

For Sublease

±2,395 SF

Office Suite



497 Bramson Court, Suite 104

Mount Pleasant, South Carolina 29464

Property Description

Suite 104 at 497 Bramson Court offers ±2,395 SF of first-floor office space in a suburban Mount Pleasant location. Available now on a full-service sublease at \$32.00/SF, with the current term expiring September 2027. The Master Landlord would consider a longer-term lease, depending on the credit of the subtenant. The space provides ample on-site parking and turnkey office functionality in a convenient, accessible setting just outside Charleston's urban core.

Property Highlights

- ±2,395 SF 1st floor office space
- Sublease through September 2027 with longer term options
- Located within the Moultrie Office Park at Belle Hall
- Zoning: PD (Town of Mt. Pleasant)
- Available Immediately!
- **Lease Rate: \$32/SF, Full Service**



For more information

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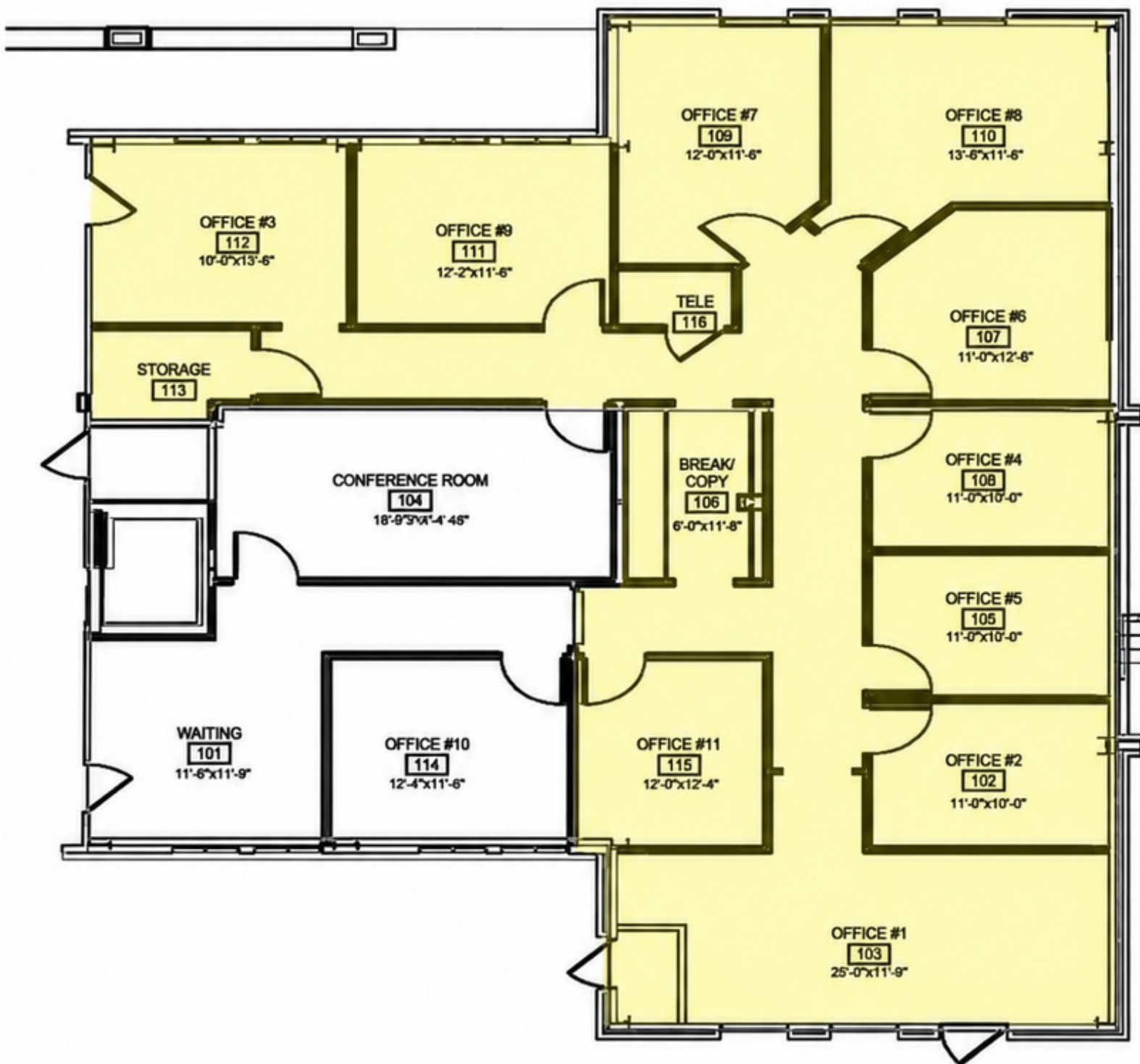
Exterior Photos



