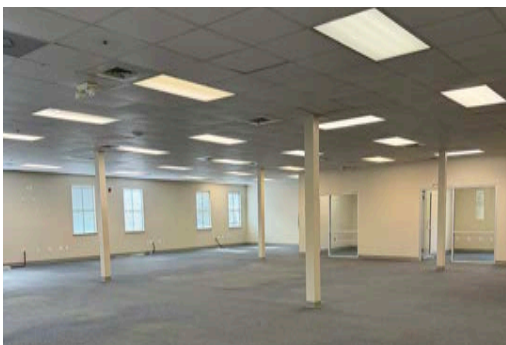
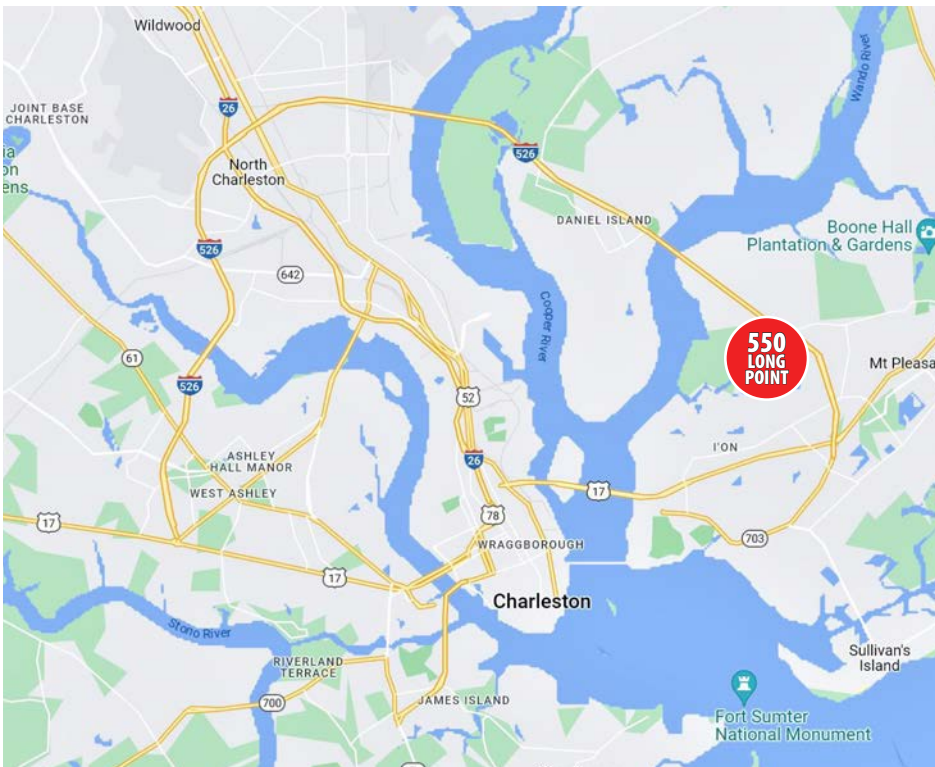


OFFICE BUILDING FOR LEASE OR SALE

550 LONG POINT ROAD
MOUNT PLEASANT, SC 29464



Grace Moring, Leasing
843.518.6808
gmoring@wrsrealty.com



OFFERING SUMMARY

Address	550 Long Point Road Mount Pleasant, SC 29464
Lease Type	Modified Gross Tenant pays share of electric/water and TICAM increases above base year
Sale Price	Contact Agent
Property Type	Class A Office
Available SF	Suite 200 - 5,540 SF Suite 205 - 4,740 SF
Total Building SF	20,560 SF
Year Built	1996
Zoning	PD (Planned Development)
Lot Size	2.01 Acres
**Parking	112 On Site (5.5/1,000 SF)

