



Space Profile for

Unit: #OP3

Area: 6463 sq ft

Address

1885 N. Highway 17

Mount Pleasant, SC 29464



4300 West Cypress St., Suite 160

Tampa, FL, 33607

**Mount Pleasant
Towne Centre**



CONTINENTAL REALTY CORPORATION

1427 Clarkview Road, Suite 500
Baltimore, MD 21209

**Unit # OP3
Ground Floor
6,463 SF**

Square footage shown was measured on-site and adheres to BOMA standards.

**Width
82' - 5"**

**Depth
93' - 11"**

Revisions

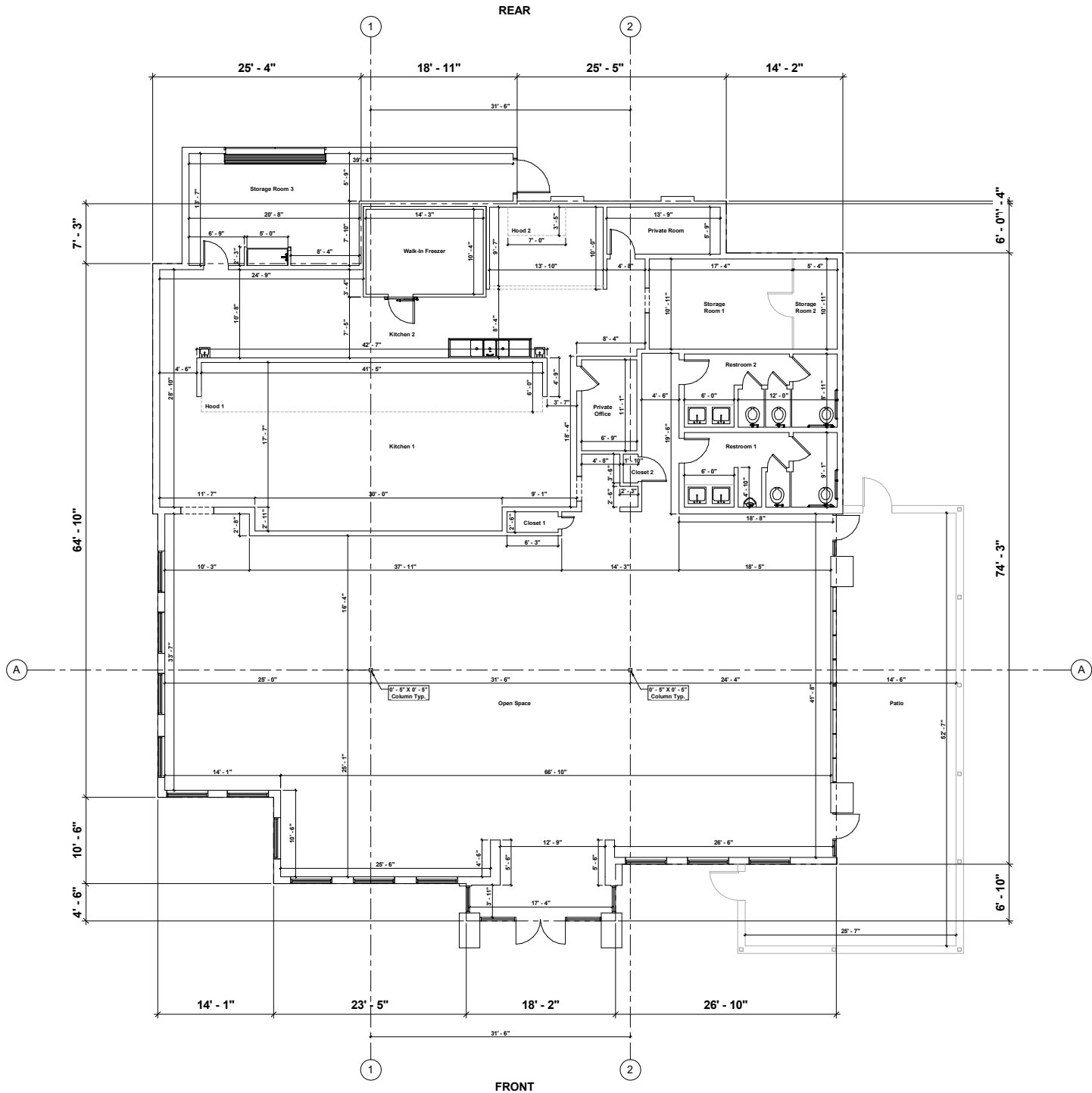
Floor Plan
Prepared 02/26/2026
Unit # OP3

