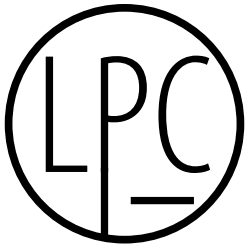


**AVISON
YOUNG**

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**

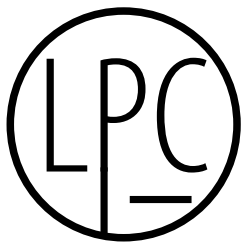
SNAPSHOT

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



When traveling eastbound on I-526

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

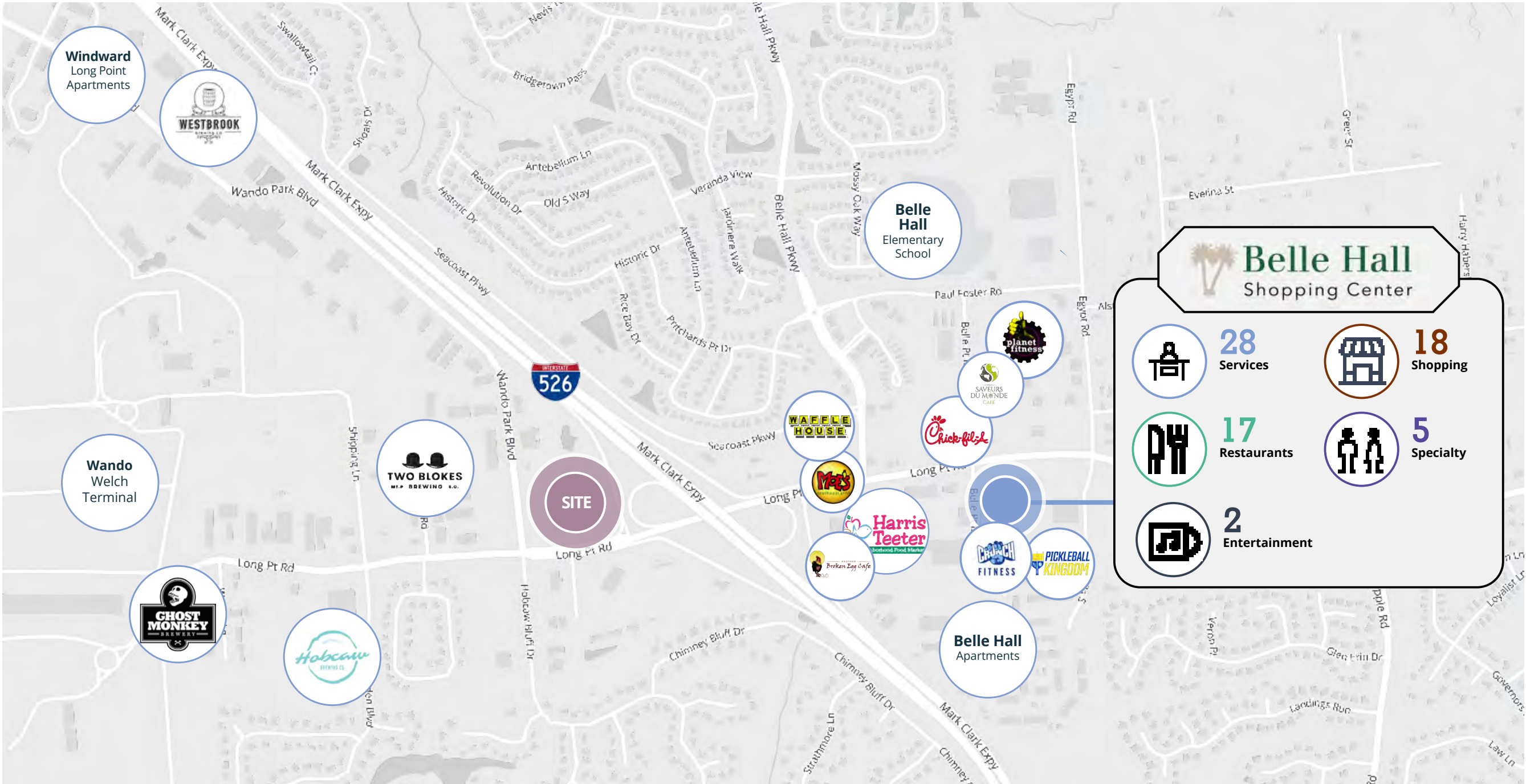




Long Point Center is a premier Class A office building centrally located at the interchange of I-526 and Long Point Road. The complex of two buildings features completely remodeled entries, signage, lobby areas and elevators. Landscape improvements added plant materials, furniture and other courtyard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




