

**AVISON
YOUNG**



HEART OF MOUNT PLEASANT

Queensborough Village

1100 QUEENSBOROUGH BLVD

MOUNT PLEASANT, SC 29464

OFFICE SPACE FOR LEASE

Leslie Fellabom

Office & Investment Services

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Leasing Information

Unit	Size	Lease Rate	Lease Type	Available
201	1,761 sf	\$26.00/sf/yr	Net	Corner Suite with Balcony

QUEENSBOROUGH VILLAGE 1100 QUEENSBOROUGH BLVD, SUITE 201

This handsome class A professional office suite is located on the second floor of the building in a corner unit with abundant natural light. The efficiently designed floor plan includes 7 private offices (6 with windows & including two with balcony access), break room and restroom. The office suite entrance is accessible from the parking area by either the elevator or the exterior stairwells located on the front and rear of the building.

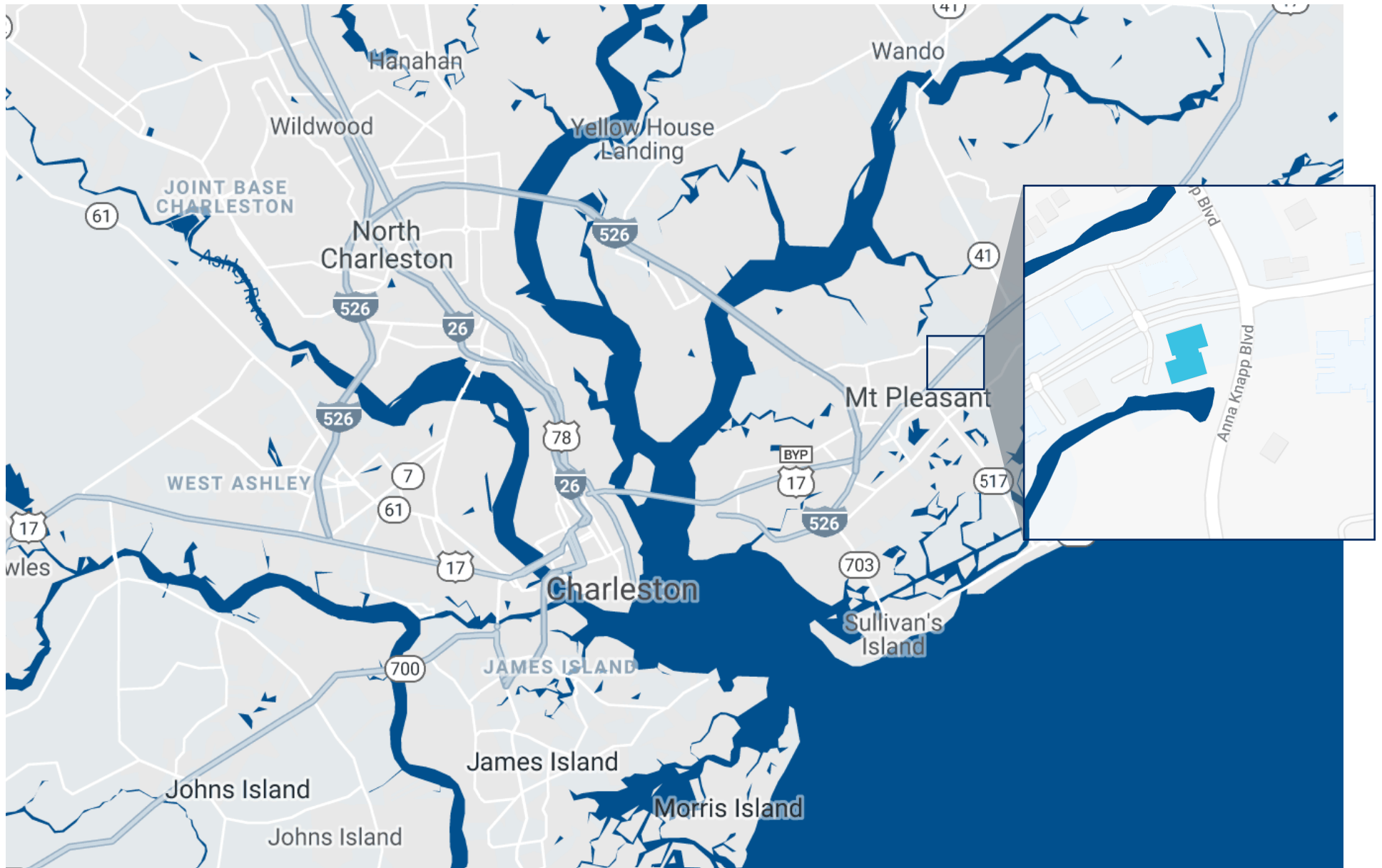
The landlord is responsible for expenses related to regime, taxes and insurance expenses for the base year. The tenant is responsible for utilities and en suite janitorial service expenses and increases in operating expenses over the base year.

