



FOR LEASE

Class A Office Building in Mount Pleasant Submarket

1501 Belle Isle Avenue, Mt. Pleasant, SC 29464

Reid Davis, CCIM, SIOR

Managing Director
+1 843 277 4326
reid.davis@colliers.com

Pete Harper, CCIM

Principal
+1 843 329 0108
pete.harper@colliers.com

Cameron Yost, CCIM, SIOR

Principal
+1 843 203 1105
cameron.yost@colliers.com



Property Summary

The Belle Hall Office building is a ±40,000 SF, two-story, Class A office building located in the Long Point Road submarket of Mount Pleasant. The building's impressive, modern finishes on the exterior and interior provide tenants with a professional site for their business to thrive and conveniently located to I-526 which is a key artery for employees and clients.

Address 1501 Belle Isle Avenue Mount Pleasant, SC 29464

Suite 140

- ±1,713 SF
- Available immediately
- Lease rate: \$39.00 PSF Full Service

Suite 150

- ±2,068 - 9,849 SF
- Current tenant will be vacating Q1 2026
**Landlord will consider an earlier occupancy date as requested by tenant*
- Lease rate: \$35.00 – \$40.00 PSF Full Service

Available

Suite 240

- ±5,199 SF
- 4/1/2027
- Lease rate: \$39.00 PSF Full Service

Parking Free surface parking surrounding the building

TMS # 540-00-00-110



Strong Demographics

Long Point Road
Mount Pleasant submarket



Surrounding Amenities

Belle Hall
Shopping Center



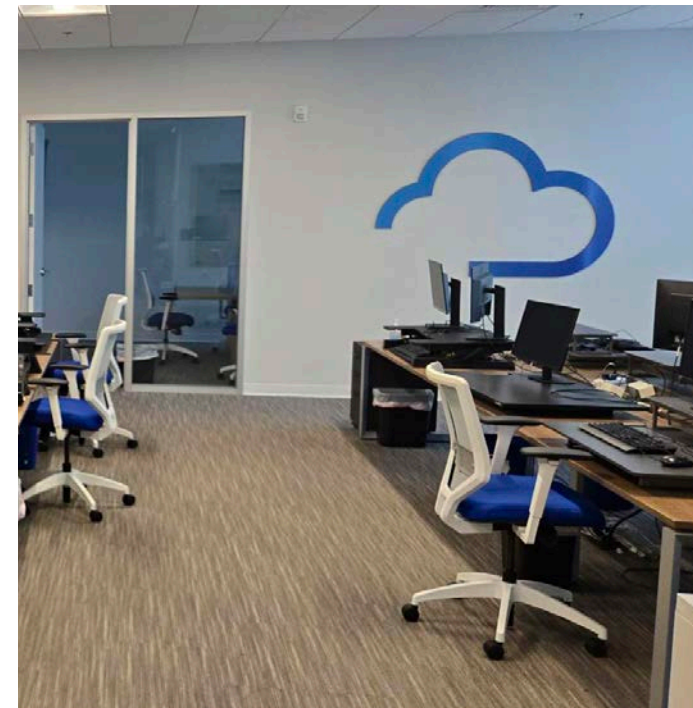
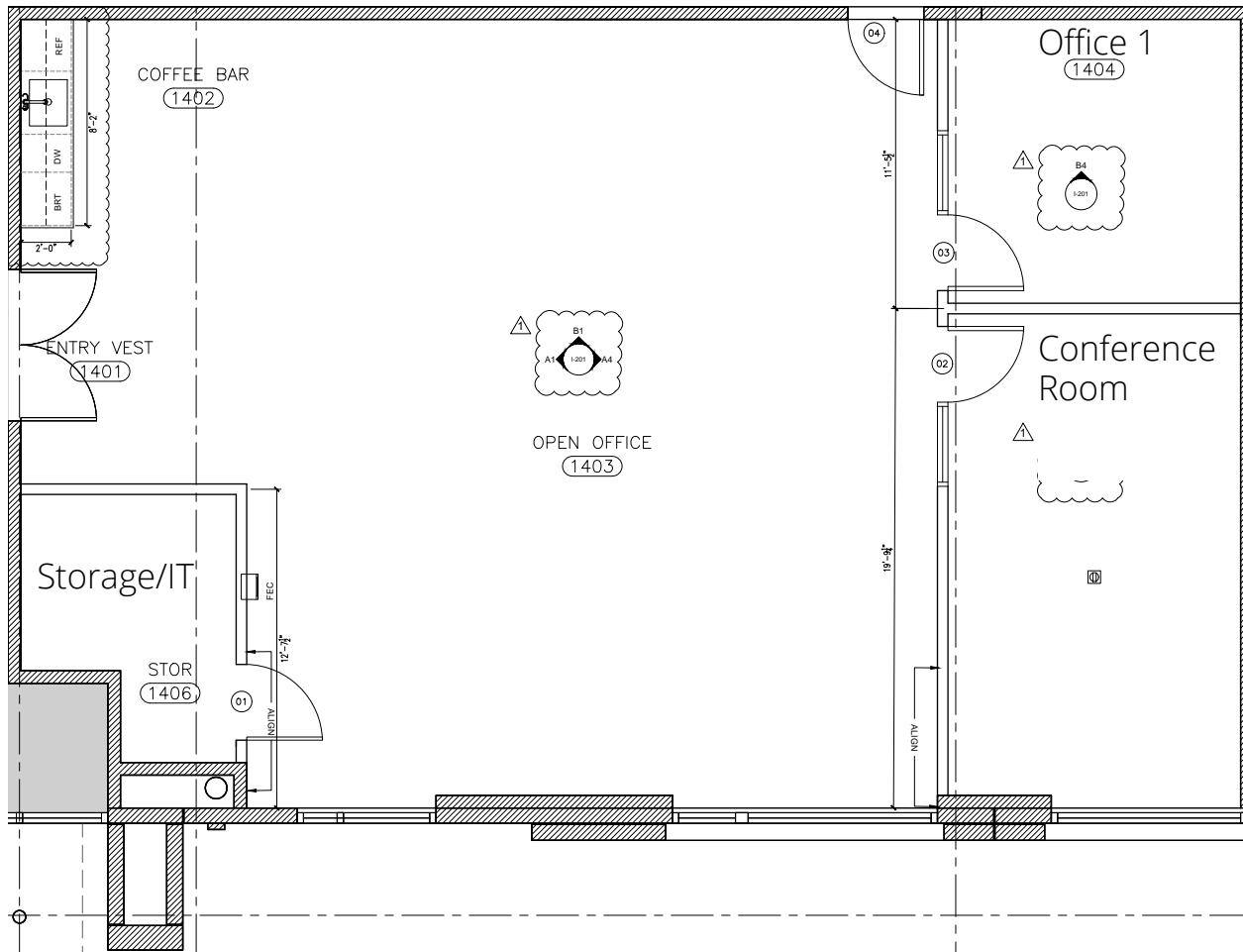
Desirable Location

