

FOR LEASE

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



Construction Photo

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 - 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



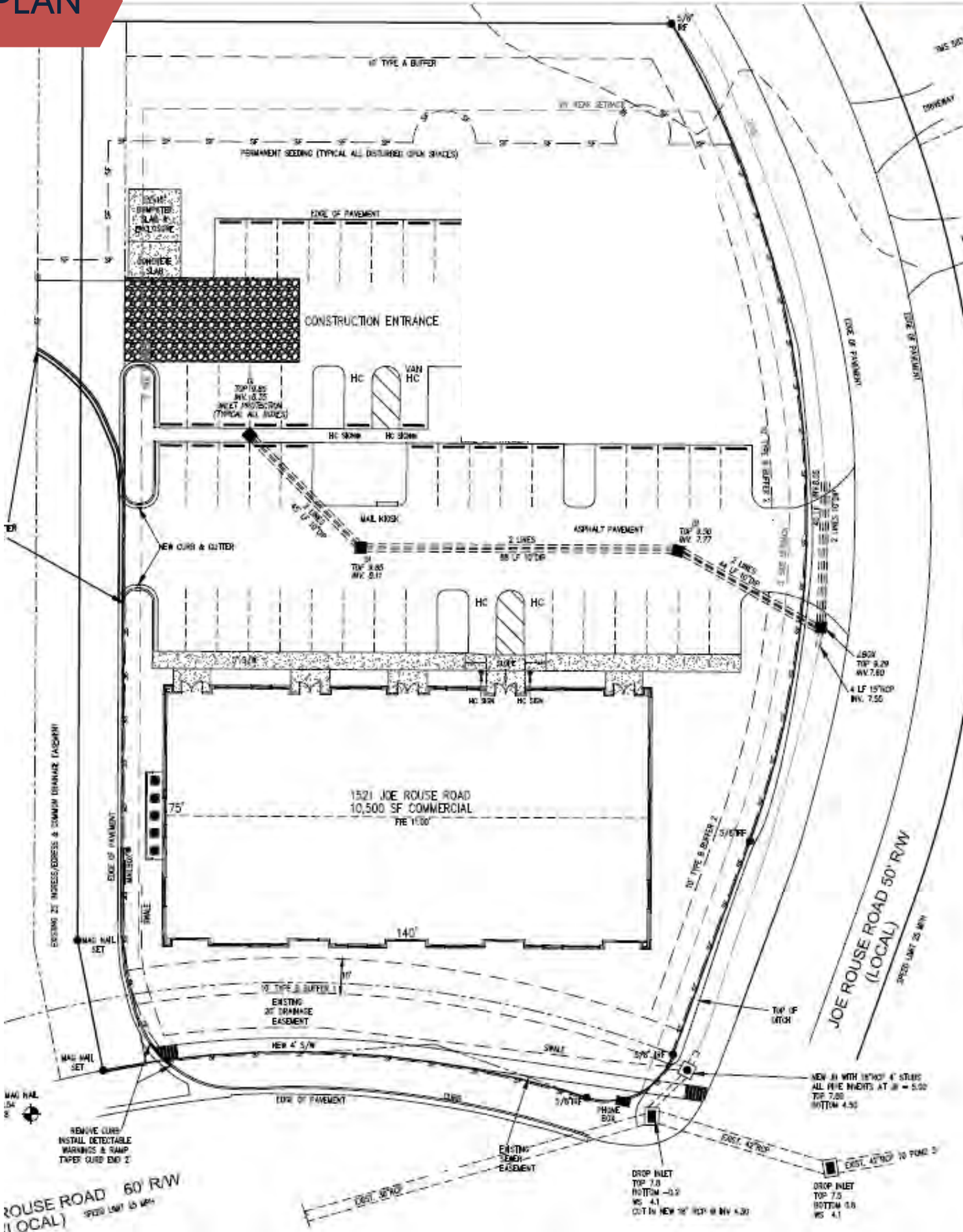
CONSTRUCTION PHOTO



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SITE PLAN



All renderings are proposed and subject to change.

PROPOSED ELEVATIONS



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