

PARK WEST MULTI-TENANT OFFICE BUILDING

1124 PARK WEST BOULEVARD
MOUNT PLEASANT, SC 29466

Lease or Sale

±1,697 - 2,032 RSF
For Lease

Executive Suites -
From ±200 RSF
Available

±6,984 SF
Class A
Building
For Sale



About the Property

NAI Charleston is pleased to present **1124 Park West Blvd. for lease or for sale**. This multi-tenant office building boasts modern and well-appointed lease options, including a convenient first floor lobby entry suite and a more intimate second floor option. This attractive building is highly visible from well-traveled Park West Blvd. and is ideally located close to retail & lifestyle amenities including Publix, high-end retail, North Mt. Pleasant sports & recreational facilities, and more. This functional space presents a turn-key lease opportunity for any number of professional office users, or an outstanding ownership opportunity for an investor or owner/occupant.

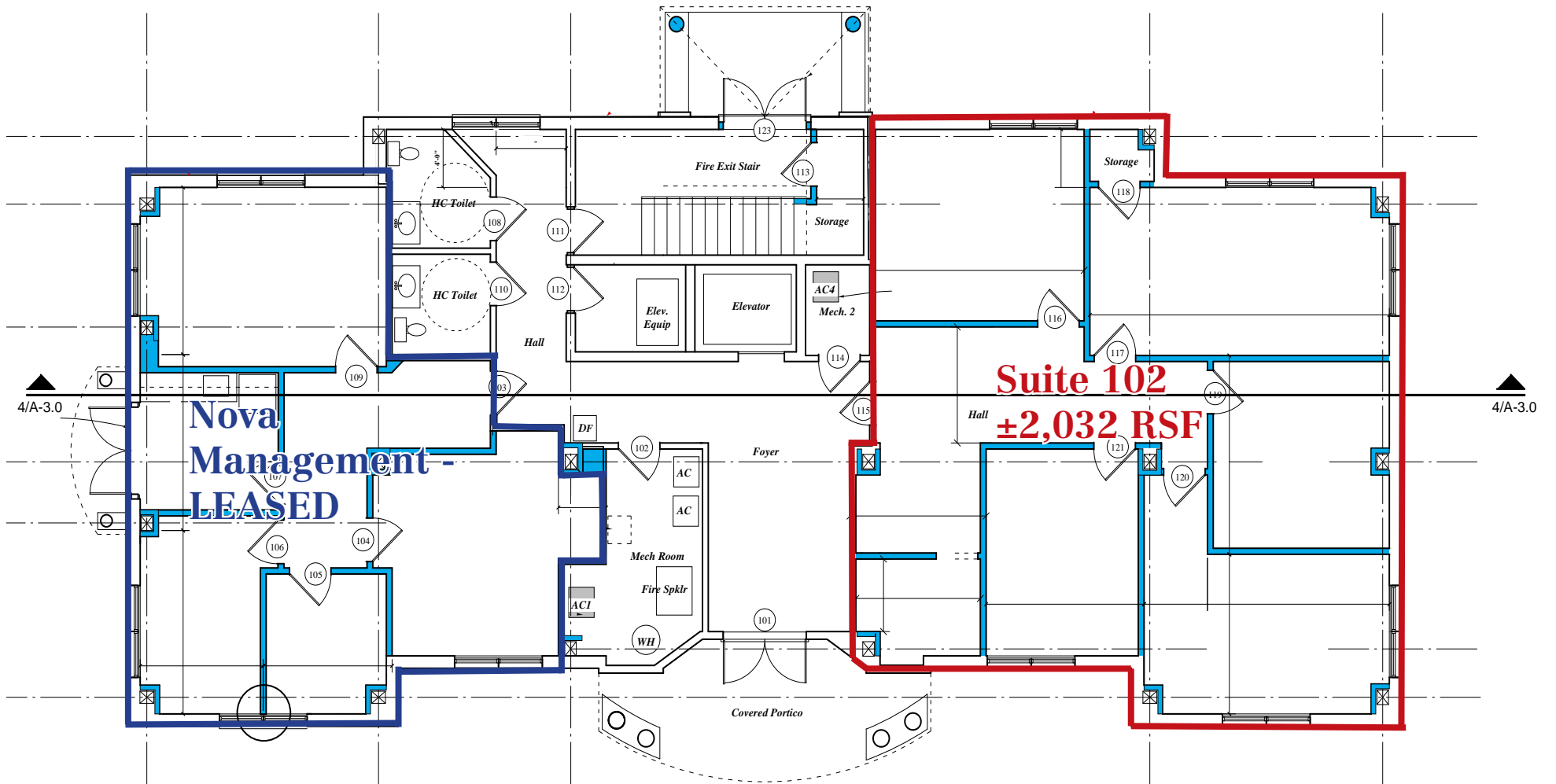
- **Location, Location, Location**
Outstanding convenience to all North Mt. Pleasant has to offer
- **Versatile Layout**
High ceilings, glass doors, and well-appointed finishes create a refined, professional environment for your business
- **Move-In Ready**
Two suites are vacant and ready for immediate occupancy



