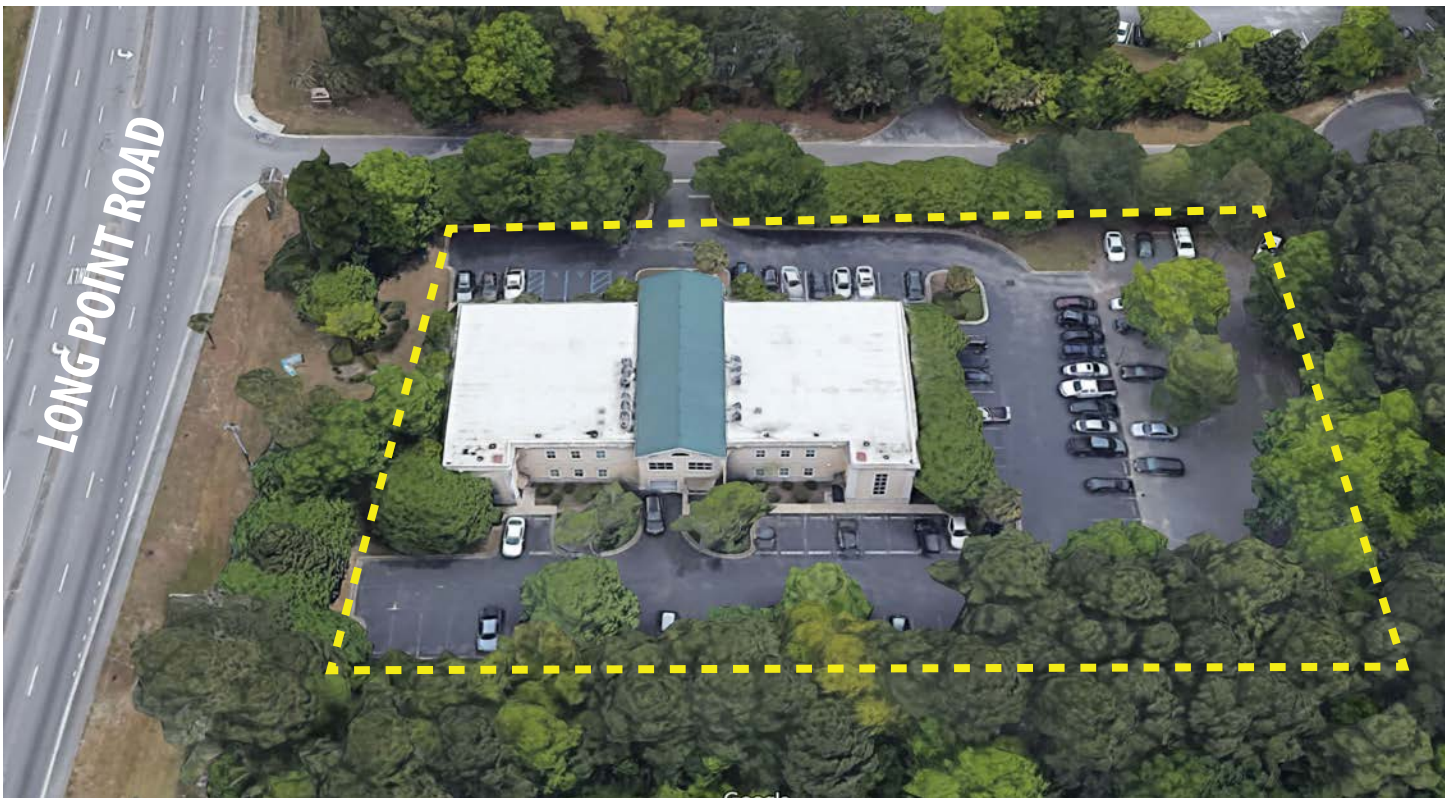
SECOND FLOOR



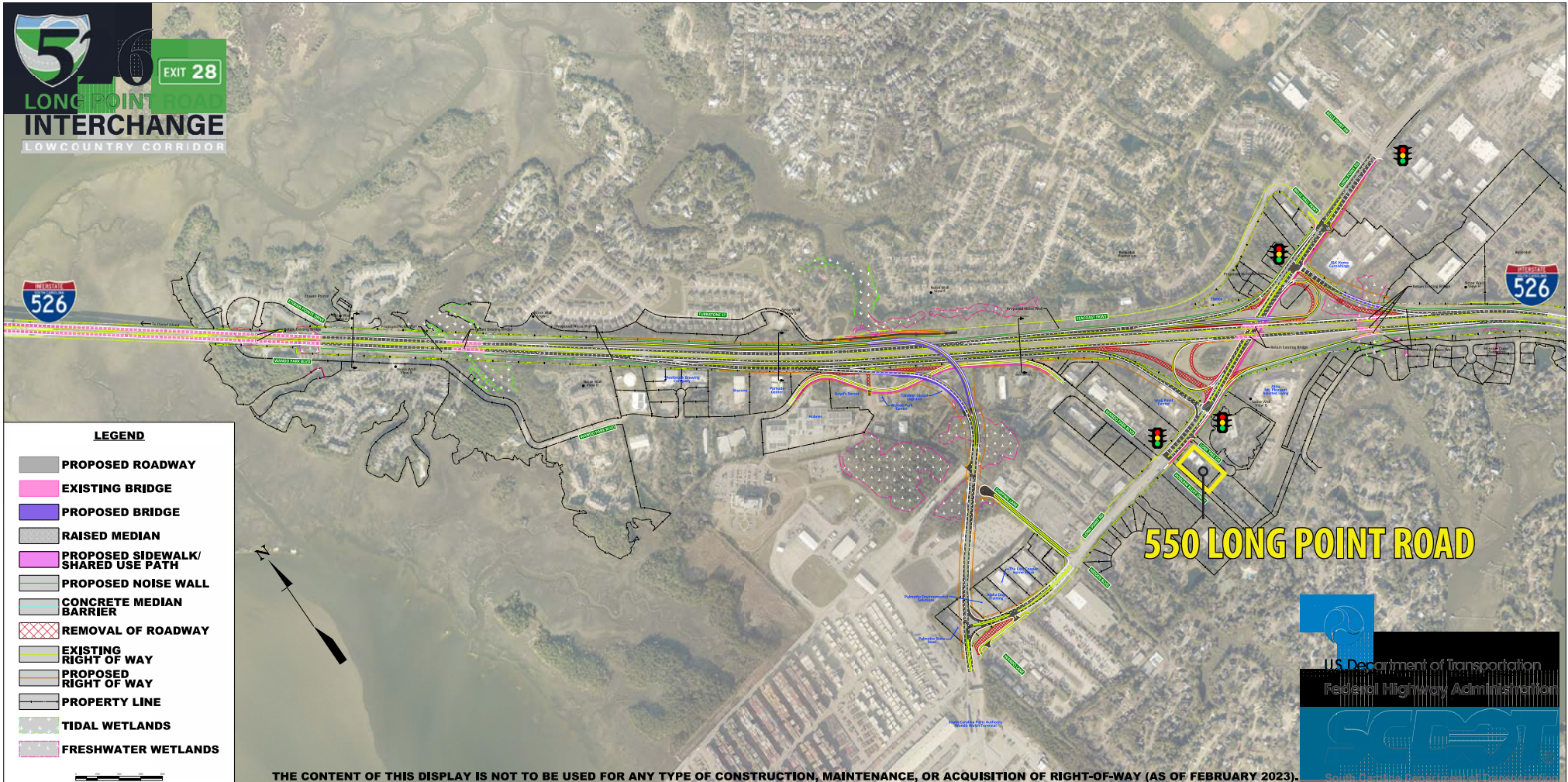
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SECOND FLOOR PHOTOS





LONG POINT ROAD IMPROVEMENT PLAN





WRS INC

REAL ESTATE INVESTMENTS

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