Plans Produced by:
ID PLANS

4300 West Cypress Street, Suite 160,
Tampa, Florida 33607
Phone: (866) 657-2545
Idplans.com

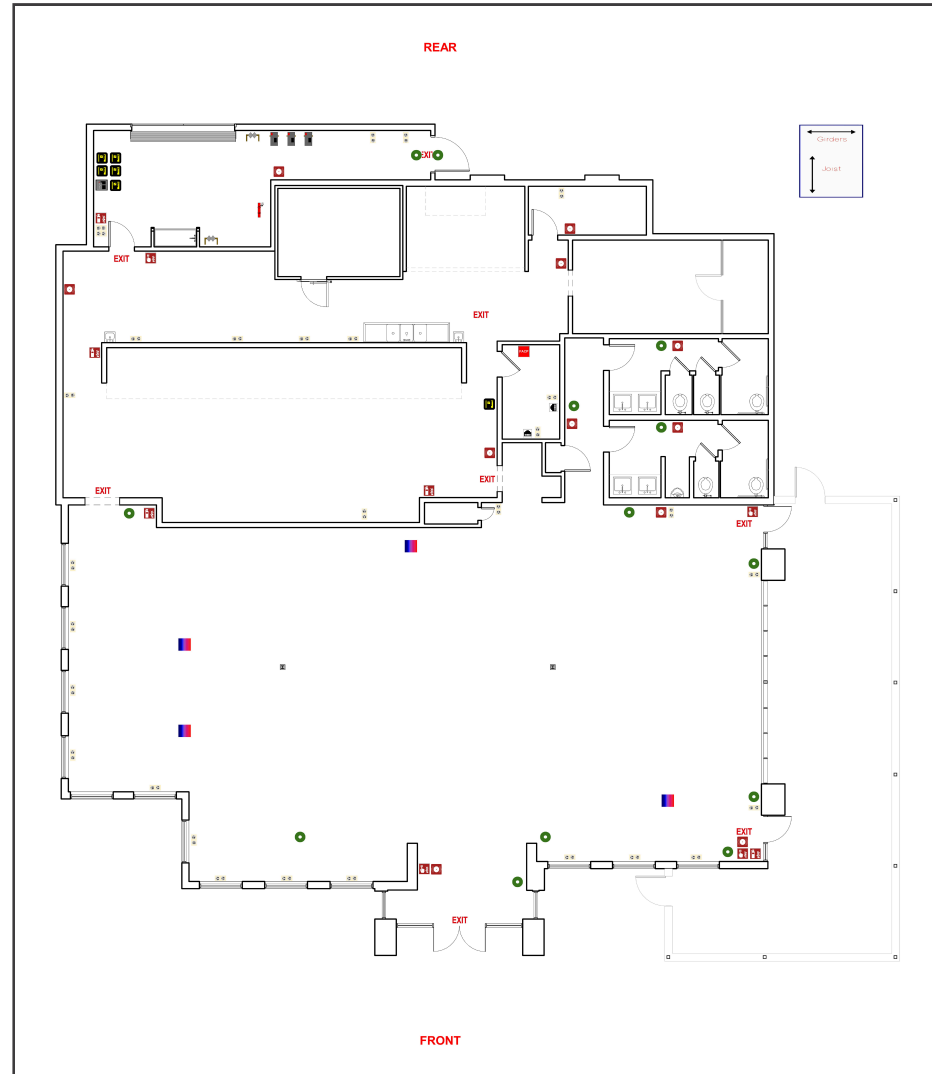


Floor plan is for general use and purposes only. ID Plans does not guarantee the accuracy or validity of provided information. Measurements are not intended to be architecturally valid for construction purposes or accepted as replacement for documents, drawings, or media intended or claimed to be structurally accurate, such as blueprints. The property owner has and reserves the right and responsibility to verify, change or alter the provided information at any time for any reason.

















































A1 MAIN FLOOR

Virtual Tour



Legend

	Tenant Water Meter		Air Handler		Rectangular Column		Disconnect
	Sub Water Meter		HVAC Unit		Appliance Outlet		Freezer
	House Water Meter		Blank Air Handler		Outlet		Can Light
	Blank Water Meter		Blank HVAC Unit		Service Panel		Recessed Light
	Tenant Gas Meter		Vertical Fire Riser		Water Heater		Ceiling Fan w/ Light
	Sub Gas Meter		Horizontal Fire Riser		RJ45		Ceiling Fan
	House Gas Meter		Fire Sprinkler		Backflow Preventer		Diffuser
	Blank Gas Meter		Fire Alarm Pull		Water Fountain		Air Vent
	Tenant Electric Meter		Fire Alarm		Grease Trap		Emergency Light
	Sub Electric Meter		Fire Extinguisher		Step Down Transformer		4 Bulb Fluorescent
	House Electric Meter		Thermostat		Floor Drain		2 Bulb Fluorescent
	Blank Electric Meter		Fire Alarm Control Panel		Tankless Water Heater		1 Bulb Fluorescent



