

**FOR SALE
OR LEASE**
2,000 SF OFFICE



505 BELLE HALL PARKWAY 201 UNIT, Mount Pleasant, SC 29464



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PROPERTY DESCRIPTION

Available for lease or purchase, this attractive second-floor office condominium offers a polished, professional setting within a finely manicured and well-maintained office park. Easily accessed by elevator, the space features a thoughtful layout that includes an open work area and four private offices with generous natural light. The space is finely appointed, creating an inviting environment for your teammates and clients.

The property is located just moments from several nearby shopping centers, grocery stores, Starbucks, Chick-fil-A, other amenities, providing added convenience for employees and clients alike.

Tenant/owner is responsible for CAM, taxes, and insurance, currently assessed at \$10.67 per rentable square foot, in addition to electricity and janitorial services.

Contact the Listing Agent for additional information, purchase details, or to schedule a tour.

LEASE OFFERING

UNIT	SIZE	LEASE RATE
201	2,000 SF	\$24 PSF NNN

SALE OFFERING

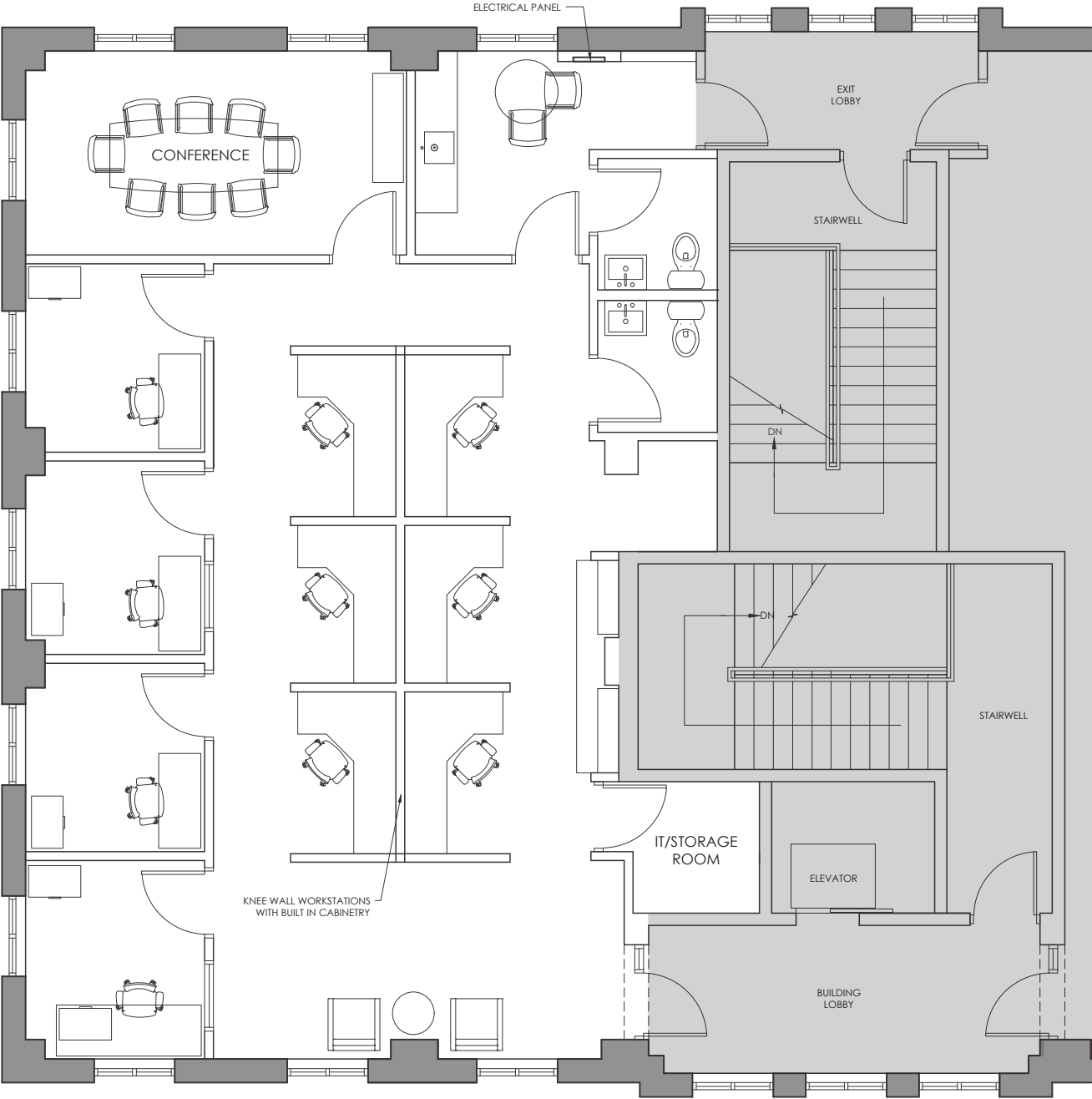
UNIT	SIZE	LIST PRICE
201	2,000 SF	\$750,000

