

FOR LEASE

10,500 SF Proposed Flex Space

Joe Rouse Road and Bessemer Road Mount Pleasant, SC



Preliminary Rendering and subject to change.

PROPERTY DETAILS

LEASE RATE	\$26/SF
LEASE TYPE	NNN
ESTIMATED NNN EXPENSES	\$6/SF
BUILDING 1	1,500 - 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

- 1,500 - 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





CONSTRUCTION PHOTO



PROPOSED ELEVATIONS

LEGEND TO COLOR

STONE	GRAY
METAL PANEL	CHARCOAL
WOOD CLADDING	WALNUT
BRICK	RED
GLASS	GLASS
PAINT	WHITE
ROOF	ASPH/FLT
LANDSCAPE	LANDSCAPE

STATE OF SOUTH CAROLINA
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