

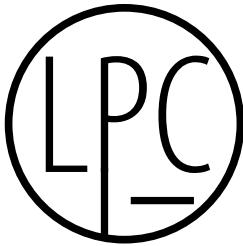
**AVISON  
YOUNG**

LONG POINT CENTER



**503 Wando Park Blvd**





Long Point Center is one of Mt. Pleasant’s finest office environments and strategically located at the Town’s gateway entrance from Daniel Island. The naturally scenic two building campus site is situated among canopies of grand trees. Innovative green spaces were designed to create an inviting work experience for company employees and their visitors. Long Point Center is conveniently located on Wando Park Boulevard at the intersection of Long Point Road and Interstate 526 within close proximity to daytime and evening amenities.

503 Wando Park Blvd,  
Mount Pleasant, SC, 29464

SNAPSHOT

<b>Tax Map</b>	537-00-00-046
<b>County</b>	Charleston
<b>Municipality</b>	Mount Pleasant
<b>Lease Rate</b>	\$28.00/sf/yr
<b>Lease Type</b>	Full Service
<b>Year Built</b>	1998

LEASE RATES

Suite	Square Footage	Lease Rate	Available
100	6,702 rsf	\$28.00/sf/yr	Immediately
200	3,731 rsf	\$28.00/sf/yr	Immediately
201	4,699 rsf	\$28.00/sf/yr	Immediately

Building 503, Suite 205 executive suites are now available  
[Click here to view the executive suites](#)



**3**  
The Offering

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Property Location

**5**  
Area Overview

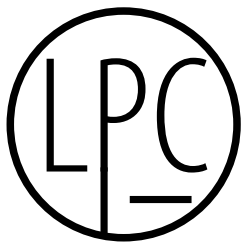
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Property Overview

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Floorplans

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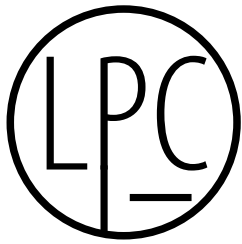
## SITE LOCATION MAP

When traveling eastbound on I-526

- ➡ Turn right on Long Point Road
- ➡ On Wando Park Blvd
- ➡ After Pediatric and Adolescent Dentistry



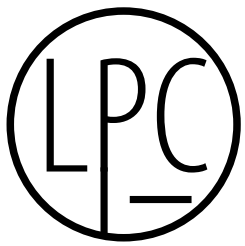




Long Point Center is a premier Class A office building centrally located at the interchange of I-526 and Long Point Road. The complex of two buildings features completely remodeled entries, signage, lobby areas and elevators. Landscape improvements added plant materials, furniture and other courtyard enhancements.