Space Overview

Overview	Actual Square Footage	Measured Depth of Space
	6463 SQFT	93' 11"

Thickness	Front Wall	Rear Wall	Left Wall	Right Wall
	0' 5"	0' 8"	0' 8"	0' 8"

Flooring	Concrete	Carpet	Tile	Other	Unit	Total
	377.07 SQFT	58.94 SQFT	2421.38 SQFT	3517.43 SQFT	6463 SQFT	6374.82 SQFT

Ceiling Information	Height From Floor To Ceiling	Height From Floor To Bottom Of Deck	Height From Floor To Bottom Of Joist	Height From Floor To Bottom Of Girder
		Front: 10' 1"	Front: 14' 11"	Front: 13' 7"

Ceiling Information Cont.	Clear Ceiling Height

Mechanical

HVAC	Reference	Manufacturer	Model	Serial	Tonnage	Year	Notes
	53	LENNOX	LGH210H4BM1Y	5611D10542	17.5	2011	
	54	LENNOX	KGB210S4BM2Y	5620G08572	17.5	2020	
	55	LENNOX	KGB300S4BS2Y	5619D01244	25	2019	
	56	LENNOX	LGH210H4BM3Y	5622D01248	17.5	2022	

Not Present	Assets Not Present
	Air Handler

Electric

Disconnect	Reference	Amps	Location	UL Number	Manufacturer	Handle or Breaker	Notes
	1	1200	Mechanical Room	DP-3909	General Electric	Breaker	

Electric Meter	Reference	Meter #	Location	Amps	Notes
	21	2990773	Rear Exterior		

Service Panel	Reference	Amps	Service Type	Panel Type	Panel UL Number	Manufacturer	Location	Number of Circuit Breakers	Notes
	1	125	120/240	A-Series II Panelboard	HT 957886	General Electric	Kitchen		
	2	1200	120/208	Spectra Series	C-3548	General Electric	Mechanical Room		
	3	225	120/208	A-Series II Panelboard	HU643504	General Electric	Mechanical Room		
	4	225	120/208	A-Series II Panelboard	HT956711	General Electric	Mechanical Room		
	5	225	120/208	A-Series II Panelboard	HT 956713	General Electric	Mechanical Room		
	6	225	120/208	A-Series II Panelboard	HT 956708	General Electric	Mechanical Room		

IDPlans does not provide an Ampacity Report

Plumbing

Backflows	Number of Backflows	Location	Size	Notes
	3	Left Exterior	1", 1", 4"	

Not Present	Assets Not Present
	Water Fountains

Water Heater	Reference	Manufacturer	Model	Serial	Gallons	Tank	Water Line (in)	Location	Notes
	1	RINNAI	CU199IN(REU-N3237FFC-US)	MM.BA-150932	0	Tankless	3/4"	Rear Wall	
	2	RINNAI	CU199IN(REU-N3237FFC-US)	LJ.BA-109768	0	Tankless	3/4"	Rear Wall	
	3	RINNAI	CU199IN(REU-N3237FFC-US)	ML.BA-146652	0	Tankless	3/4"	Rear Wall	

Water Meter	Reference	Meter #	Location	Meter Size	Meter Type	Notes
	30	84759078	Left Exterior	1 inch	Tenant	Meter Number provided by the Utility Company.

Waste

Grease Container	Company	Size	Notes
		DARPRO SOLUTIONS	

In-ground Grease Trap Cover	Diameter	Notes
	26	
26		

Fire

Fire Alarm Control Panel	Reference	Manufacturer	Model	Number of Lines	Phone Numbers Listed	Location	Notes
	1	HONEYWELL	Unimode 9050UD			None	Utility Room

Fire Extinguisher	Number of Fire Extinguishers	Notes
	5	

Sprinkler Heads	Sprinkler Type	Sprinkler Heads Present	Sprinklers Located in Space	Riser Located in Space	Additional Information
				Yes	Yes

Gas

Gas Meter	Reference	Meter #	Location	Size	Notes
	2	165032	Left Exterior	2 inch	

Room

Restroom	Unit	Description
	Restroom 1	
Restroom 2		