Nearby amenities



 **5,575**
Businesses
within a 5 mile radius

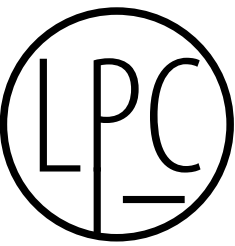
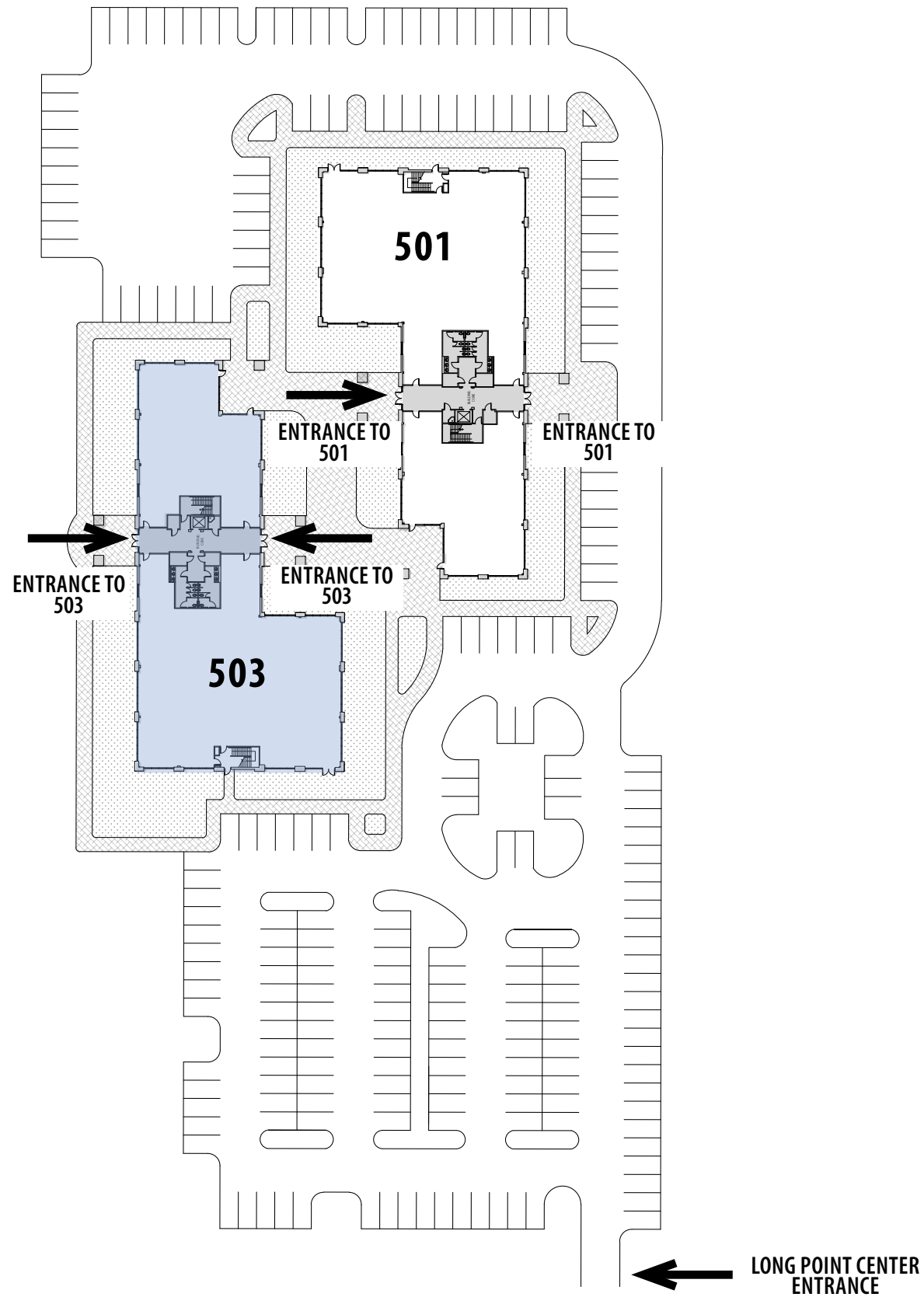
 **92,123**
Population
within a 5 mile radius