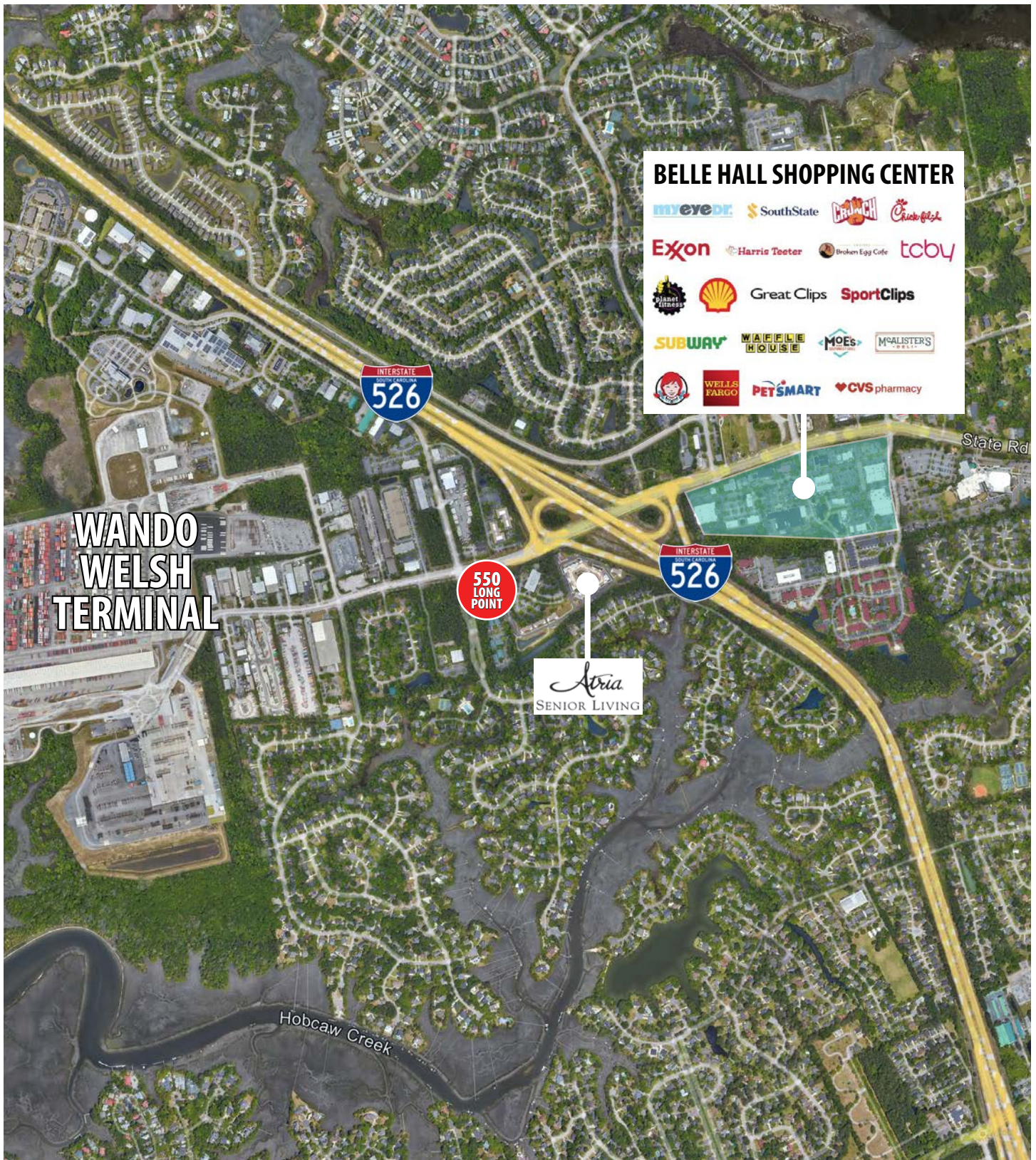
THE PROPERTY

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. Suites can be combined for a full-floor tenant.