Central location and with convenient access to the Ravenel bridges/US Highway 17 and I-526. Within close proximity to restaurants, banking, post office, hospitality, healthcare and other retail establishments.

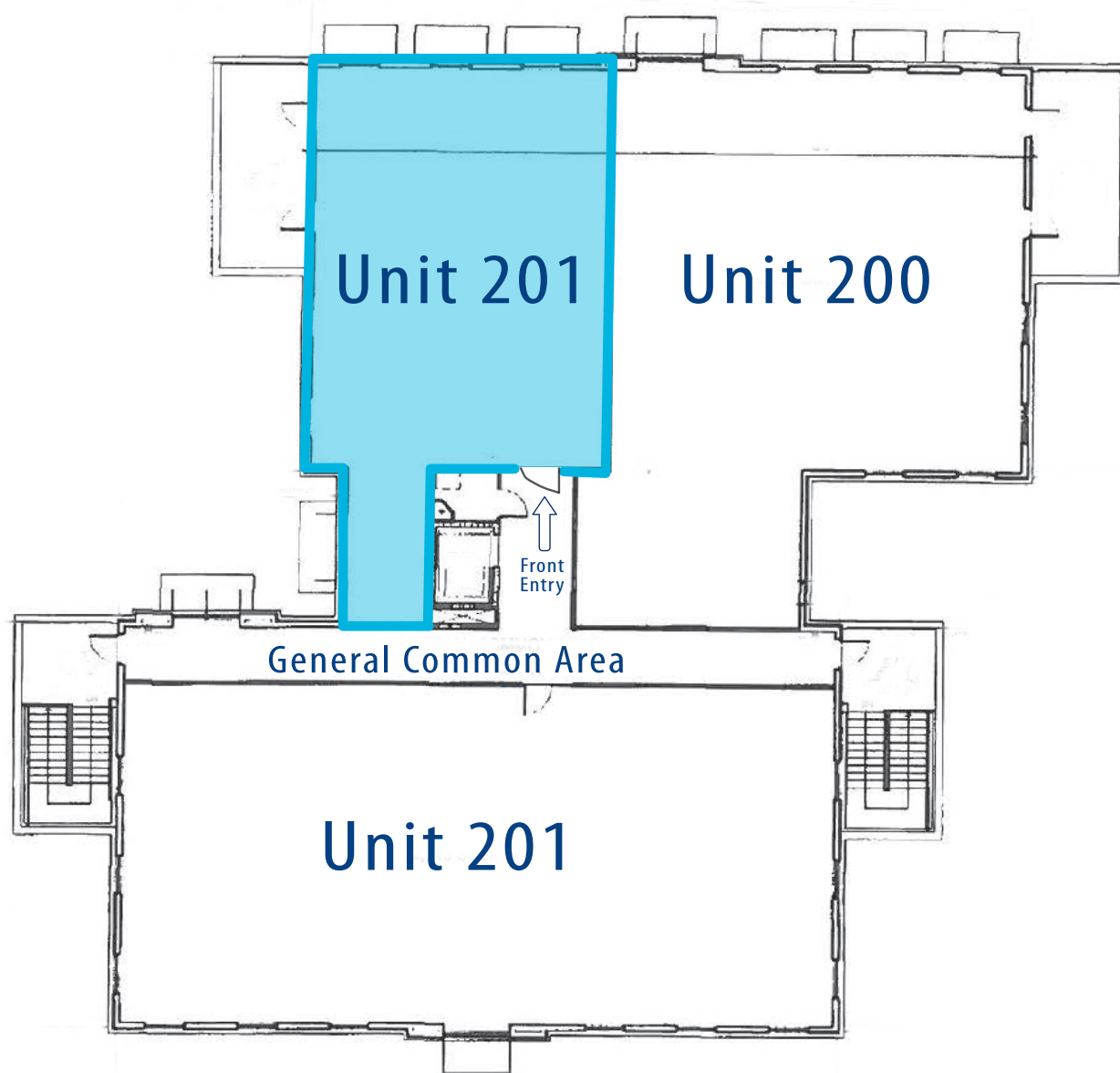
Snapshot

Tax Map	535-00-00-362
Year Built	2006
Zoning	AB
County	Charleston County
Municipality	Town of Mount Pleasant
Parking	Common Area Available to all Tenants
Floors	Two (2) Floors
Elevator	Yes

From the Ravenel Bridge, continue north on US Hwy 17 (Johnnie Dodds Blvd.) and turn left onto Anna Knapp Blvd. Take the second left onto Queensborough Blvd. and the building is on the left corner.

