



**FOR LEASE**

# Newly Constructed Office Building in Mount Pleasant Submarket

**1501 Belle Isle Avenue, Mt. Pleasant, SC 29464**

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# Property Summary

The Belle Hall Office building is a ±40,000 SF, two-story, newly constructed development 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: \$37.00 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



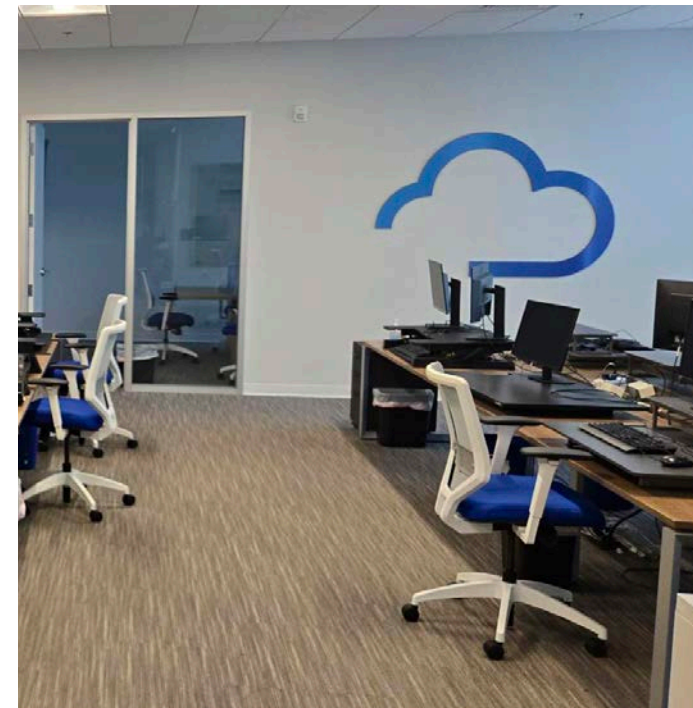
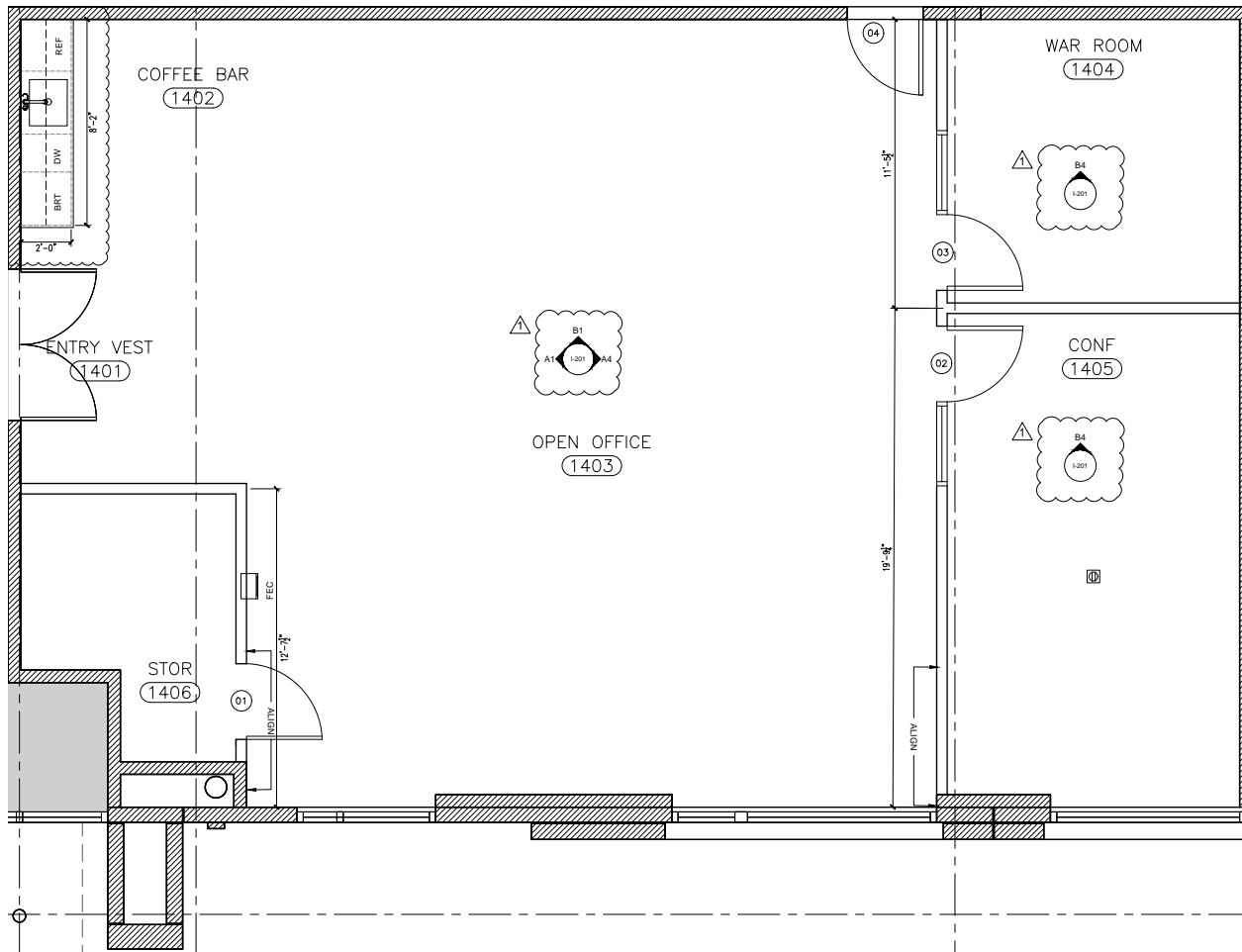
### Desirable Location

