

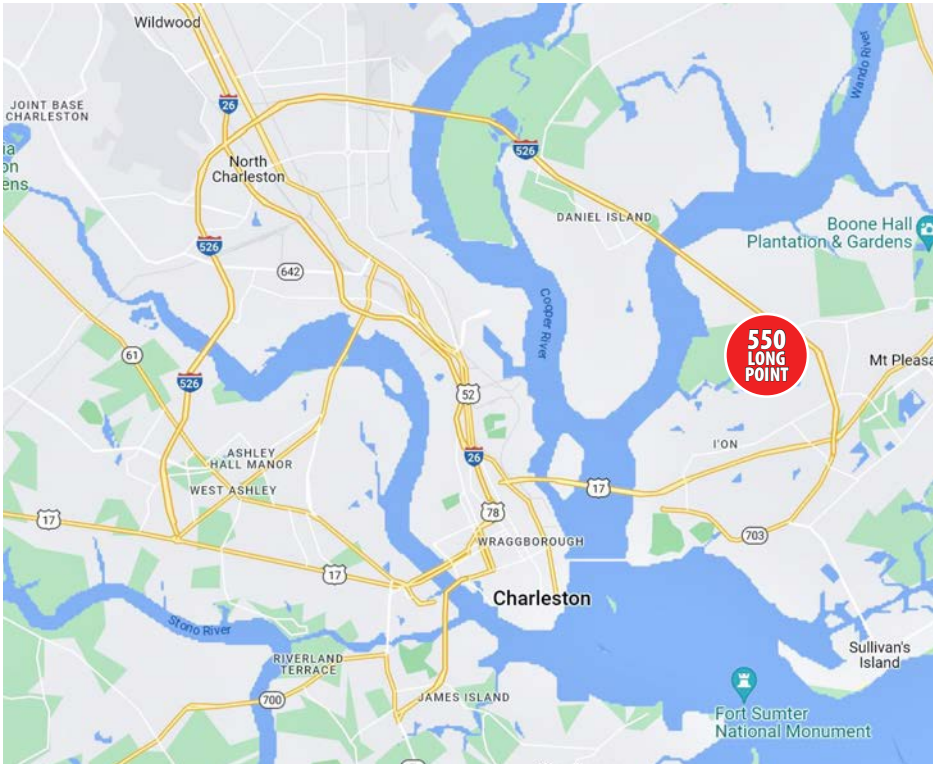
## OFFICE BUILDING FOR LEASE OR SALE

550 LONG POINT ROAD  
MOUNT PLEASANT, SC 29464



**Grace Moring**, Leasing  
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[gmoring@wrsrealty.com](mailto:gmoring@wrsrealty.com)





## OFFERING SUMMARY

<b>Address</b>	550 Long Point Road Mount Pleasant, SC 29464
<b>Lease Type</b>	Modified Gross
<b>Sale Price</b>	Contact Agent
<b>Property Type</b>	Class A Office
<b>Available SF</b>	Suite 200 - 5,540 SF
<b>Total Building SF</b>	20,560 SF
<b>Year Built</b>	1996
<b>Zoning</b>	PD (Planned Development)
<b>Lot Size</b>	2.01 Acres
<b>**Parking</b>	112 On Site (5.5/1,000 SF)

## THE PROPERTY

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 Cainhoy 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





# SECOND FLOOR



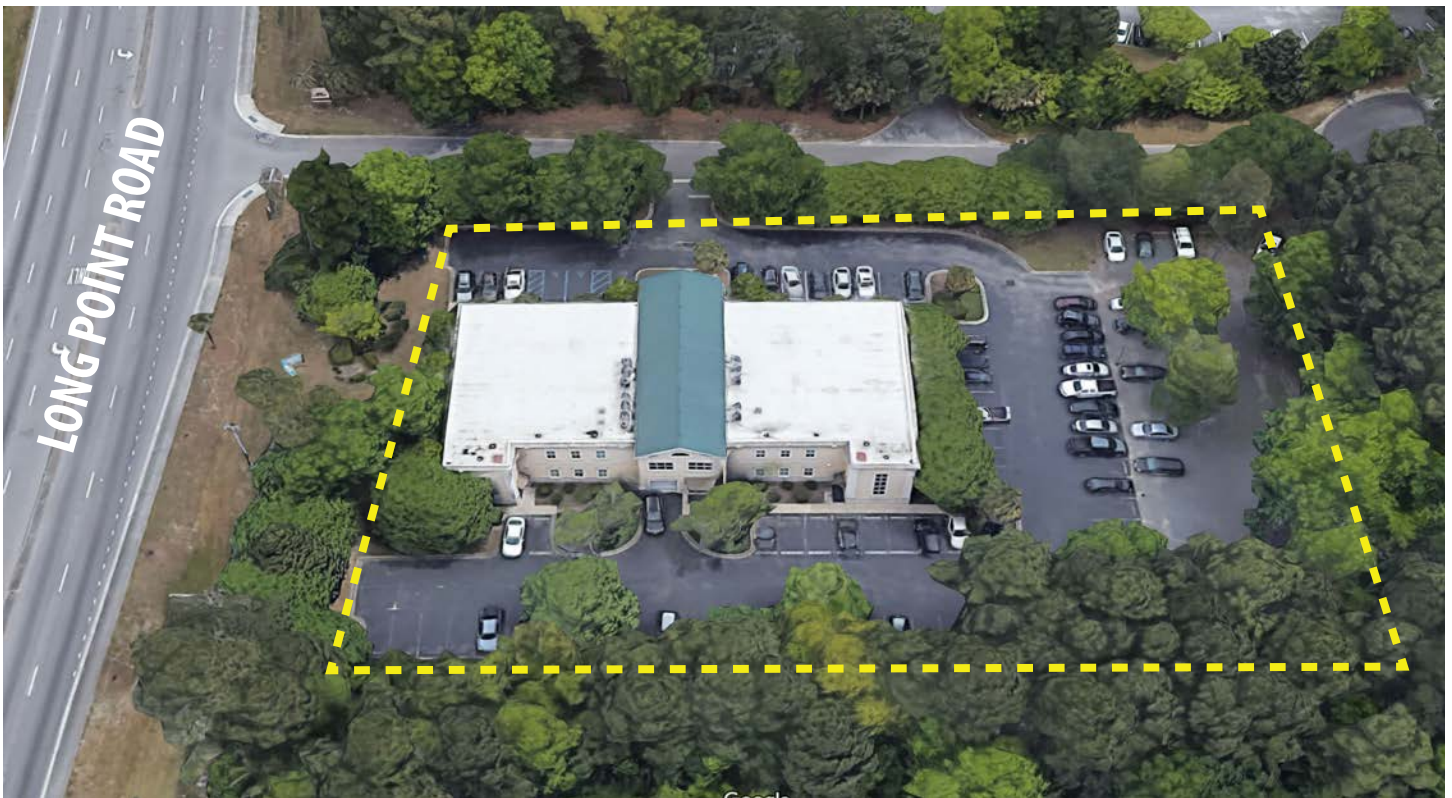
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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