 **3,661**
Multifamily units
within a 10 min drive

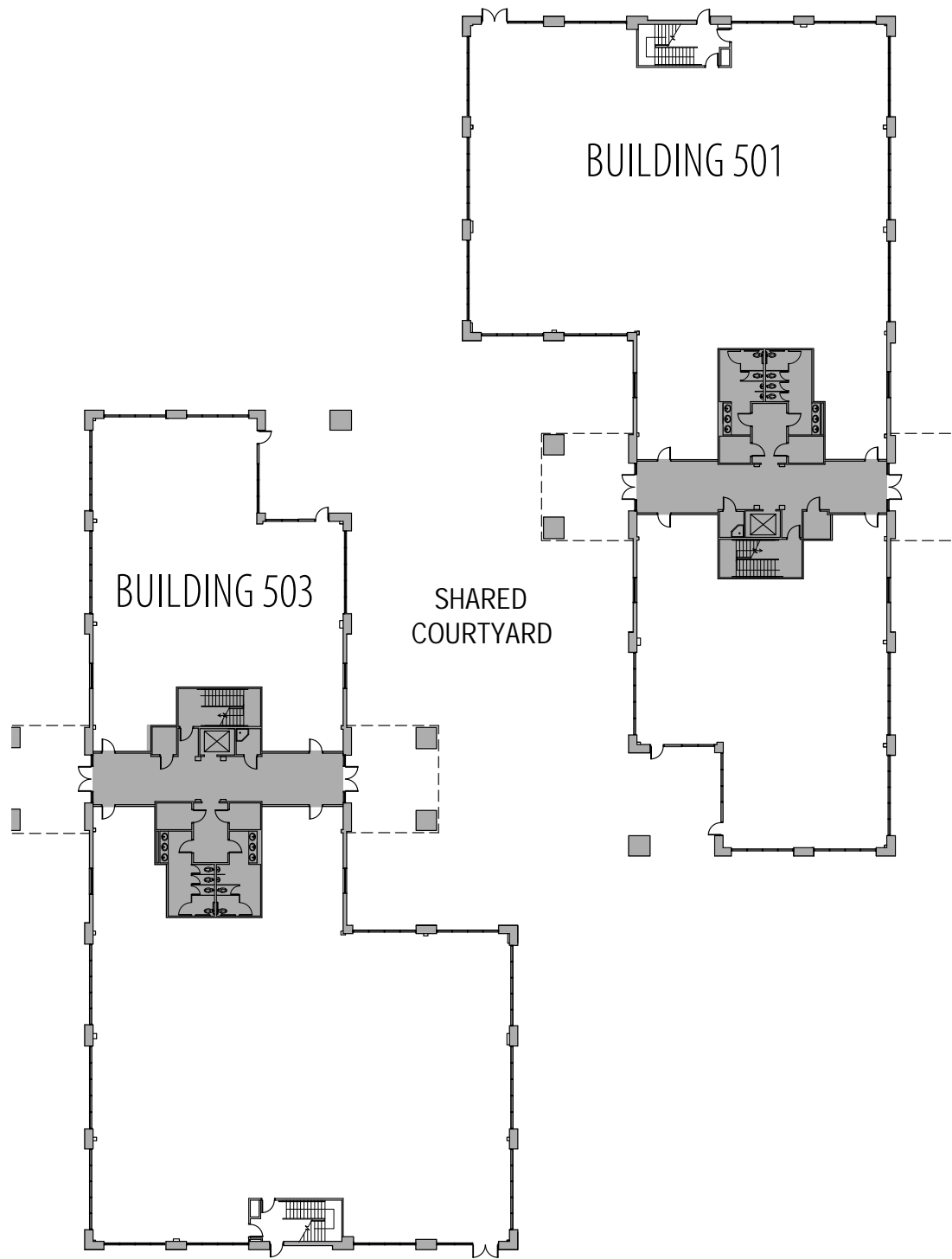
 **\$407M**
Consumer spending
food & entertainment
5 mile radius