Convenient to
Interstate 526



Suite 140

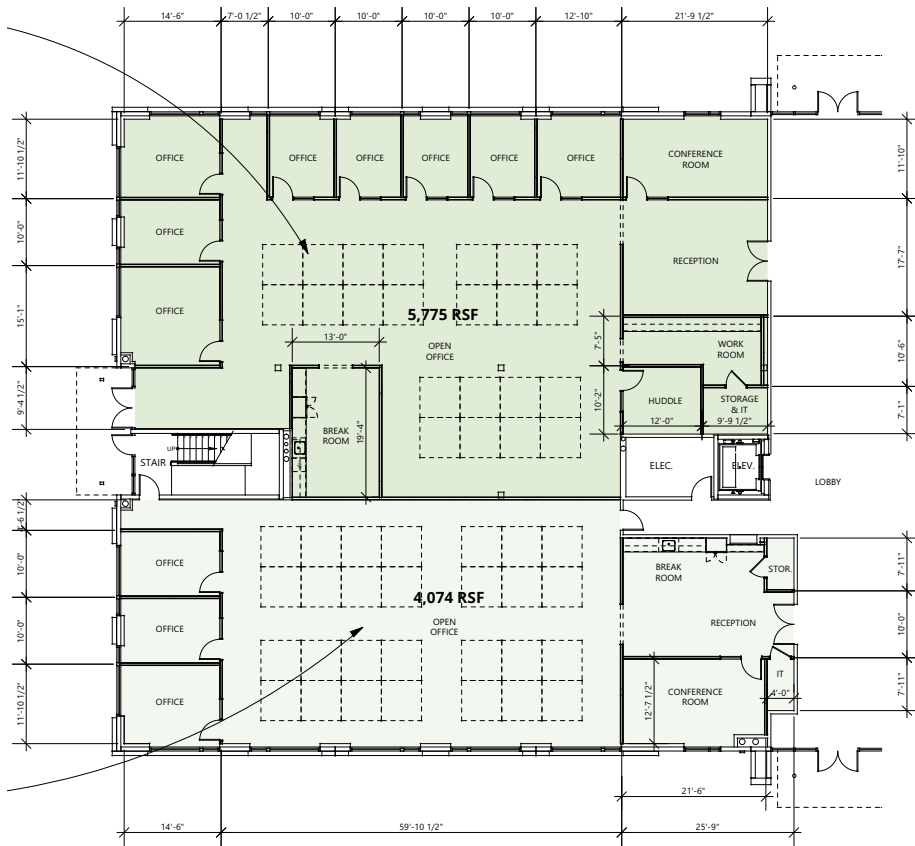
Features an open break area, storage room, open area and two conference rooms.



