



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/SF Full Service

Available

Suite 150

- ±9,849 SF
- Current tenant will be vacating the space in the 1st quarter 2026
 - *Landlord will consider an earlier occupancy date as requested by tenant
- Lease rate: \$35.00 – \$40.00/SF 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



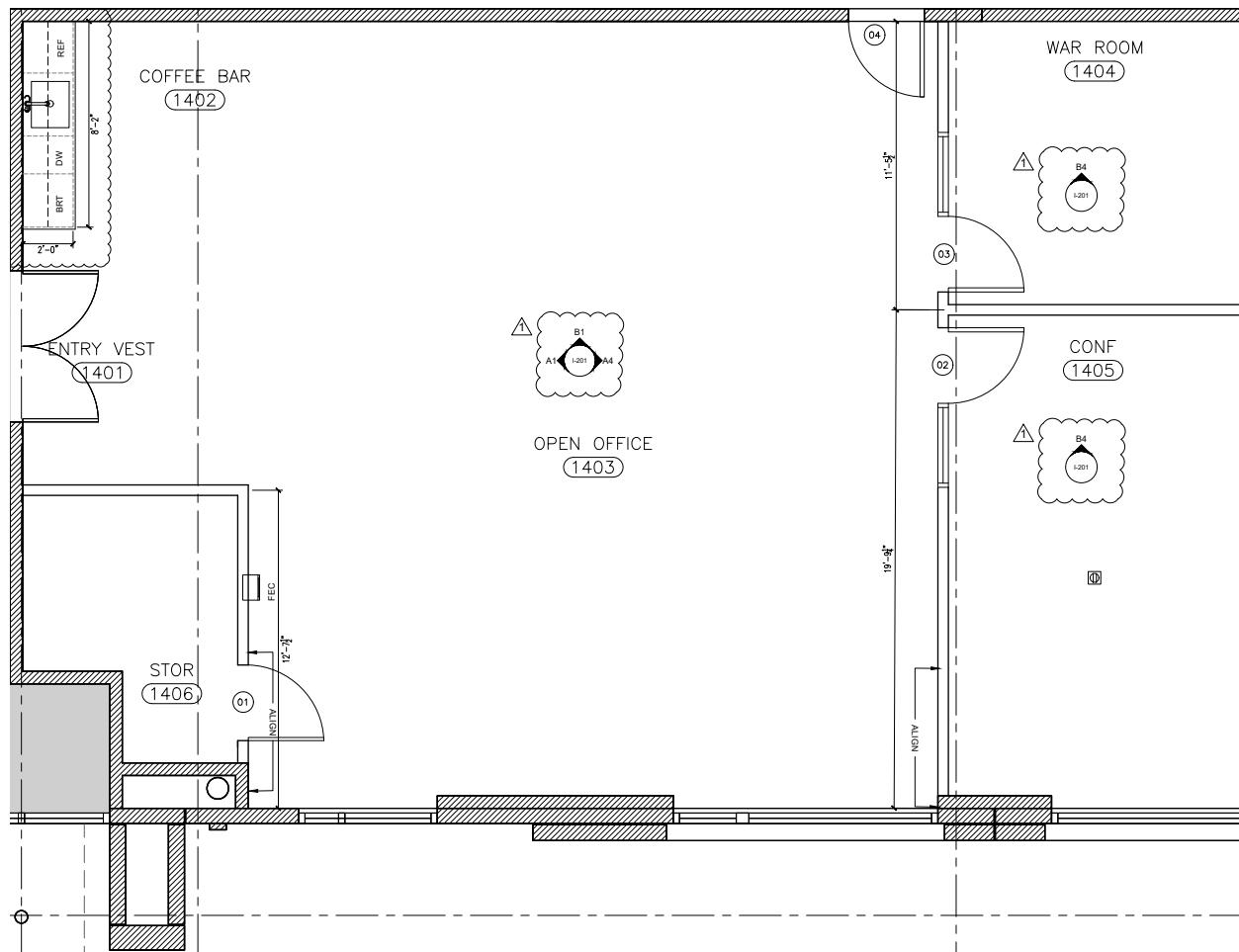
Desirable Location

Convenient to
Interstate 526



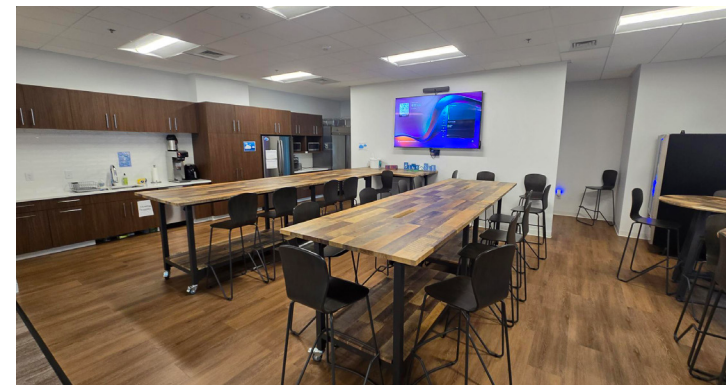
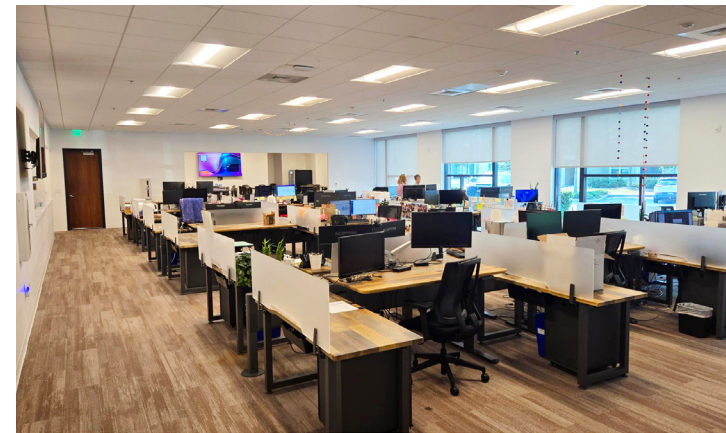
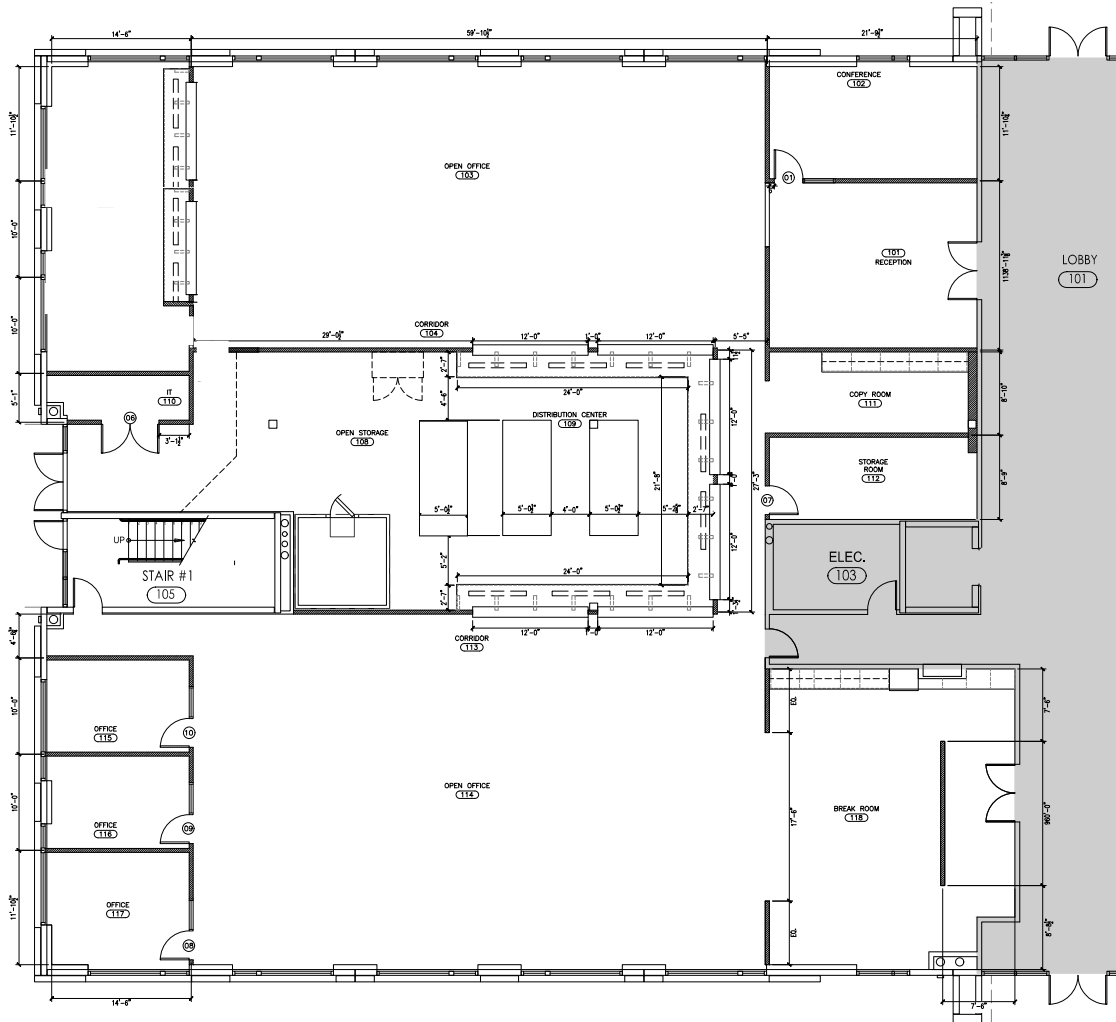
Suite 140