Convenient to  
Interstate 526



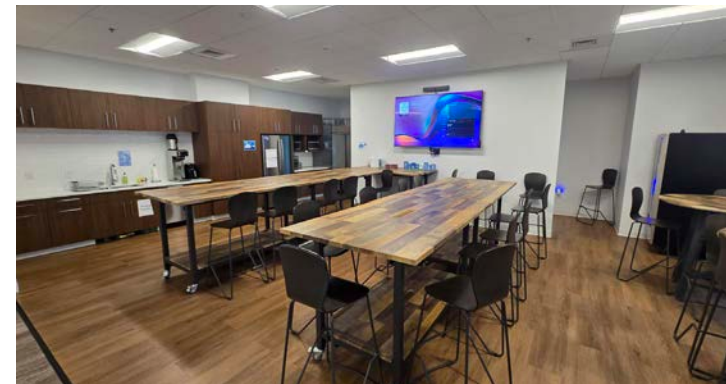
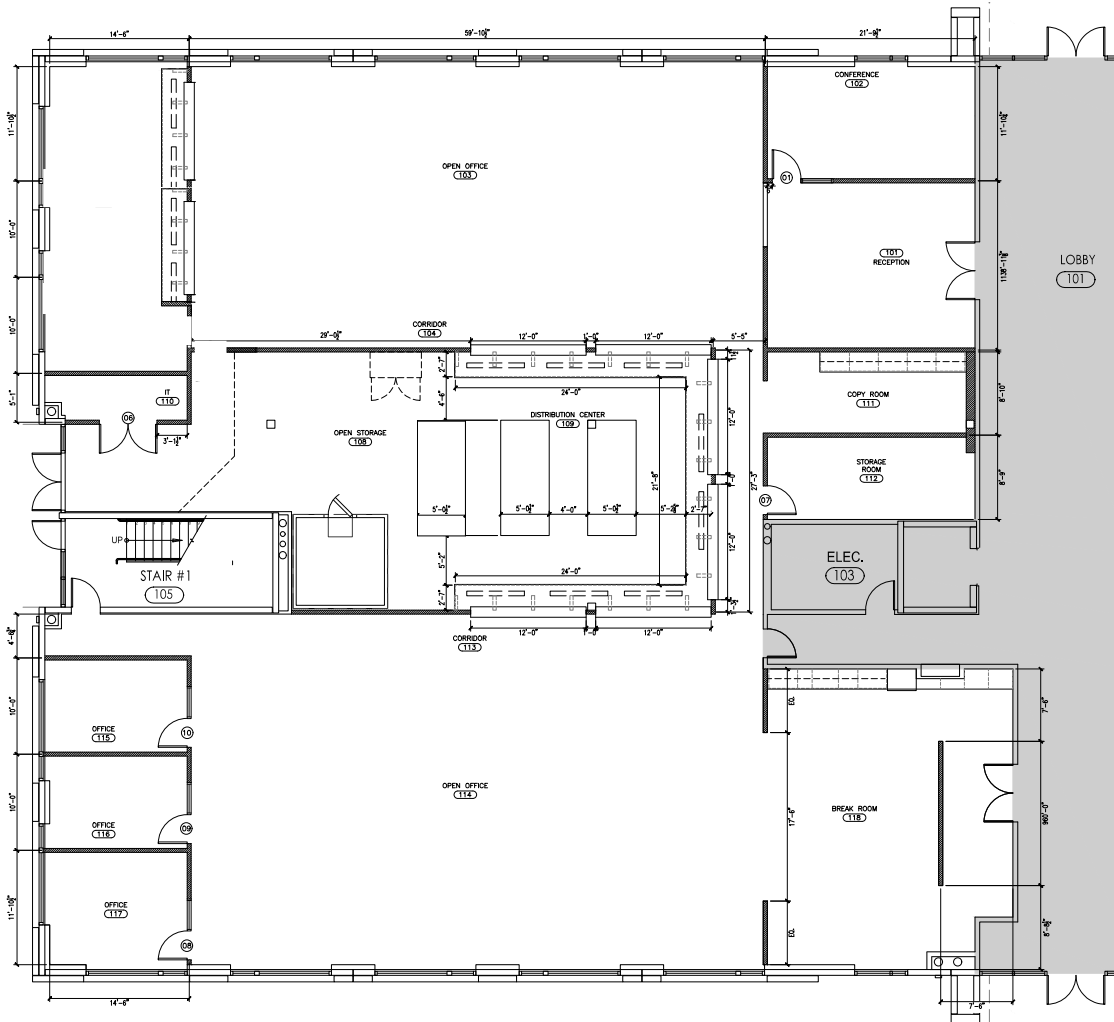
# Suite 140

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



# Suite 150

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





# 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

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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