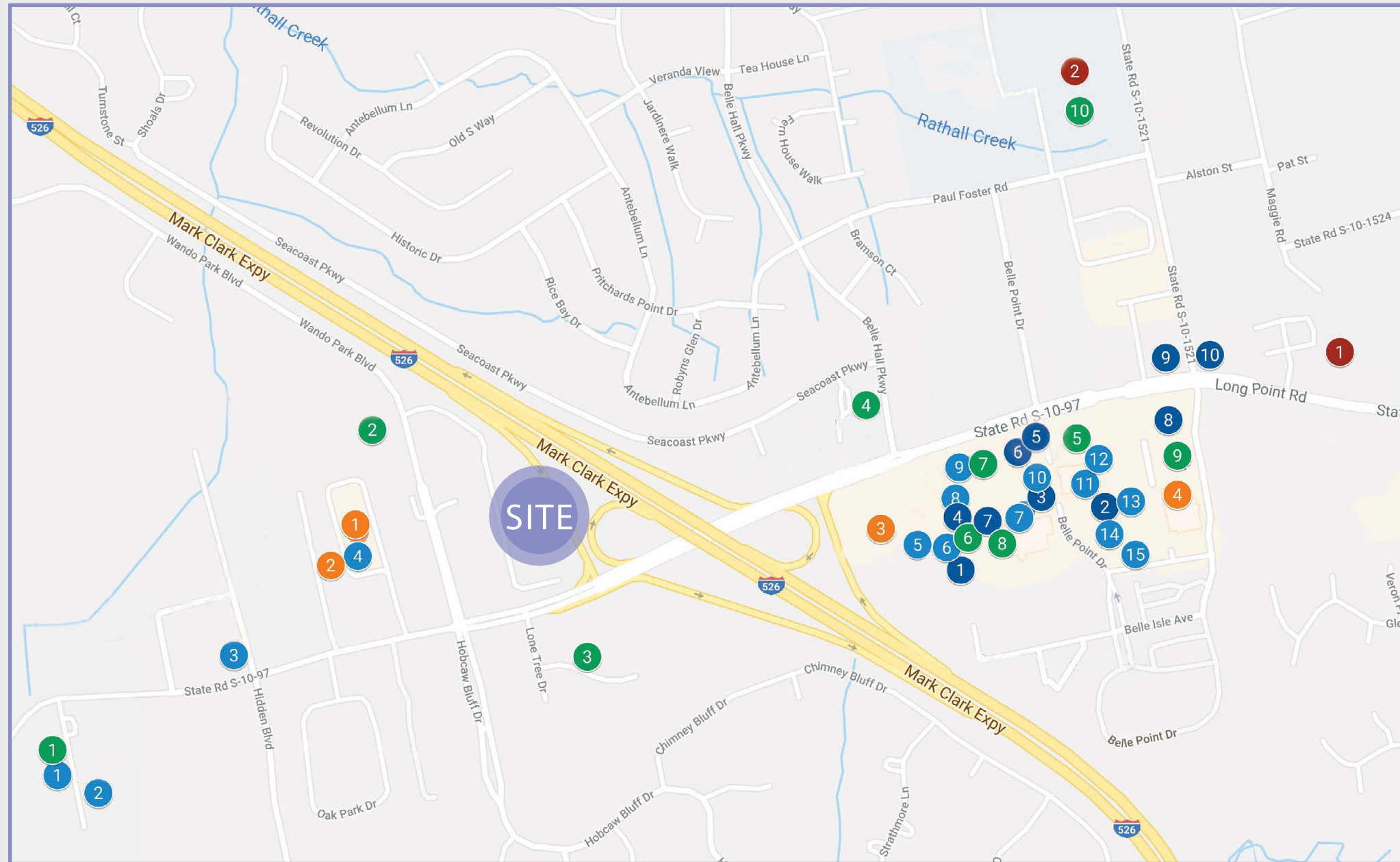


## EAT & DRINK

- 1 Olde Colony Bakery
- 2 Ghost Monkey Brewery
- 3 Long Point Grill
- 4 Two Blokes Brewing
- 5 Another Broken Egg Cafe
- 6 Verde
- 7 O'Neill Spirits
- 8 Moe's Southwest Grill
- 9 Dog and Duck Belle Hall
- 10 Starbucks
- 11 Fuji Sushi Bar & Grill
- 12 McAlister's Deli
- 13 Charleston Bagel
- 14 Kiki & Rye
- 15 The Wine Bar

## SHOP

- 1 Riverside Sports LLC
- 2 GT Golf Supplies
- 3 Stein Mart
- 4 PetSmart



## HEALTH & FITNESS

- 1 CrossFit Wando
- 2 Long Point Family Chiropractic
- 3 Blue Sky Specialty Pharmacy
- 4 Frequency Fitness
- 5 CVS
- 6 Long Point Pharmacy
- 7 Breathe Pilates
- 8 Fitness Now
- 9 Crunch Fitness
- 10 R. L. Jones Center

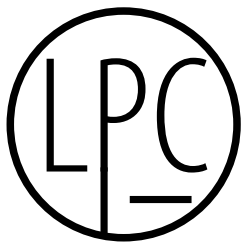
## SERVICES

- 1 Great Clips
- 2 Sport Clips Haircuts
- 3 Urban Nirvana
- 4 Visage Salon
- 5 First Federal Charleston ATM
- 6 South State Bank
- 7 Lyerly's Cleaners
- 8 Wells Fargo Bank
- 9 Shell
- 10 Blue Water Gas Station