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



Suite 150

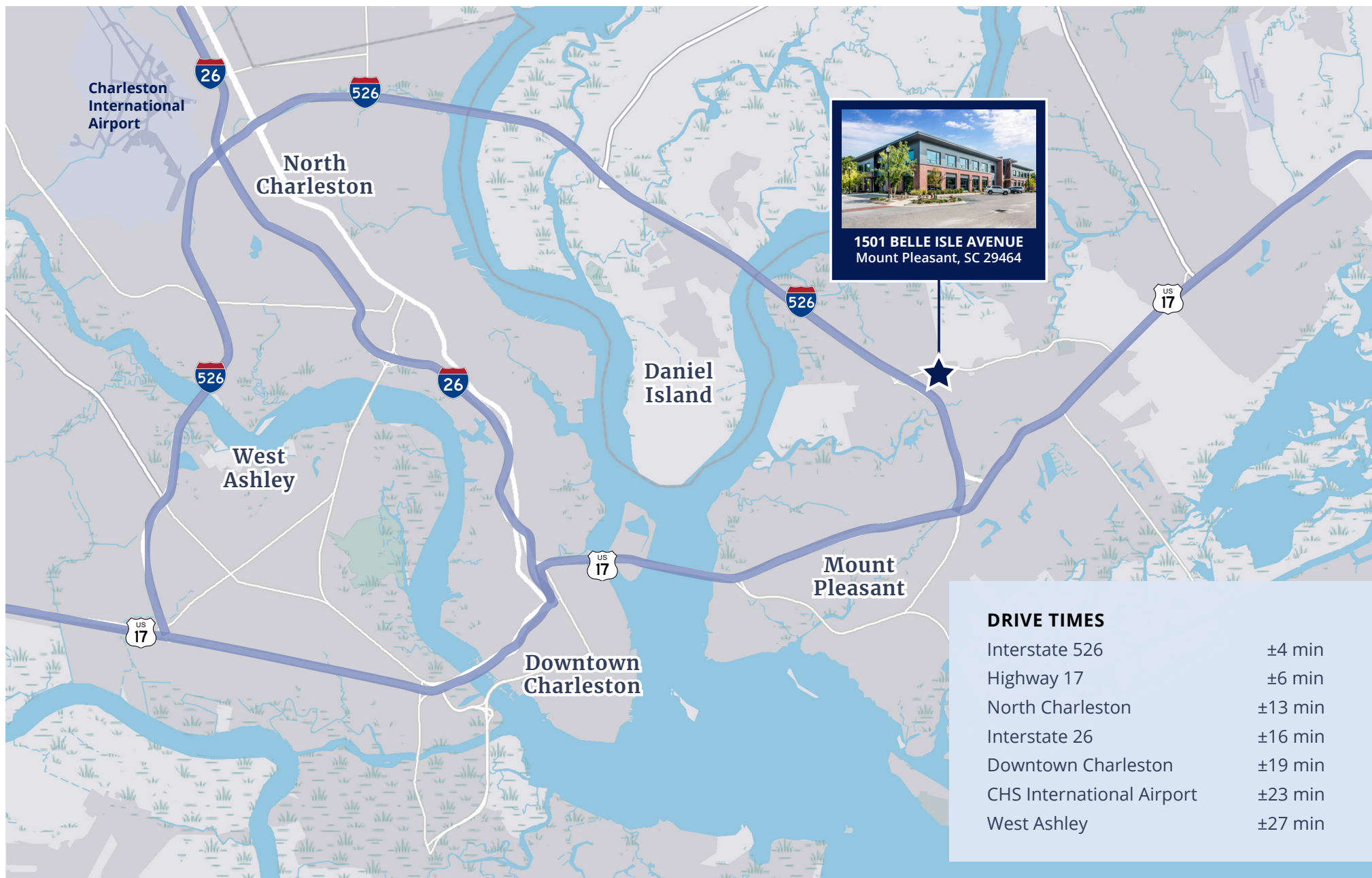
Features an open workspace with a perimeter conference room, a couple offices, storage room, copy room and a large break room.



Market Overview



Location Overview



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