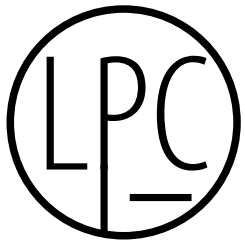


Site Plan | 503 Wando Park Blvd

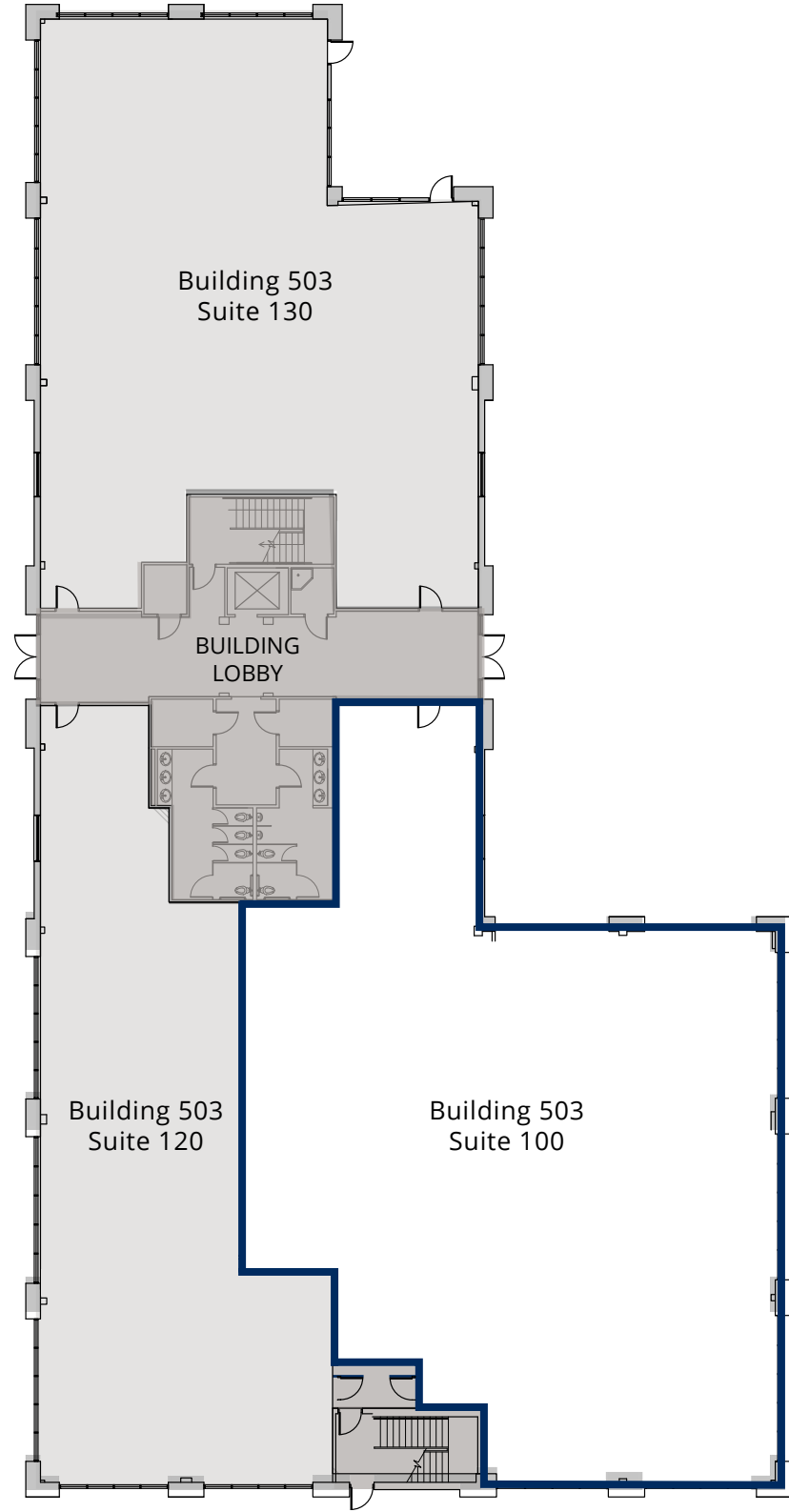


Site Plan | 503 Wando Park Blvd