# SECOND FLOOR PHOTOS



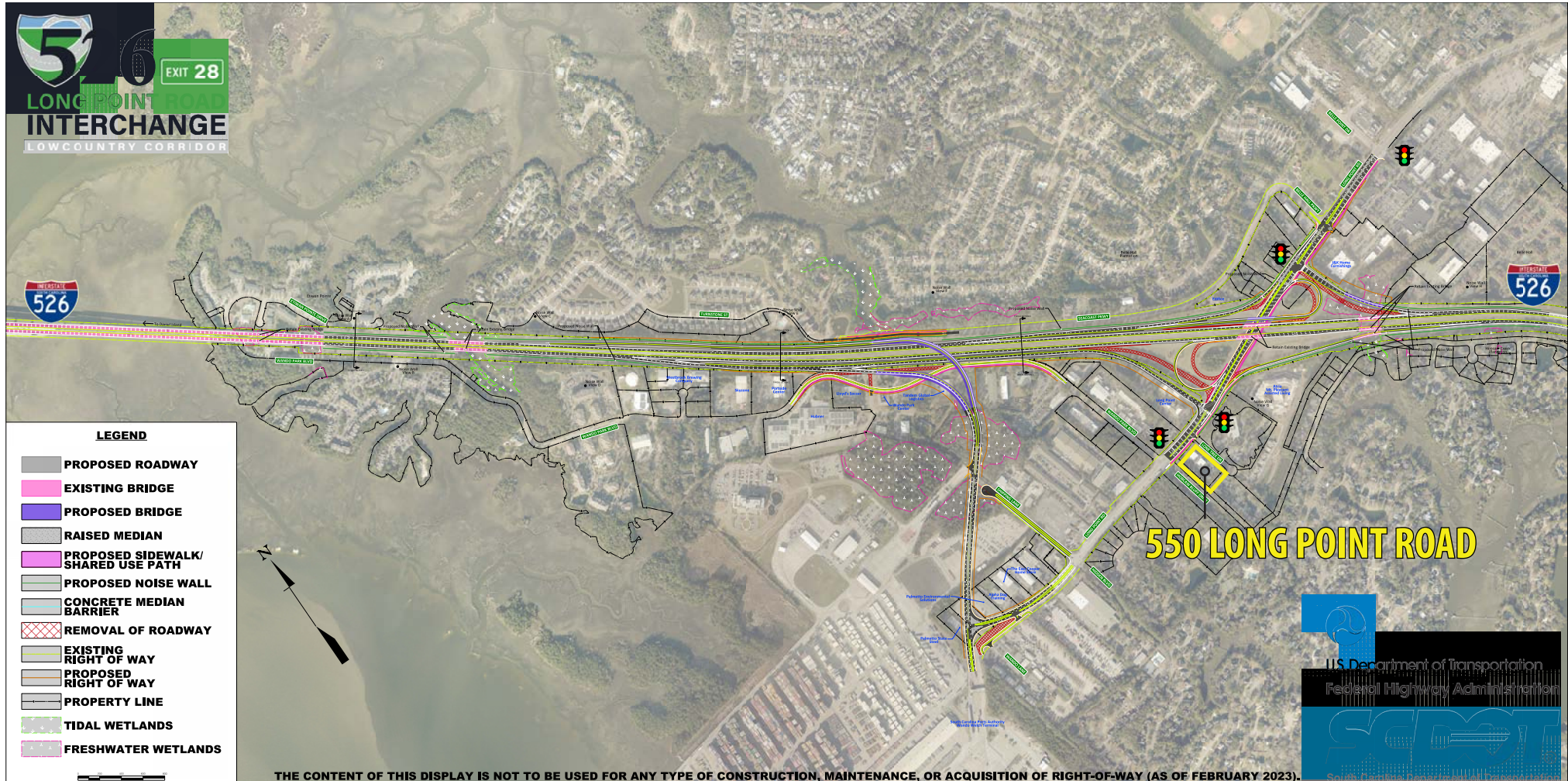


# BUILDING AERIALS





# LONG POINT ROAD IMPROVEMENT PLAN







# WRS<sup>INC</sup>

REAL ESTATE INVESTMENTS

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