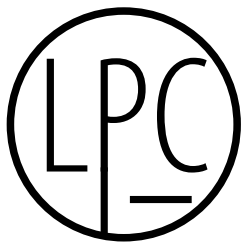
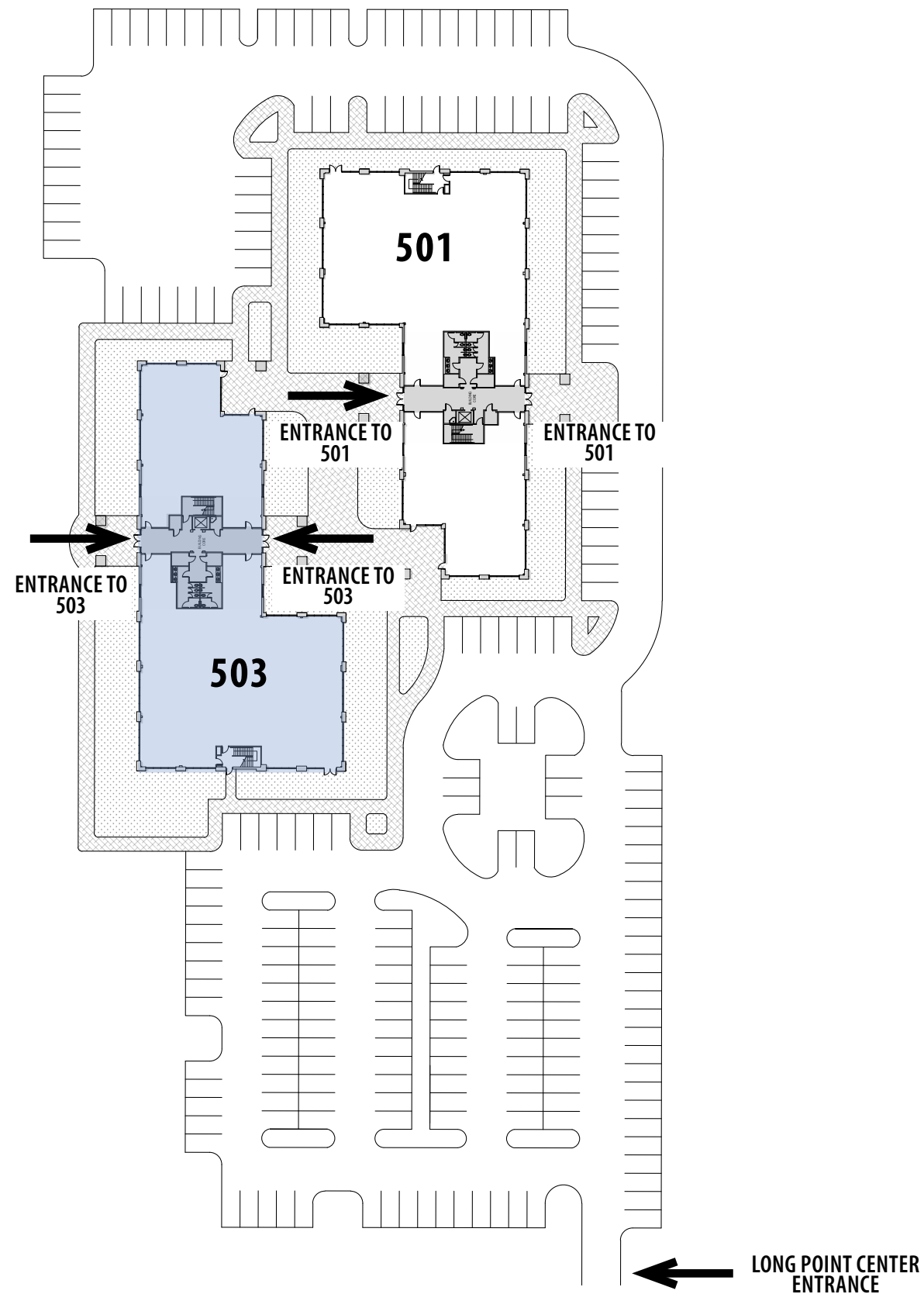
## LEARN

