



FOR LEASE - SUITE B

# 1200 Two Island Court

Mount Pleasant, SC 29464

**AVISON  
YOUNG**





Property Description

Class A office building in Mount Pleasant's commercial district. The first floor suite has large windowed offices, conference room, a private restroom and break room. The tenant is responsible for janitorial services within the suite and their pro-rata share of increases in operating expenses over the base year of 2025.

High visibility from the Isle of Palms Connector with tenant signage opportunity. Centrally located at signalized intersection of the Isle of Palms Connector (IOP), Hungryneck Boulevard, and the Sweetgrass Basket Parkway. Within close proximity to restaurants, banking, hospitality, healthcare and Mt Pleasant Town Center.

Offering Summary - Suite B

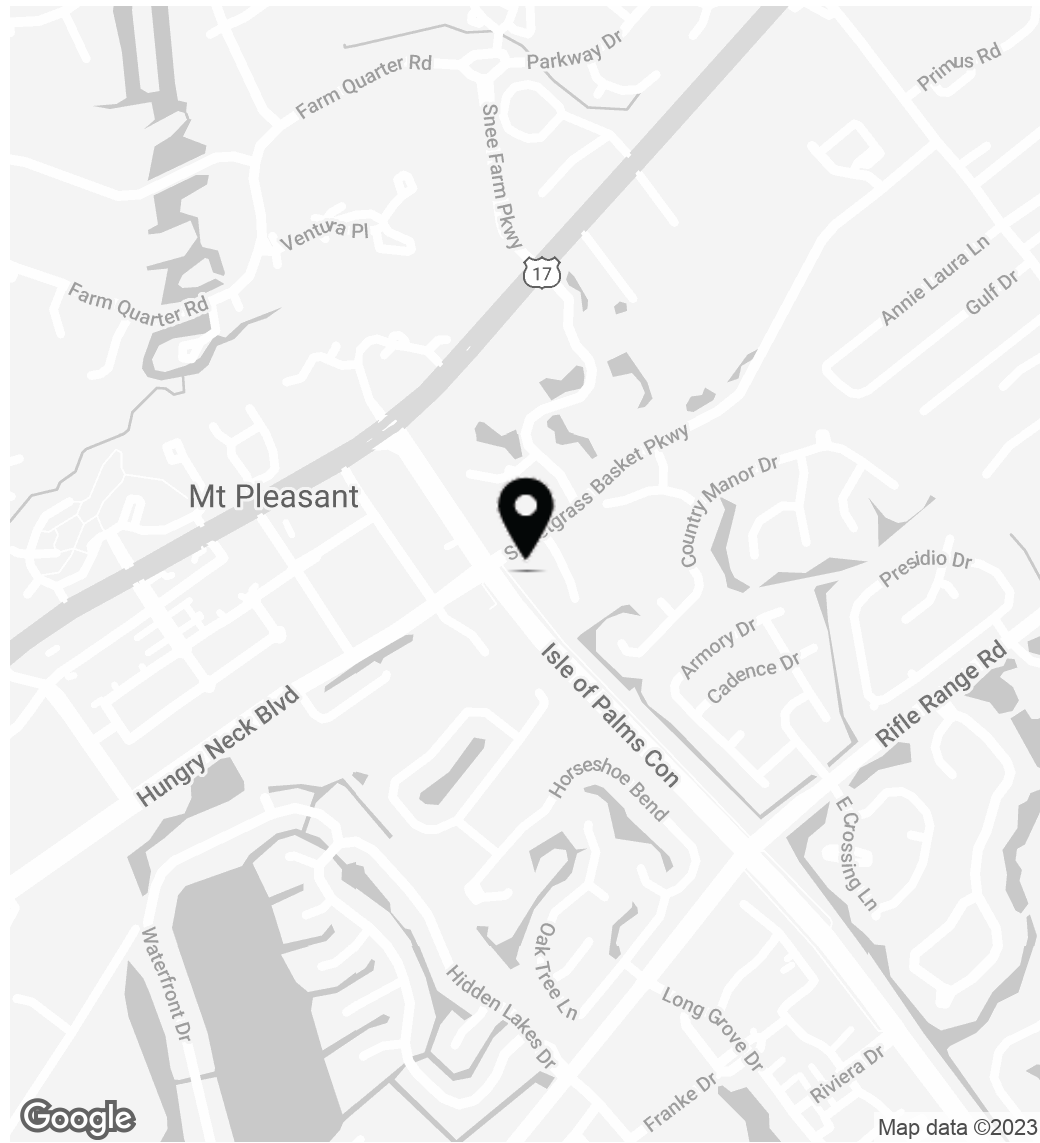
Lease Rate:	\$35.00 SF/yr (MG)
Available Unit / SF:	Suite B - 3,245 SF
Building Size:	12,114 SF
Tax ID:	558-00-00-304
Year Built:	2003
Zoning:	Planned Development
County:	Charleston County
Municipality:	Town of Mount Pleasant
Parking:	Parking On-Site