Offering Summary

| | |
|------------------|---|
| Building Size: | ±6,984 SF freestanding office building |
| Year Built: | 2008 |
| Availability: | Move-in ready |
| Lease Offerings: | Suite 102 - ±2,032 RSF - \$26/SF/yr., NNN (\$4,403/mo.) Suite 205 - ±1,697 RSF - \$26/SF/yr., NNN (\$3,677/mo.) NNN estimate: \$6.75/SF/yr. |
| | Executive Suites from \$850/mo., Full Service |
| Sale Offering: | \$2,600,000 <i>Contact broker for financials</i> |
| Parking: | Convenient on-site shared parking |
| Zoning: | PD - Town of Mt. Pleasant |

1st Floor- Floor Plan



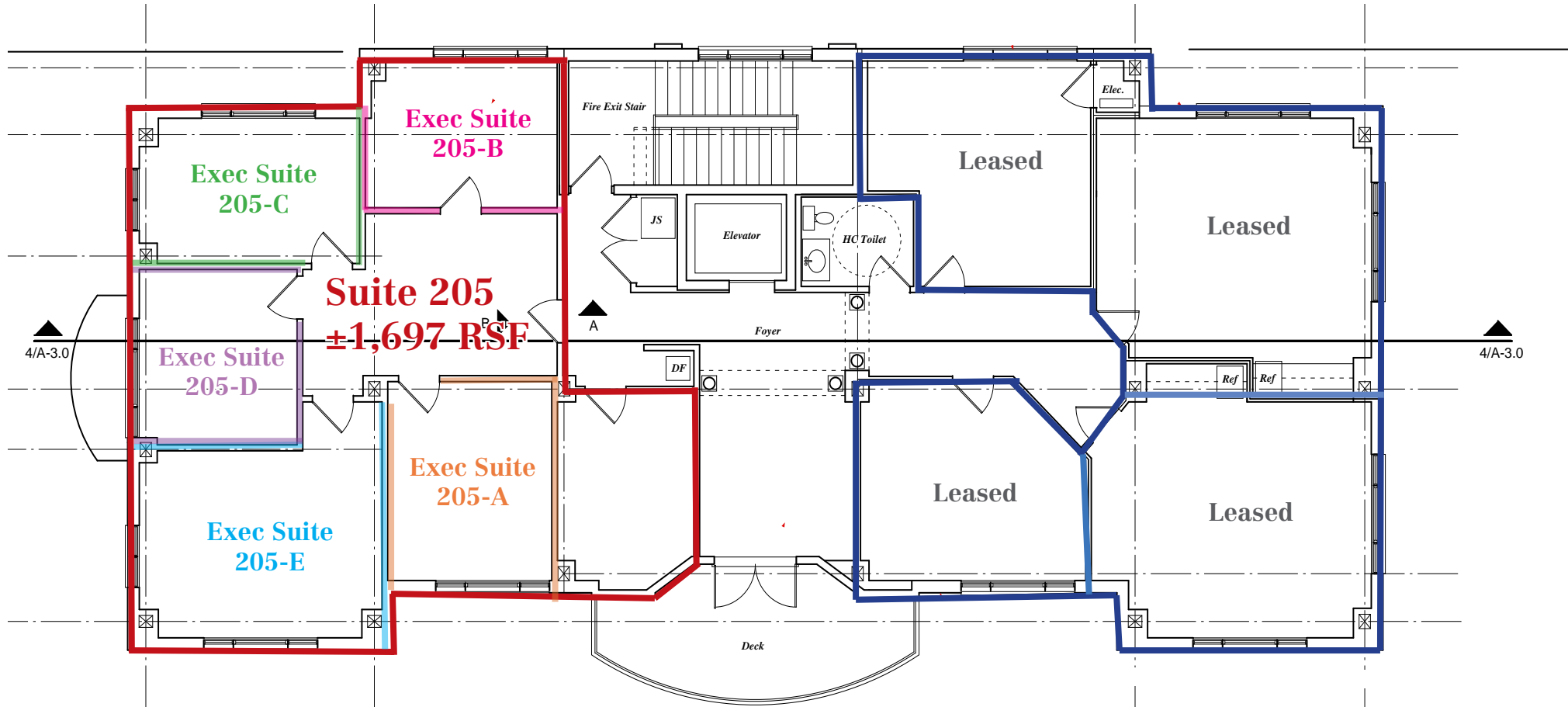
Suite 102
±2,032 RSF

Nova Management
LEASED

*Not drawn to scale

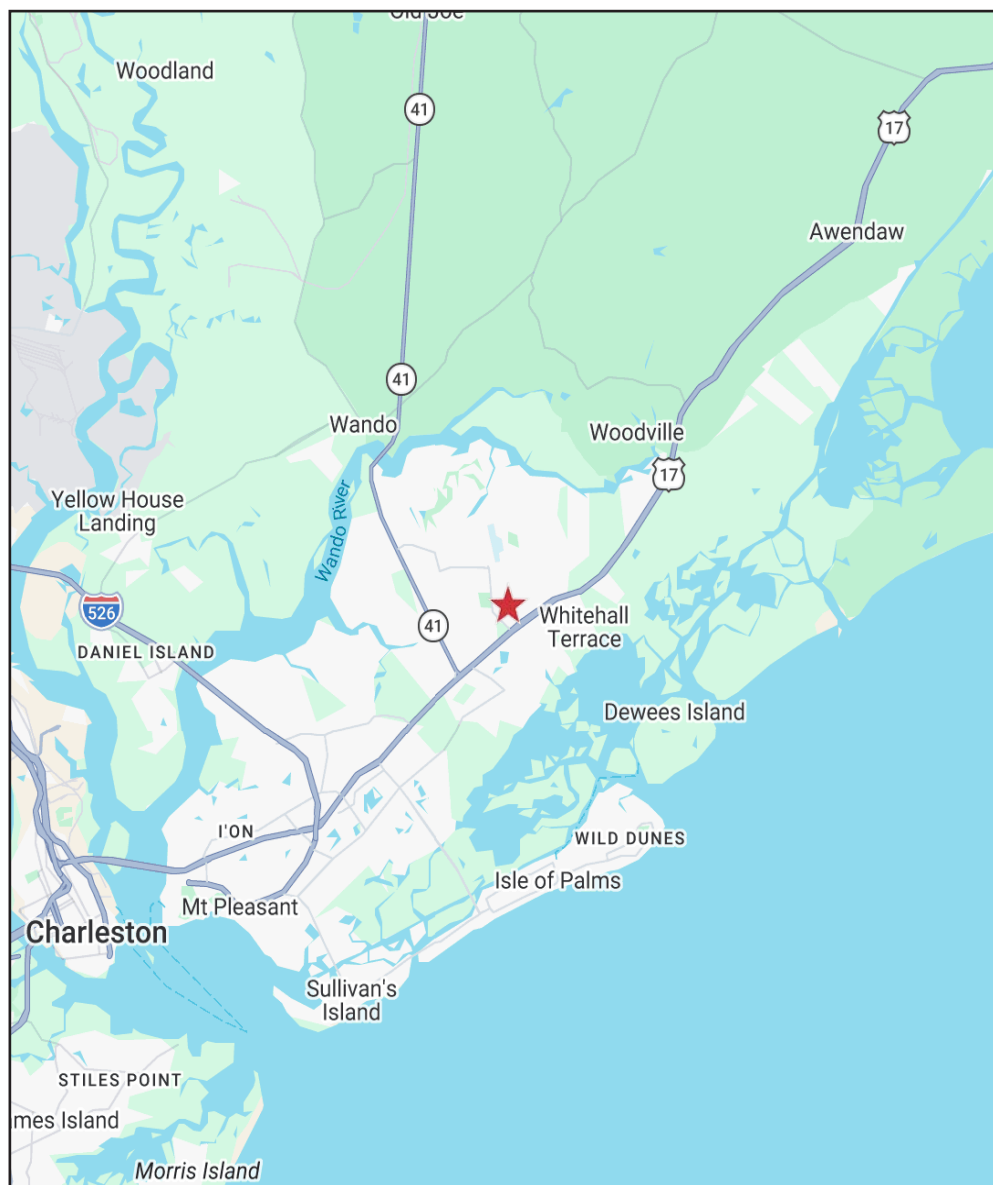
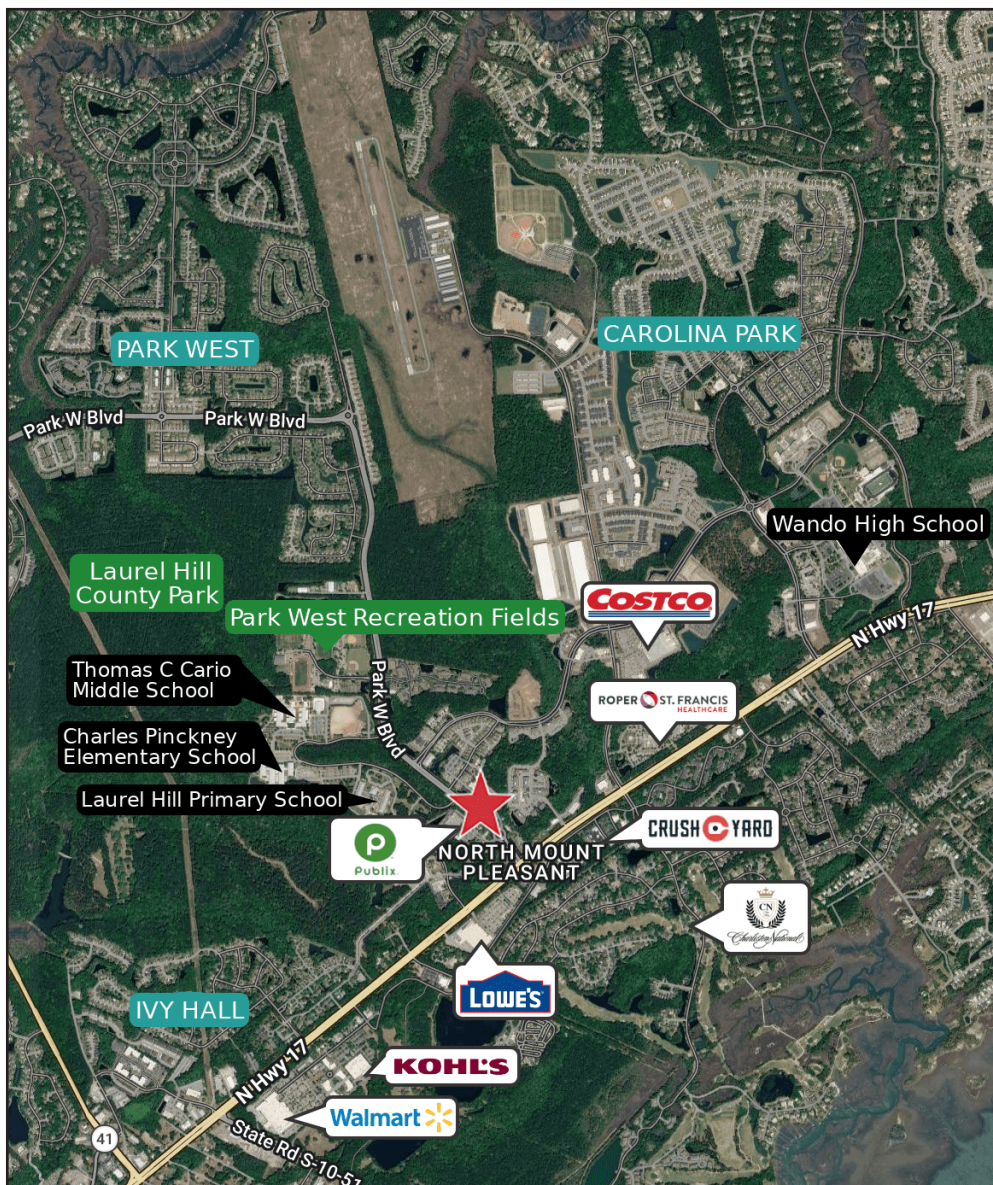
2nd Floor- Floor Plan & Rent Table

| Suite: | Notes: | Rent: |
|--------------|------------------|---------------------|
| 205 | ±1,697 SF | \$26/SF, NNN |
| 205-A | Executive | \$875/mo. |
| 205-B | Executive | \$875/mo. |
| 205-C | Executive | \$850/mo. |
| 205-D | Executive | \$850/mo. |
| 205-E | Executive | \$950/mo. |



*Not drawn to scale

Area Maps



Additional Photos



Suite 102 - Kitchen



Suite 102



Suite 102 - Lobby



Lobby