- 1 Sunshine House
- 2 Belle Hall Elementary School

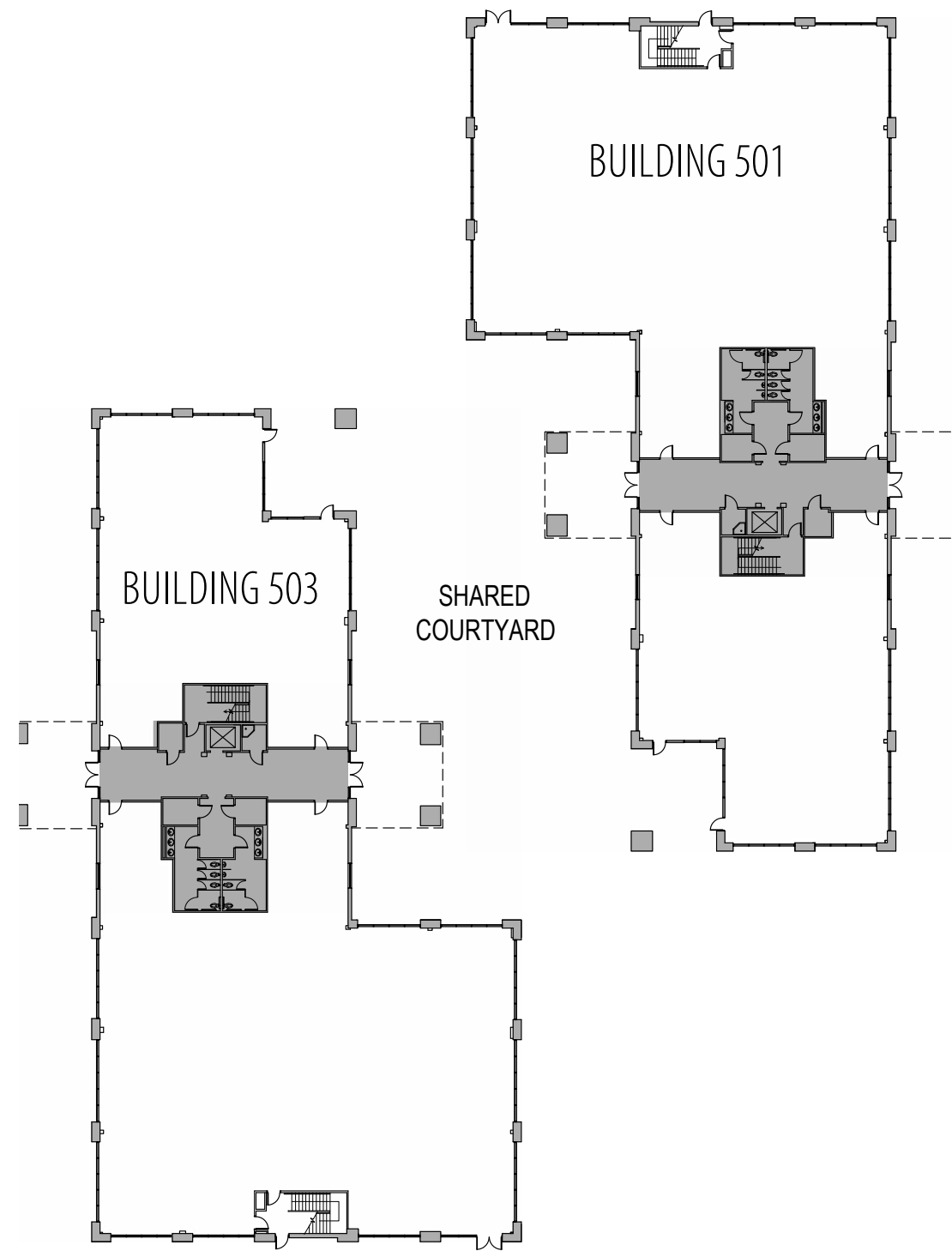




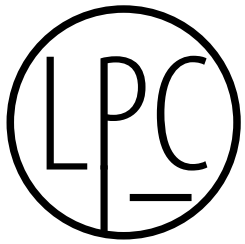
**Site Plan** | 503 Wando Park Blvd



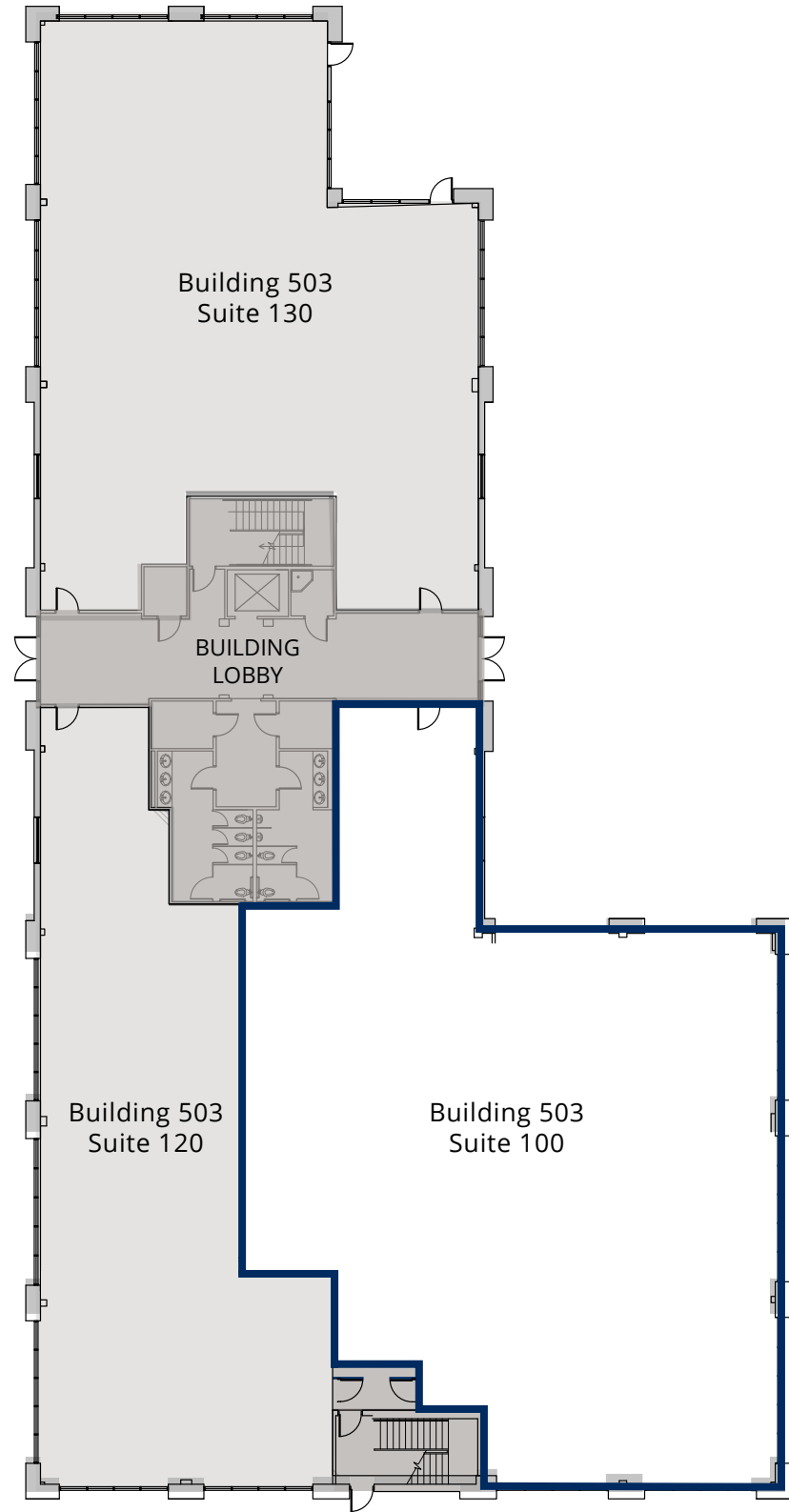