PROPERTY SPECS

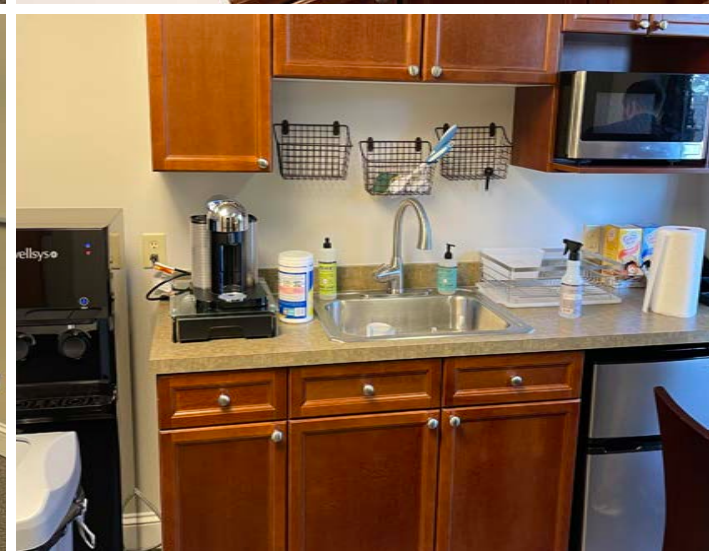
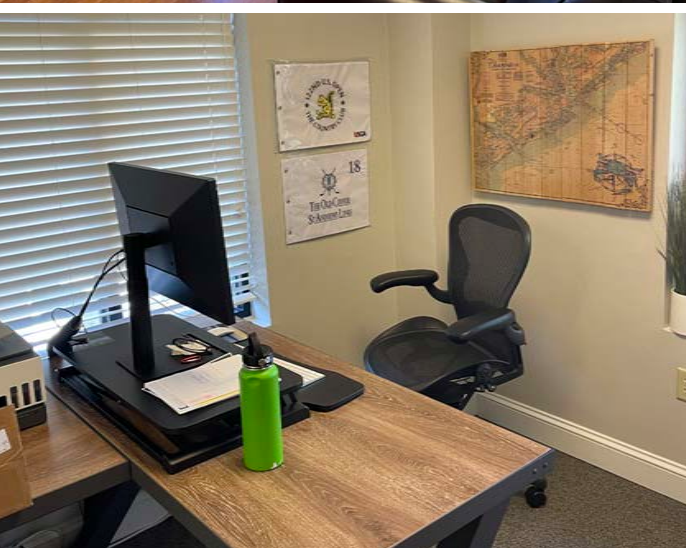
SPACE AVAILABLE	2,000 SF
BUILDING SIZE	8,000 SF
TAX ID/APN	537-00-00-268
COUNTY	Charleston
FLOOR	2
YEAR BUILT	2006
PARKING	Surface
ZONING	General Business
CONSTRUCTION	Existing
ELEVATOR	Yes