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**Leslie Fellabom**  
Senior Vice President  
C 843 442 7492  
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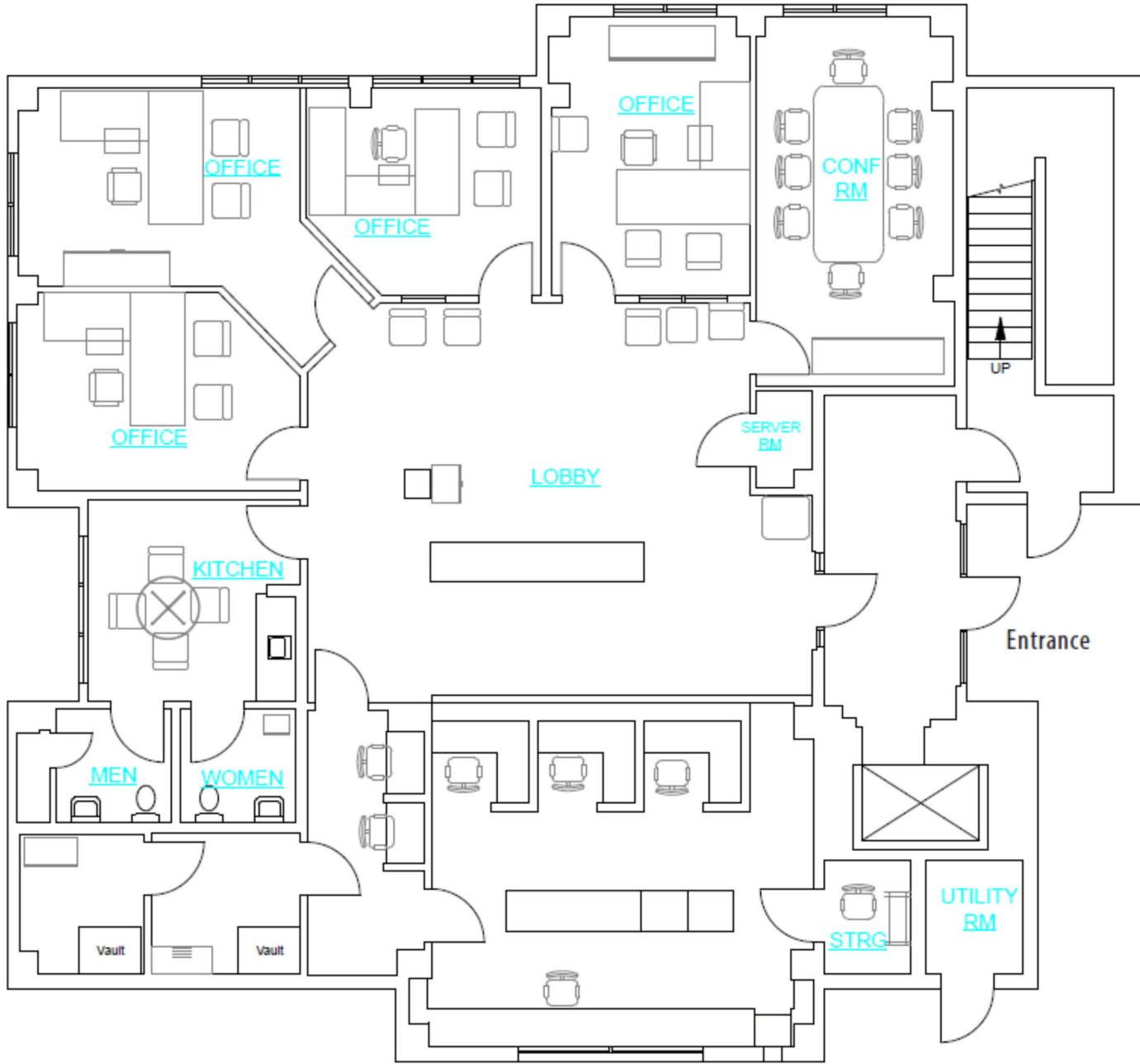
Location

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# Floor Plan: Suite B - 3,245 sf





## Photos - Exterior

1200 Two Island Court



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## Photos - Suite B

1200 Two Island Court



1



2



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## Amenities map

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# Let's talk.

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