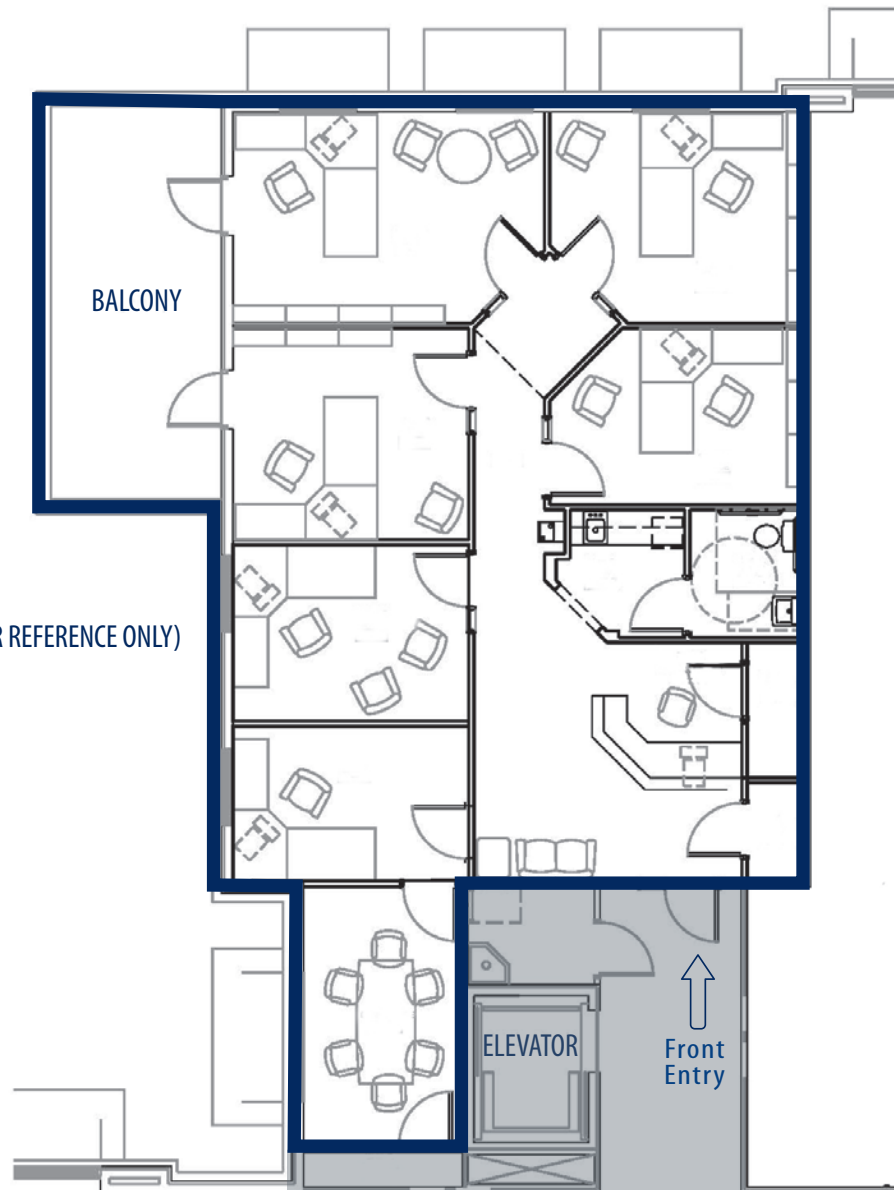


Building B | Second Floorplan

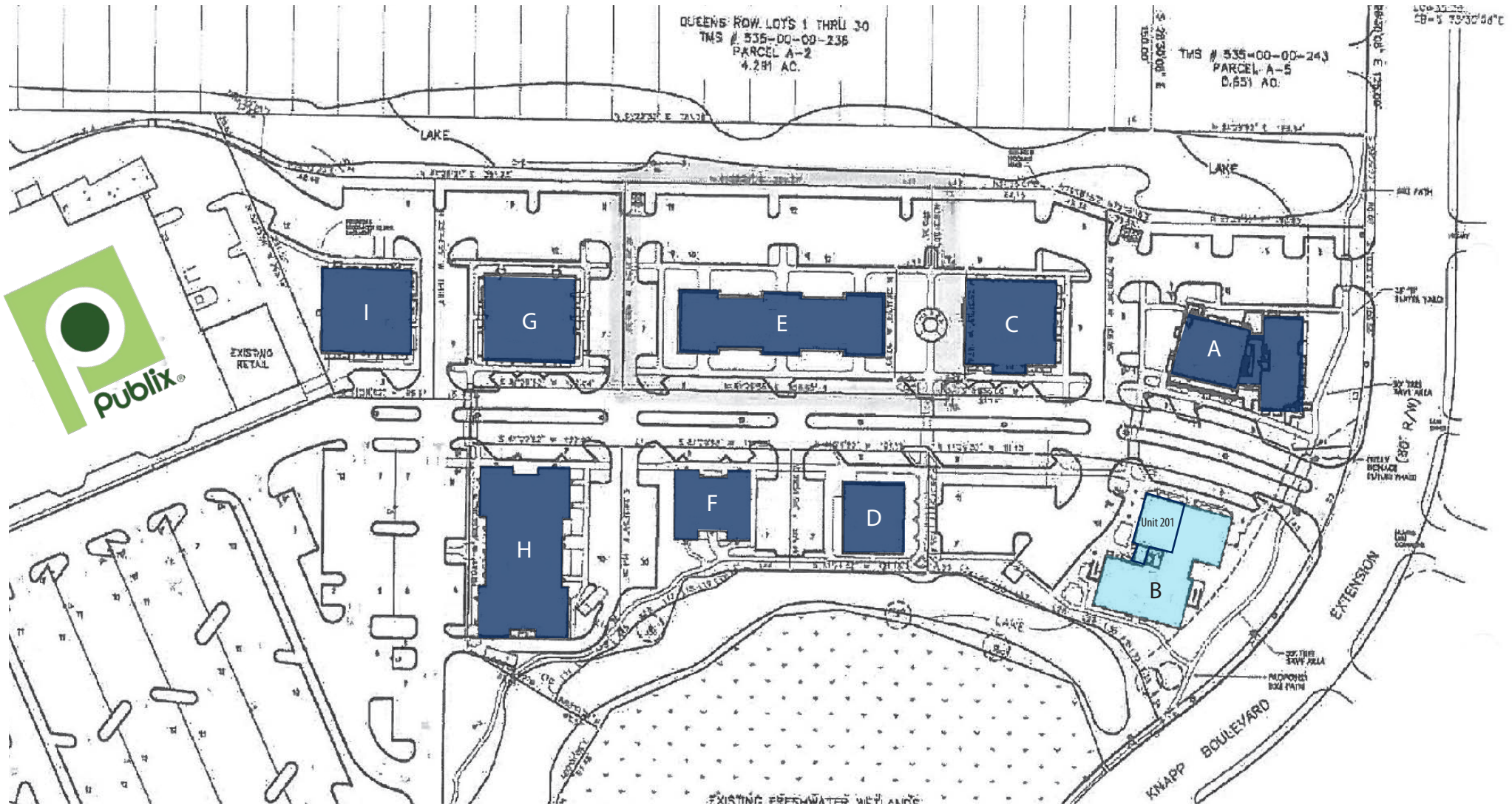


Suite 201 Floorplan

Hypothetical test fit (FURNITURE SHOWN FOR REFERENCE ONLY)



Site Plan



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Listing Broker



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