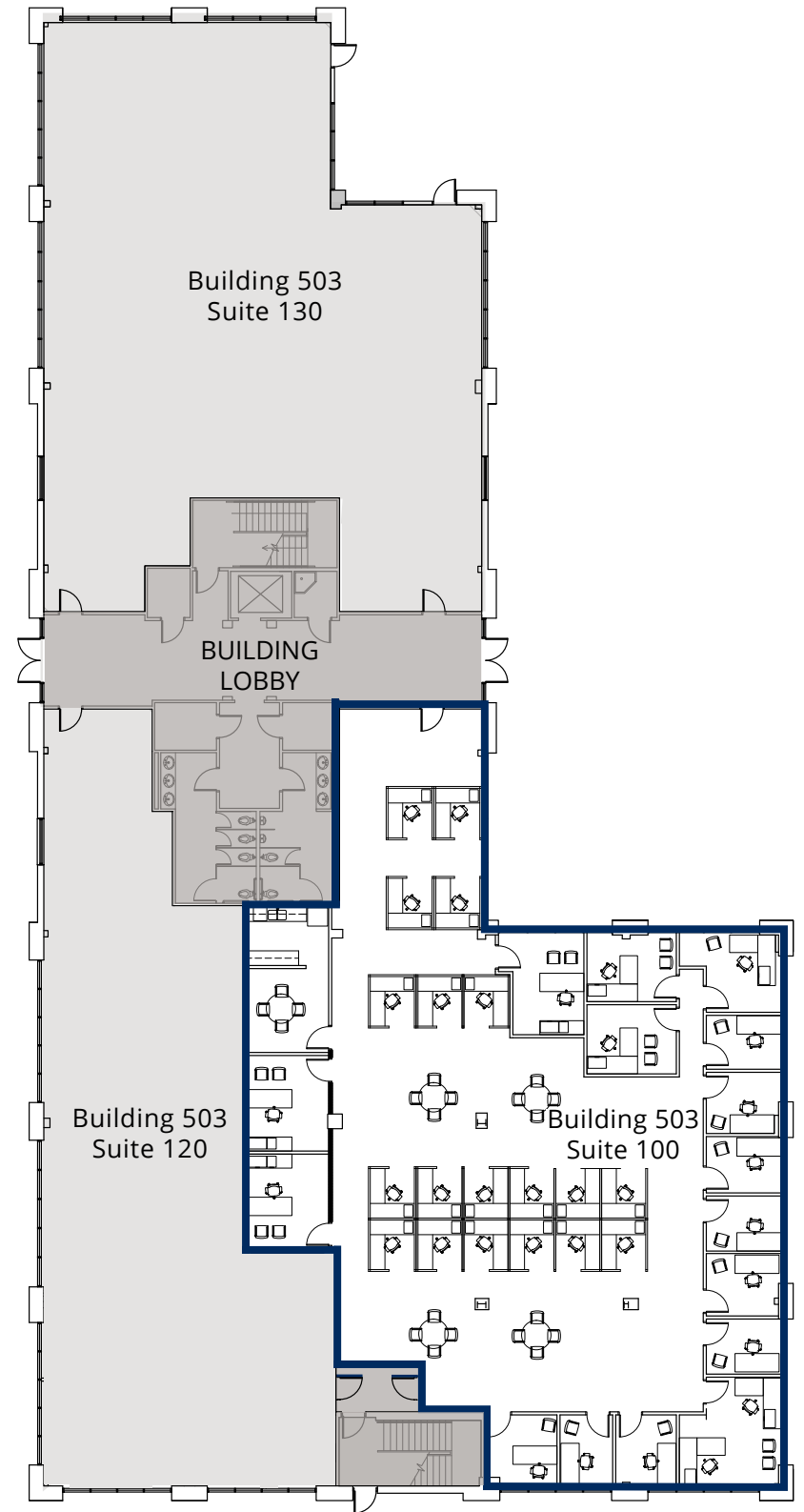




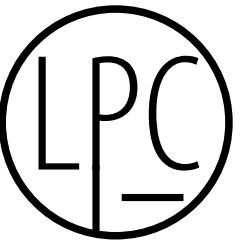
Building 503 | Suite 100 | 6,702 sf

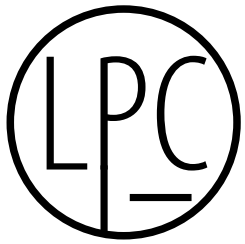