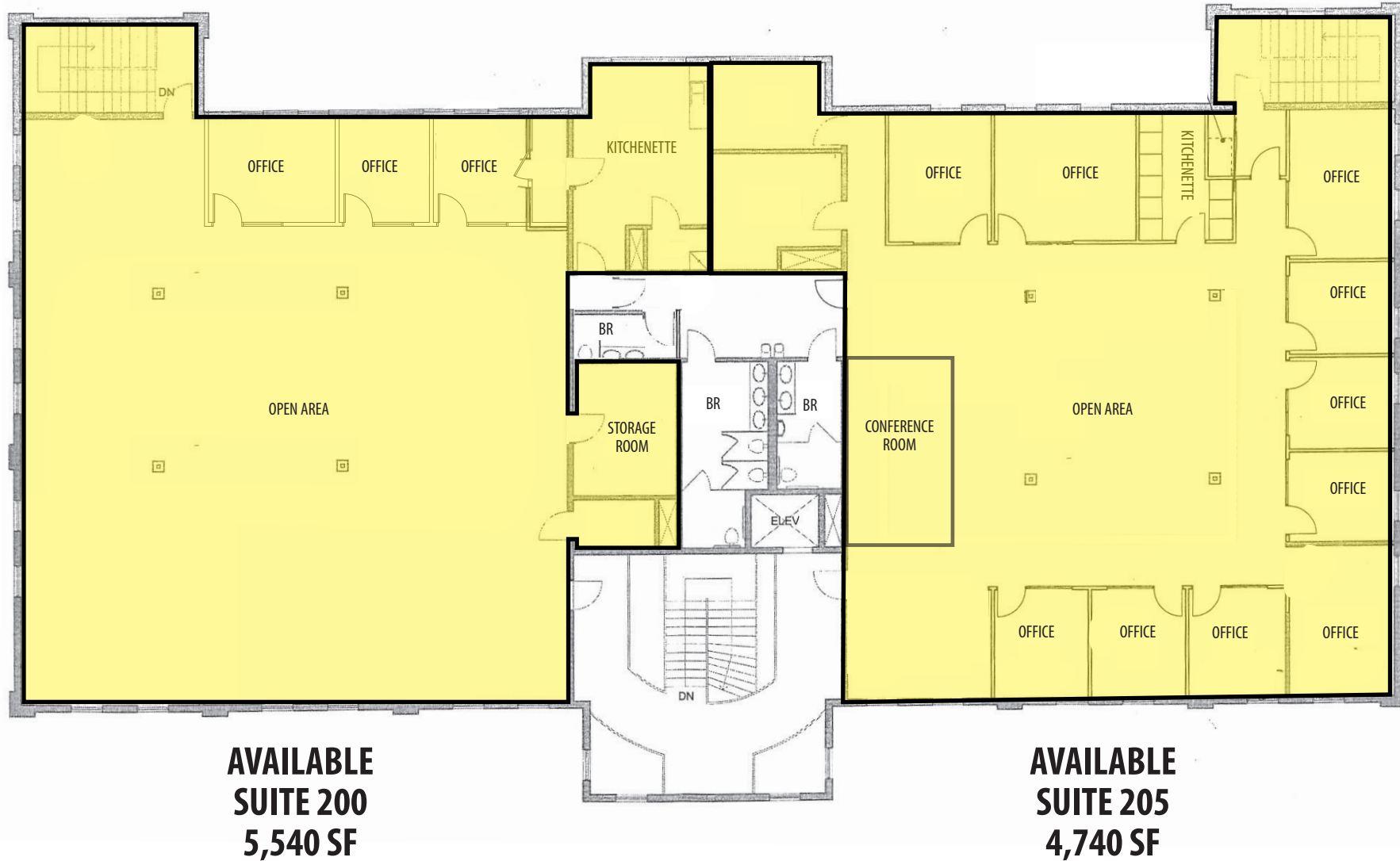
Building is located just off I-526 in close proximity to Highway 17 North in Mount Pleasant, approximately 5 miles to I-26. Daniel Island and the Cainho area are within a 10 - 15 minute drive. Nearby businesses and amenities include Chick-Fil-A, Planet Fitness, Crunch Fitness and Belle Hall Shopping 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 - FLOOR PLAN



The information contained herein was obtained from sources believed reliable, however, WRS Inc. makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of tenants or conditions prior to sale or lease, or withdrawal without notice.
WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