**Site Plan** | 503 Wando Park Blvd



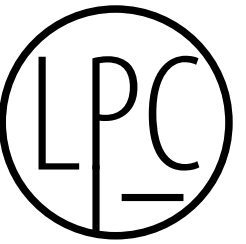




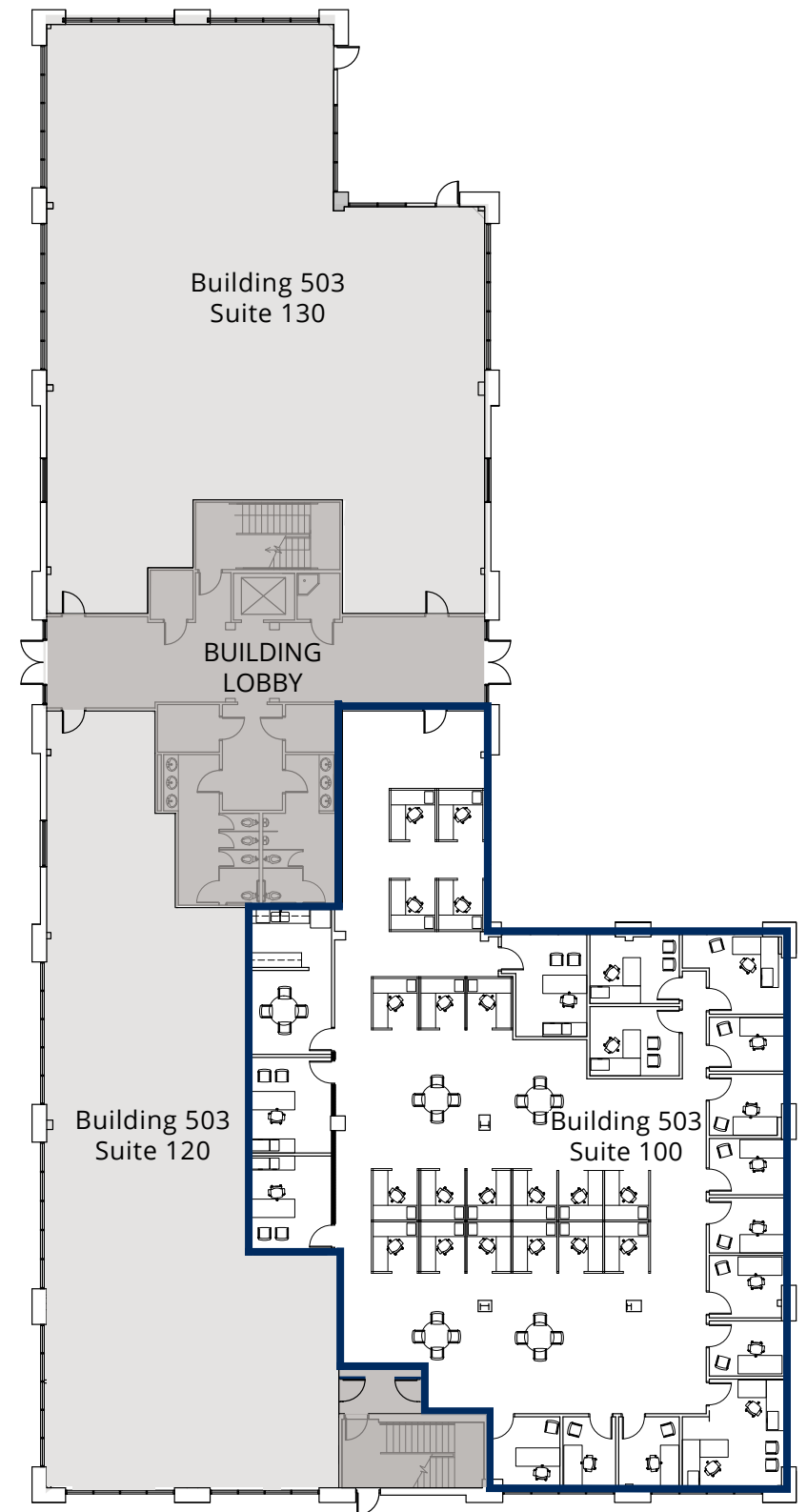
Building 503 | Suite 100 | 6,702 sf



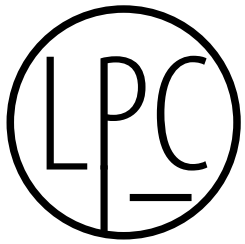
Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)



Building 503 | Suite 100 | 6,702 sf

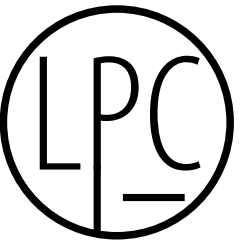
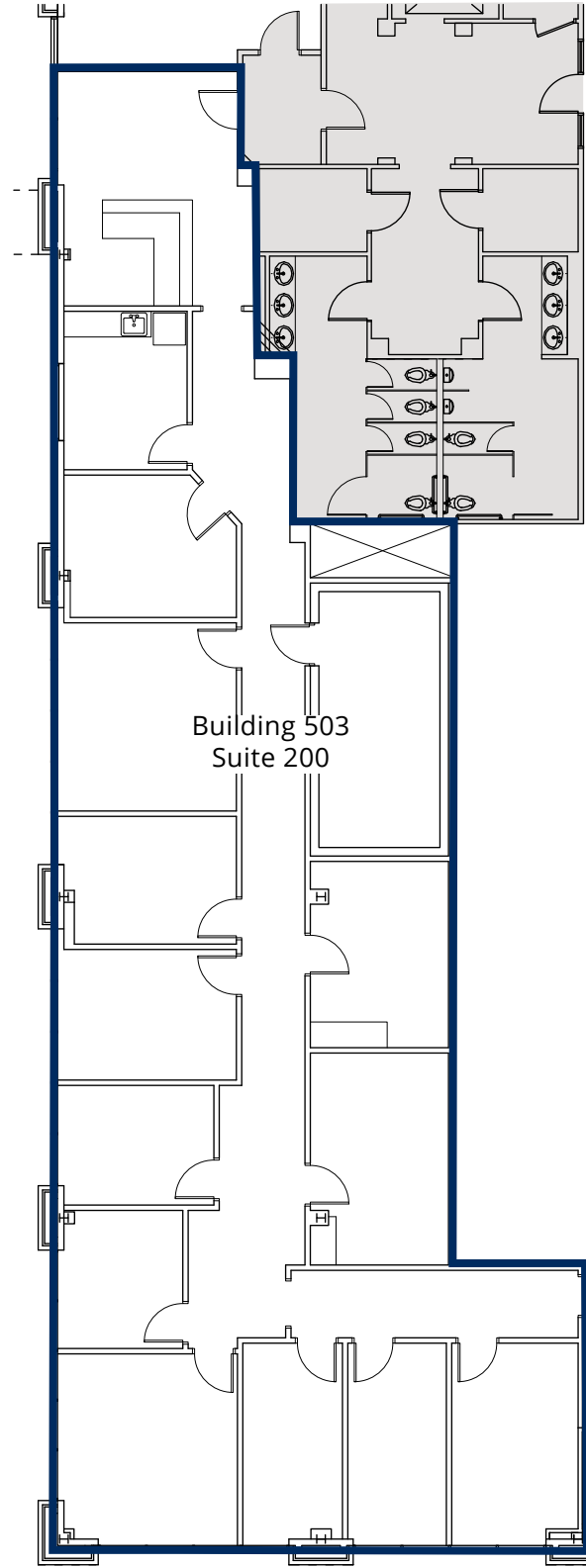