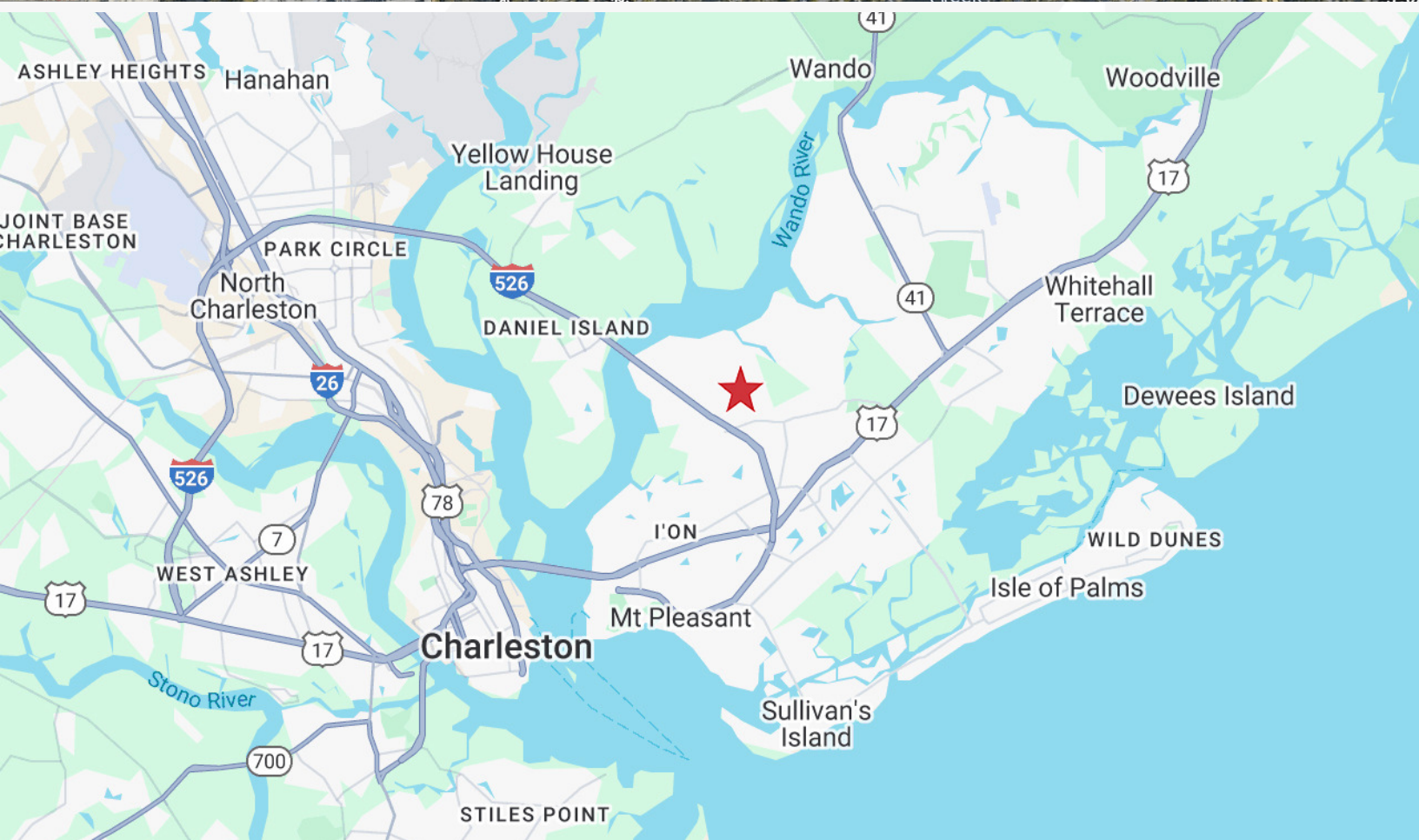
Interior Photos



Floor Plan



Area Maps



Demographic and Income Comparison Profile

497 Bramson Ct, Mount Pleasant, South Carolina, 29464

Drive time: 5, 10, 15 minute radii



Census 2020 Summary	5 minutes	10 minutes	15 minutes
Population	4,523	42,066	82,193
Households	1,662	18,736	35,391
Average Household Size	2.72	2.20	2.29

2026 Summary			
Population	4,499	44,076	90,091
Households	1,729	20,424	40,588
Families	1,315	11,836	23,945
Average Household Size	2.60	2.11	2.19
Owner Occupied Housing Units	1,521	13,180	24,678
Renter Occupied Housing Units	208	7,244	15,910
Median Age	40.2	41.5	40.5
Median Household Income	\$157,321	\$129,677	\$125,257
Average Household Income	\$219,533	\$182,340	\$177,661

2031 Summary			
Population	4,581	46,099	96,265
Households	1,796	21,865	44,373
Families	1,365	12,687	26,117
Average Household Size	2.55	2.07	2.15
Owner Occupied Housing Units	1,587	14,057	26,485
Renter Occupied Housing Units	208	7,808	17,888
Median Age	40.5	42.8	41.6
Median Household Income	\$175,340	\$150,860	\$146,436
Average Household Income	\$253,148	\$208,842	\$201,507