Building 503 | Suite 100 | 6,702 sf



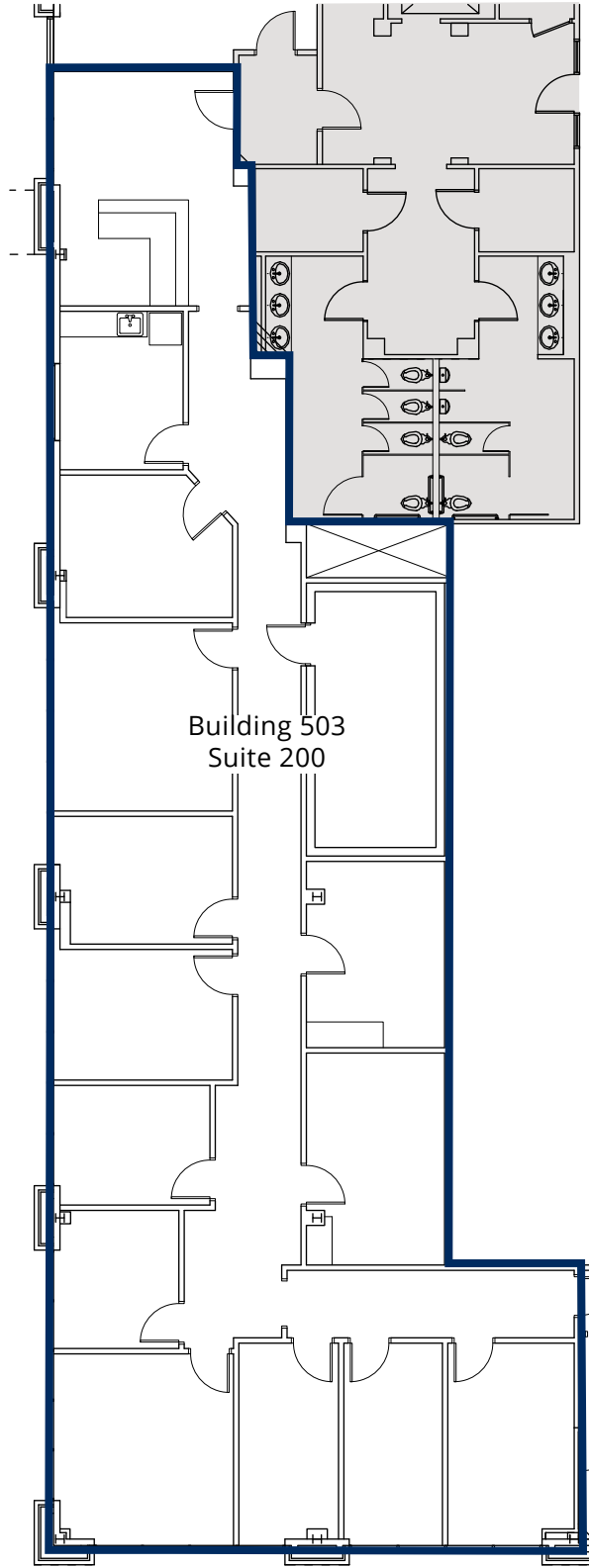
Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)