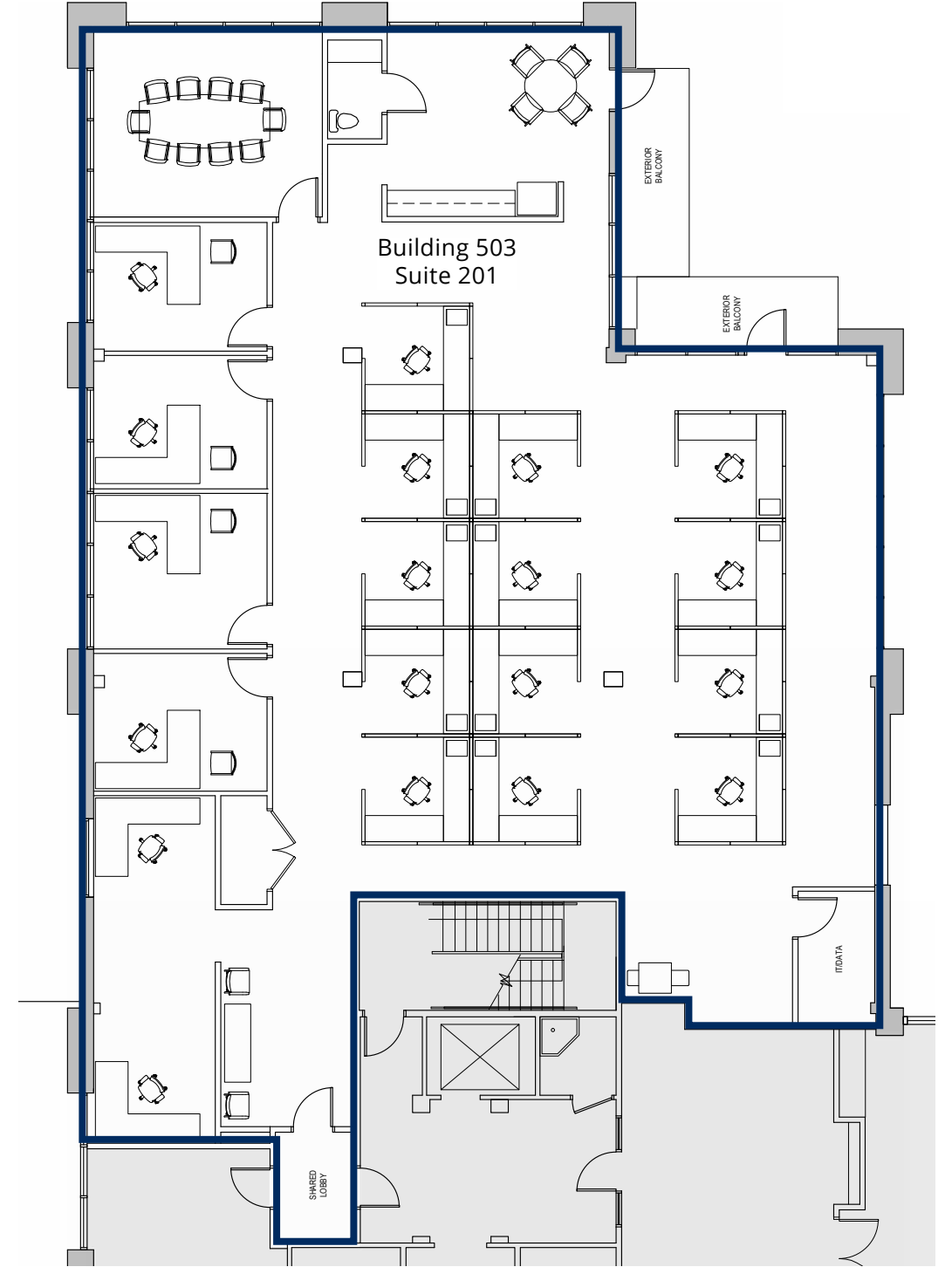
Building 503 | Suite 200 | 3,731 sf

*Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)*

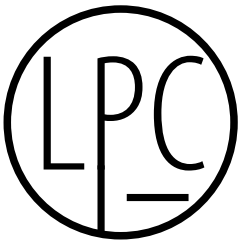


Building 503 | Suite 201 | 4,699 sf

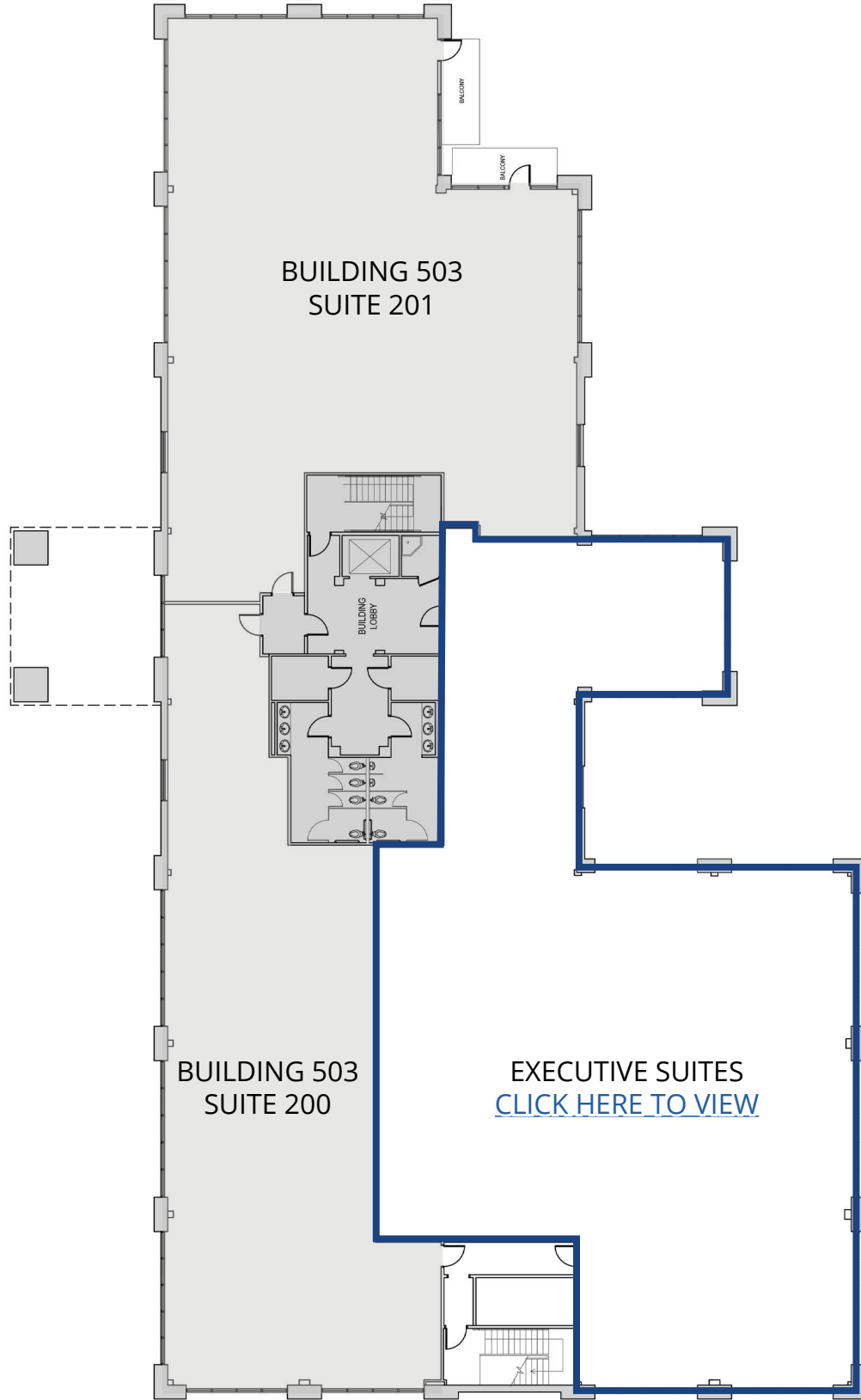
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# Building 503 | Executive Suites







For  Leasing Inquiries Contact :



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Thank you.

**AVISON  
YOUNG**

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