FLOOR PLAN

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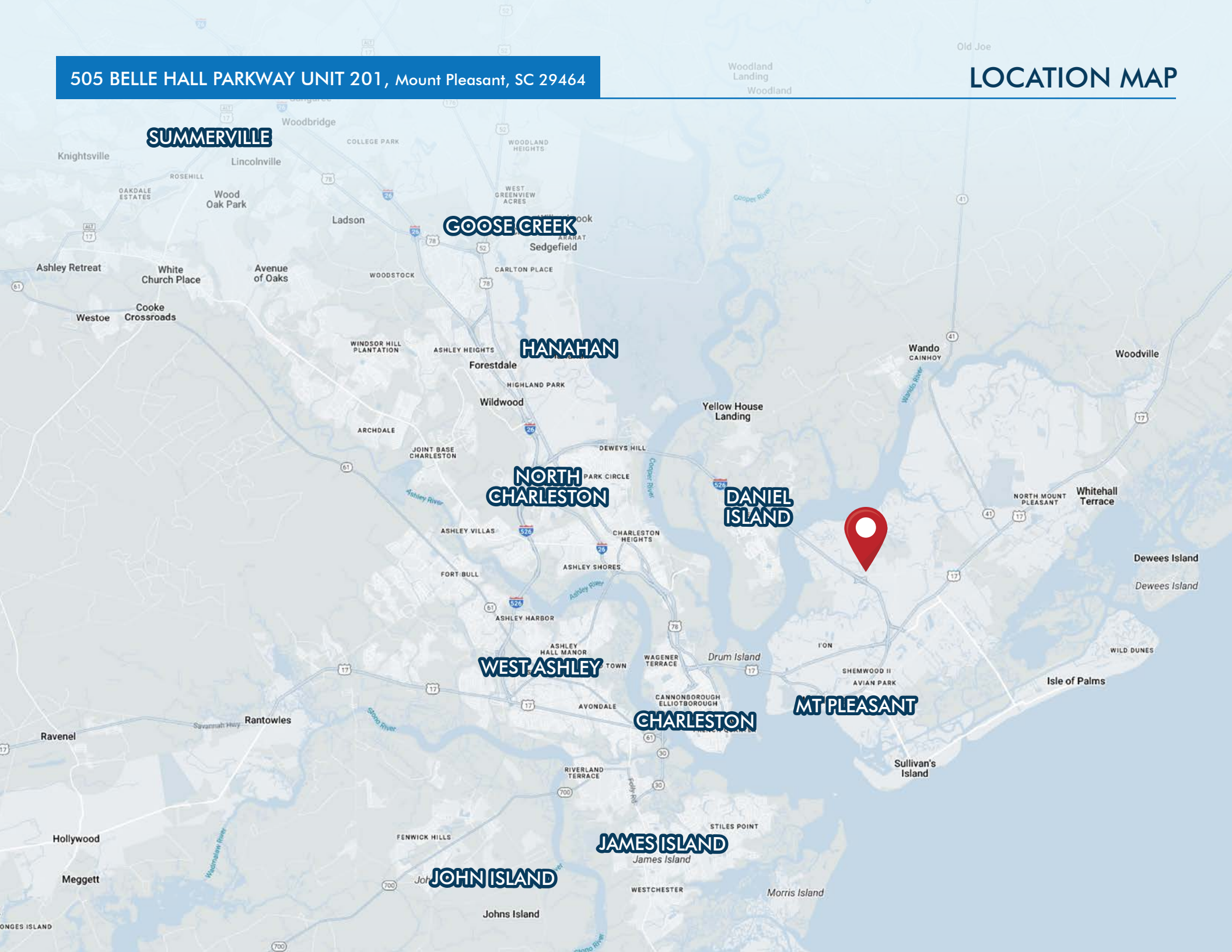
AMENITIES MAP

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LOCATION MAP





LEASING CONTACTS:

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