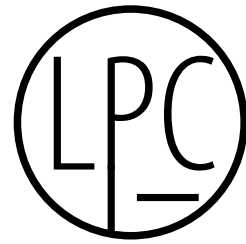
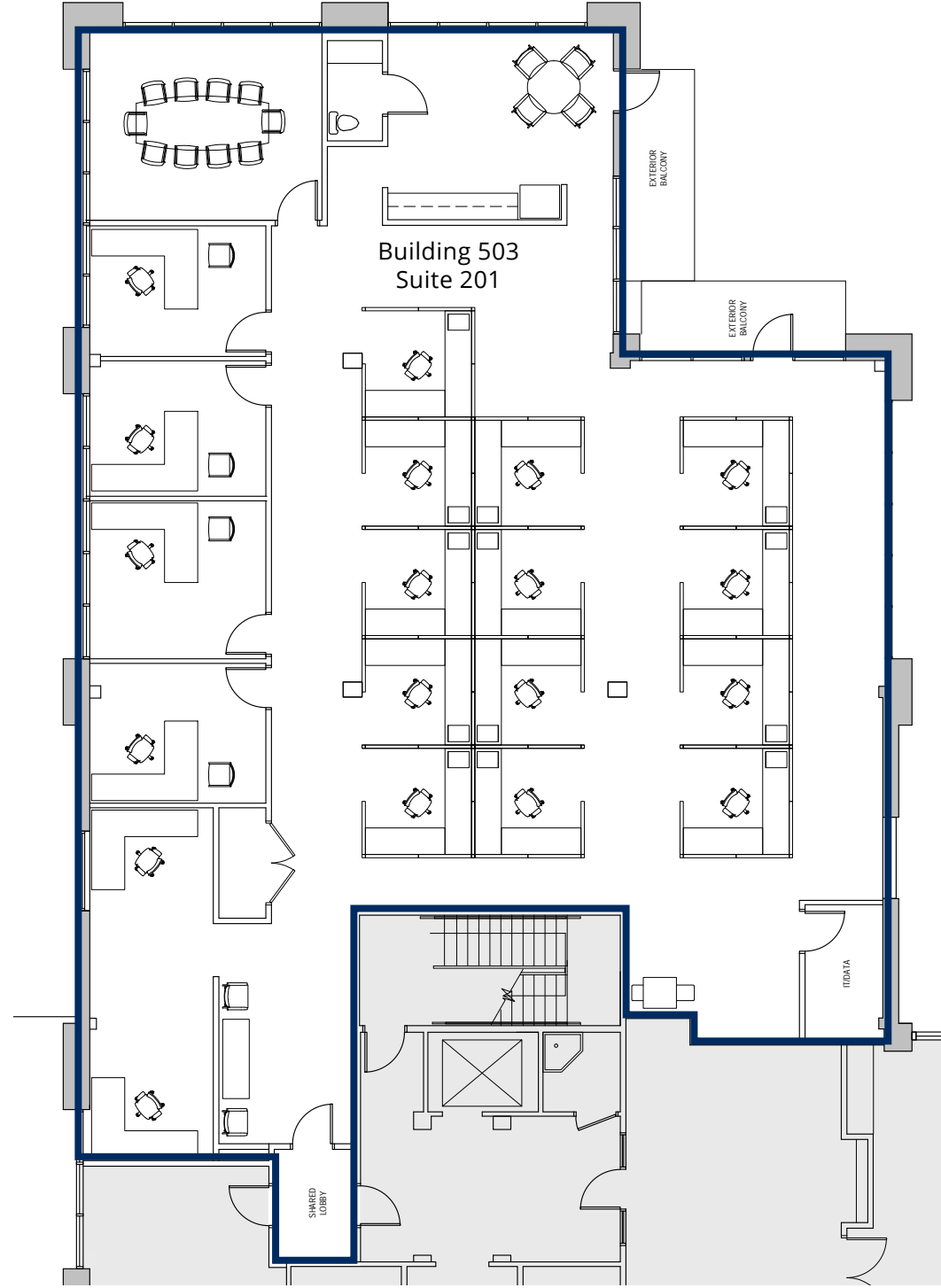
Building 503 | Suite 200 | 3,731 sf

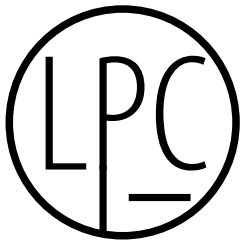
Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)



