

FOR LEASE

10,500 SF Proposed Flex Space
Joe Rouse Road and Bessemer Road Mount Pleasant, SC



PROPERTY DETAILS

LEASE RATE	\$25.90/SF
LEASE TYPE	NNN
ESTIMATED NNN EXPENSES	\$6/SF
BUILDING 1	2,100 - 10,500 SF
USE TYPE	Flex
TI Allowance	Negotiable
CONSTRUCTION STATUS	Concrete - January 2026
	Steel - February 2026
	Wall Construction - Late March
	Shell Completion - Early Summer 2026
ZONING	PD - C (Commercial)
	Park West PD
TMS	583-00-00-312
MUNICIPALITY	Town of Mount Pleasant

- 2,100 - 10,500 SF
- Next to Circle-K Gas Station
- Shell completion is estimated to be early summer 2026 and will be ready for tenant upfit.
- Located at the secondary entrance to Park West Development (3,251 Residential Lots)
- Thousands of homes in the adjacent residential communities of Brickyard, River Towne, Park West, Carolina Park, Charleston National, Tupelo Village and many others.
- Visibility from Hwy 41 (27,400 VPD)

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PRELIMINARY RENDERING



Aerial

CC&A
OSWALD COOKE & ASSOCIATES





CONSTRUCTION PHOTO



CONSTRUCTION PHOTO



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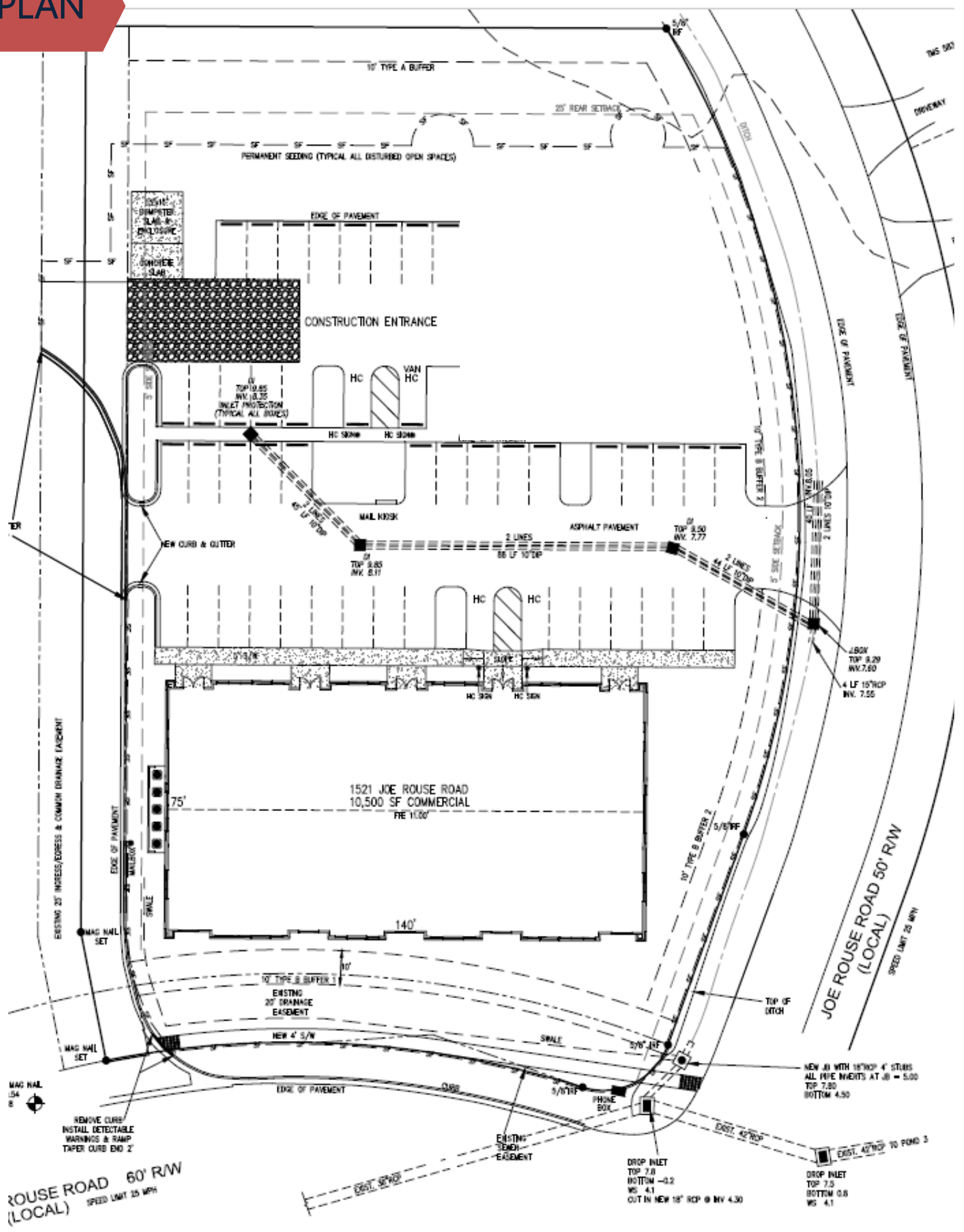
CONSTRUCTION PHOTO



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SITE PLAN



All renderings are proposed and subject to change.

PROPOSED ELEVATIONS

D&B Architecture
Approved
5/16/2023

JAMES P. VERKAIK
Architect, LLC
Architectural Design

4846 Claxey Pond Rd.
A. WINDHAM
South Carolina 29629
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PROJECT
106 Route 904
Windham, SC
157 N. S. 106 Route 904
Mt. Pleasant, SC 29568

Prepared by: James Verkaik
Date: January 25, 2023

NO. 1504 DRZ
A. 106 Route 904
B. 106 Route 904
C. 106 Route 904
D. 106 Route 904

106 Route 904
Windham, SC



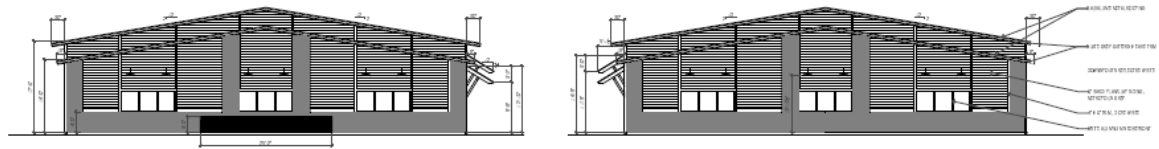
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND TO COLORS

ROOFING	GRAVELINE
DAY TRAIL GLITTER	SLATE GREY-FLY
ROOFY CLASH FIELD	REFLECTIVE WHITE-FLY
STAINLESS STEEL GARAGE DOOR	METROPOLIS GREY
6 LAF SIDING	DOCK WHITE
4 x 4 OTBM	421 BROWN MARBLE FLURIED
STAINLESS STEEL HANDRAILS	WHITE
BRICK VENEER	CLASH
MEDIUM GLAZING	



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