SUITE 200 PHOTOS



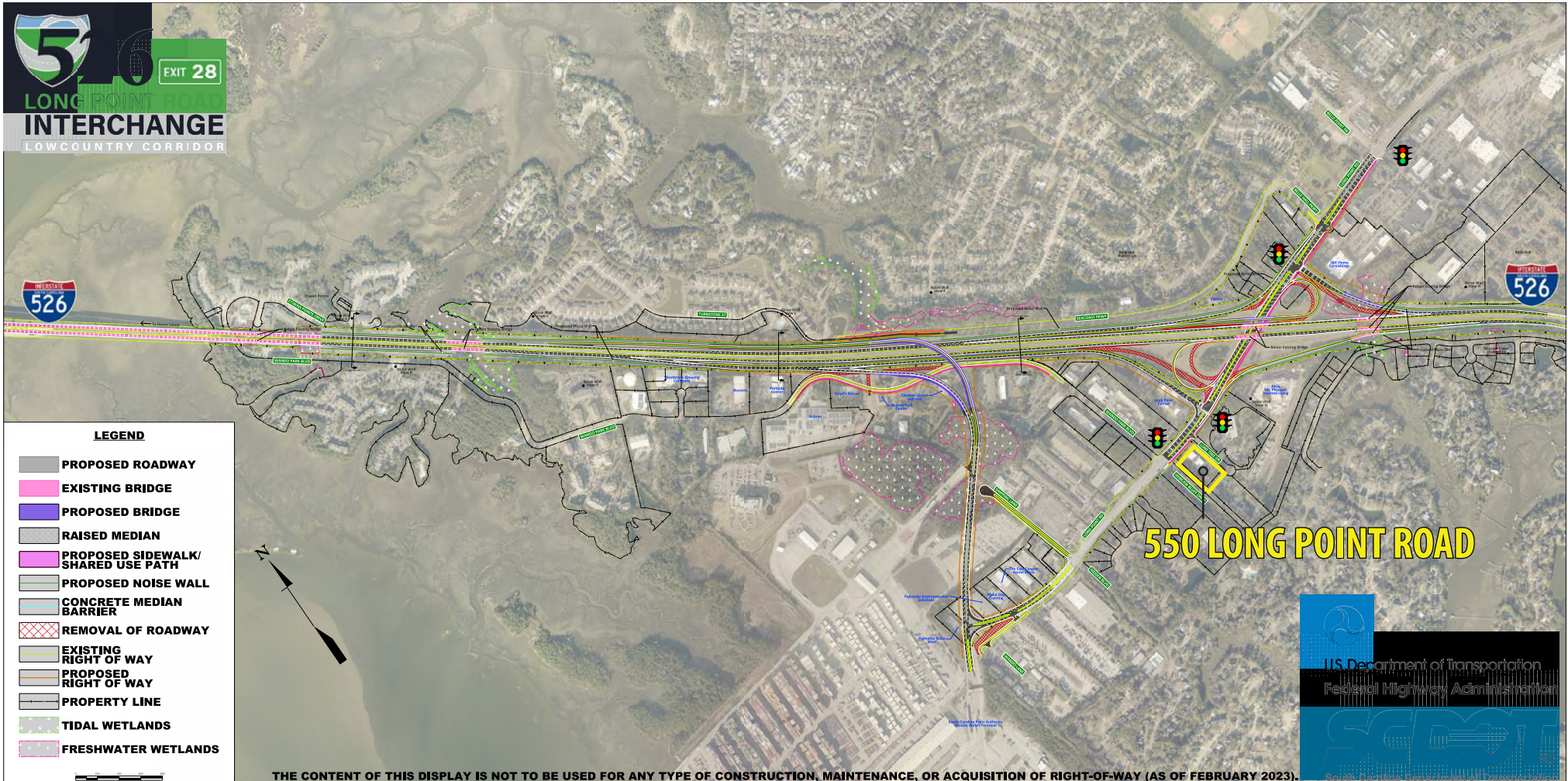
SUITE 205 PHOTOS



BUILDING AERIALS



LONG POINT ROAD IMPROVEMENT PLAN





WRSINC
REAL ESTATE INVESTMENTS

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