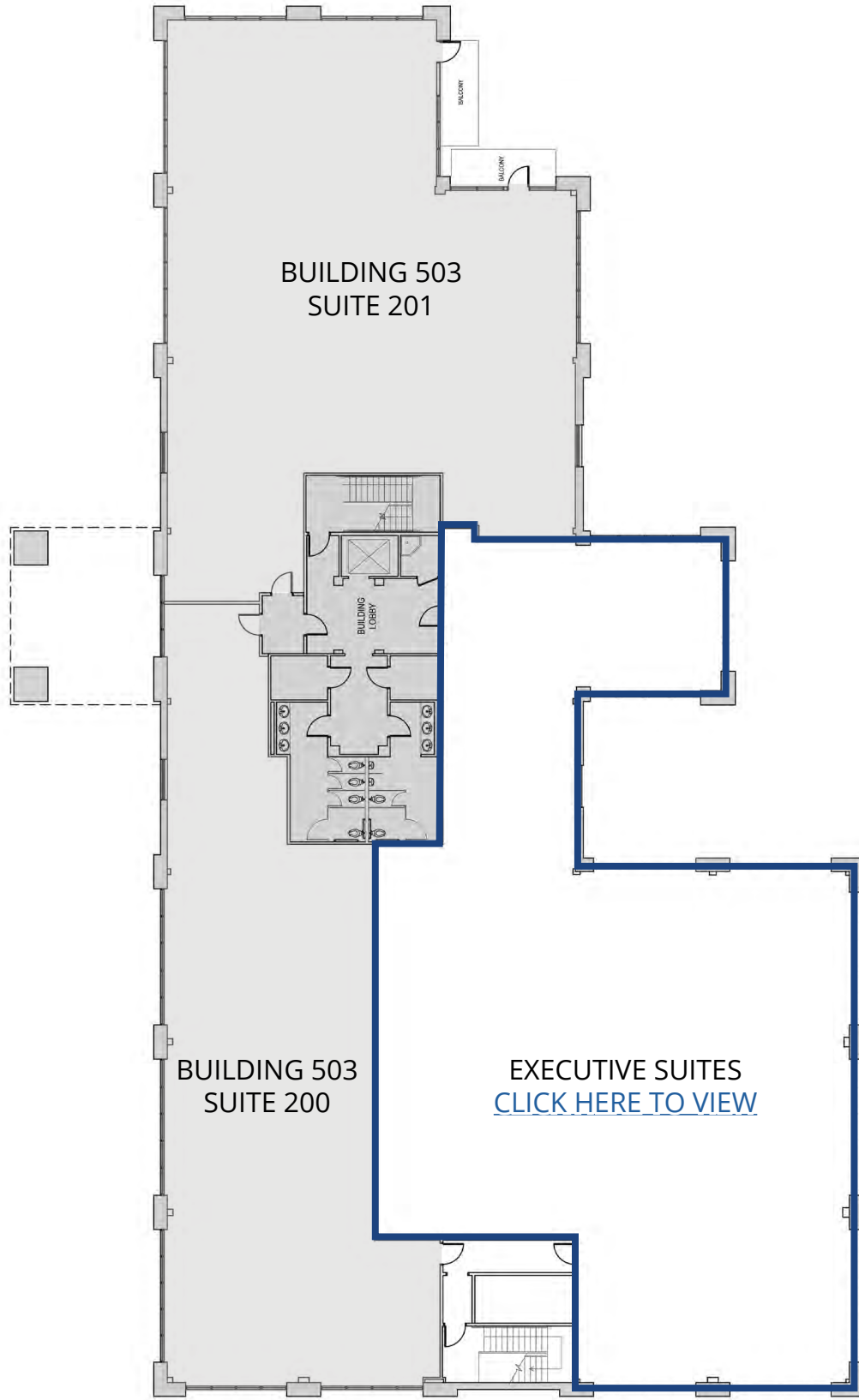
Building 503 | Suite 201 | 4,699 sf

Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)





Building 503 | Executive Suites





For  Leasing Inquiries Contact :



Ashley Jackrel, SIOR, CCIM
Senior Vice President
+1 843 327 0124
ashley.jackrel@avisonyoung.com

Leslie Fellabom
Senior Vice President
+1 843 442 7492
leslie.fellabom@avisonyoung.com

Chris Fraser, CCIM
Managing Director
+1 843 452 9425
chris.fraser@avisonyoung.com

Thank you.

**AVISON
YOUNG**

40 Calhoun St, Suite 350
Charleston, SC 29401
+1 843 725 7200