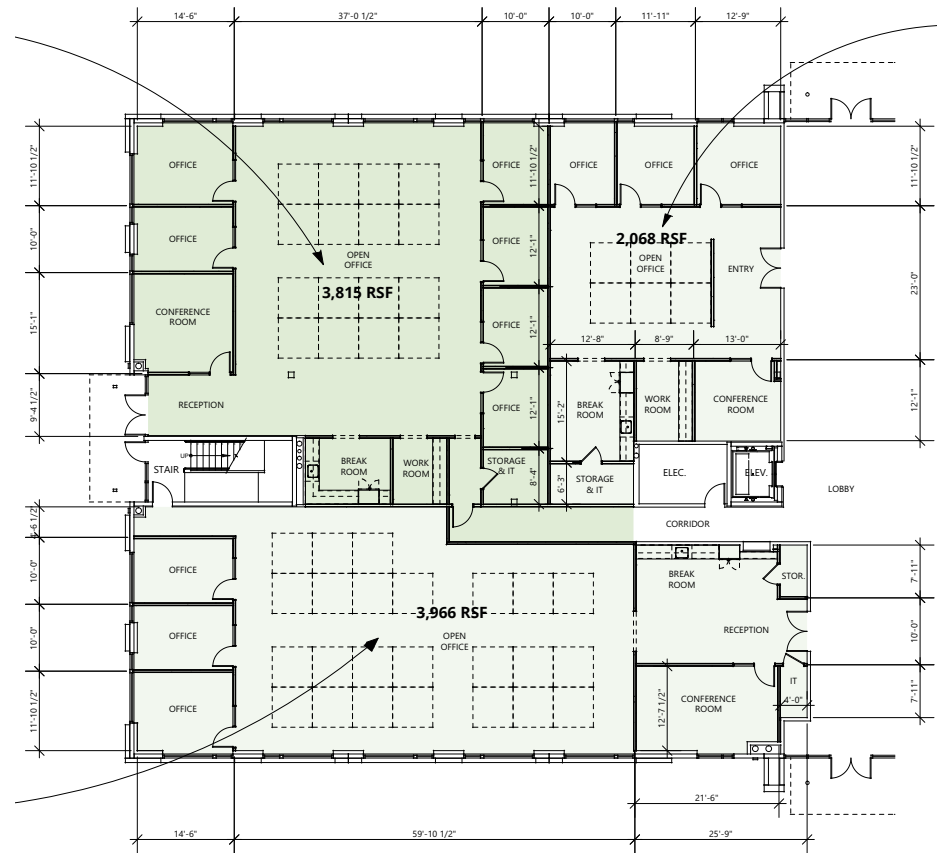
Suite 150 - Split Options

Features an open workspace with a perimeter conference room, a couple offices, storage room, copy room and a large break room.

Option 1 - Two Suites: 1. 5,775 SF 2. 4,074 SF



Option 2 - Three Suites: 1. 3,966 SF 2. 3,815 SF 3. 2,068 SF



Suite 240

Features an open workspace, two conference rooms, six private offices, reception area, two drop-in rooms, a kitchenette, storage and a work room.



Market Overview



CONTACT

Reid Davis, CCIM, SIOR

Managing Director
+1 843 277 4326
reid.davis@colliers.com

Pete Harper, CCIM

Principal
+1 843 329 0108
pete.harper@colliers.com

Cameron Yost, CCIM, SIOR

Principal
+1 843 203 1105
cameron.yost@colliers.com



Colliers | South Carolina

960 Morrison Drive, Ste 400
Charleston, SC 29403
+1 843 747 1200

Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



1501 BELLE ISLE AVENUE
Mount Pleasant, SC 29464

DRIVE TIMES

Interstate 526	±4 min
Highway 17	±6 min
North Charleston	±13 min
Interstate 26	±16 min
Downtown Charleston	±19 min
CHS International Airport	±23 min
West Ashley	±27 min