

**710 Johnnie Dodds Blvd.  
Suite 203**

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Mount Pleasant, SC 29464



Office For Sale: \$2,000,000  
For Lease: \$28 per SF NNN



**Carolina One**  
Commercial Real Estate®

# 710 Johnnie Dodds Blvd. Suite 203

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**Offered For Sale: \$2,000,000**  
**For Lease: \$28 per SF NNN**

## Office

### About the Property

Professional office suite now available in the coveted Oak Grove Center in South Mount Pleasant. Suite 203 is 5,370 SF. The suite layout includes a reception area, 17 private offices, large training room, kitchenette, break room, and two in suite bathrooms. The occupant will enjoy natural light and overlooking the trees from the second story. The office is located in close proximity to the Ravenel Bridge, Downtown, and I-526. Plentiful surface parking available in two attached surface parking lots. The current building usage includes medical, aesthetics and professional offices.

### Fine Details

5,370 SF

CHARLESTON

TMS# 514-00-00-480

YEAR BUILT: 2002

Turnkey Office Space | Large Parking Lots | Central Location

### Sales and Marketing by:

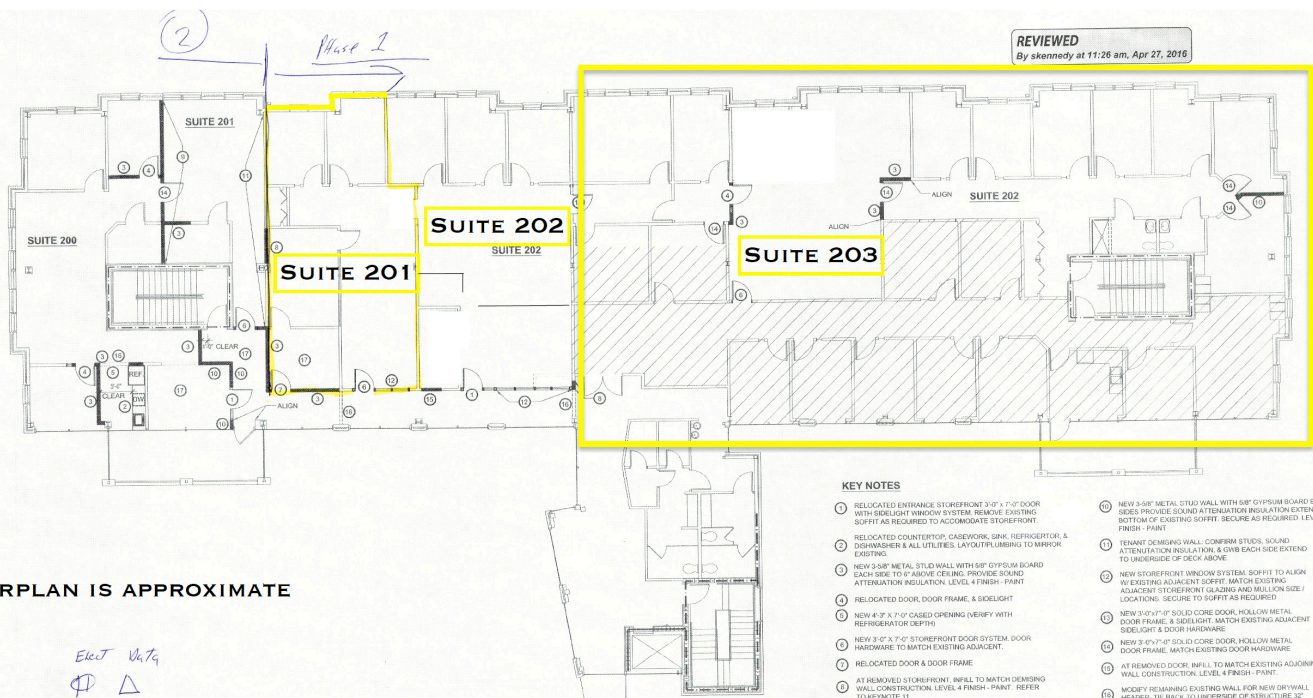


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REVIEWED  
By skennedy at 11:26 am, Apr 27, 2016

#### KEY NOTES

- ① RELOCATED ENTRANCE STOREFRONT 3'-0" x 7'-0" DOOR WITH SLEDGELIGHT WINDOW SYSTEM. REMOVE EXISTING SOFFIT AS REQUIRED TO ACCOMMODATE STOREFRONT.
- ② RELOCATED COUNTERTOP, CASEWORK, SINK, REFRIGERATOR, & DISHWASHER & ALL UTILITIES. LAYOUT PLUMBING TO MATCH EXISTING.
- ③ NEW 3-SIP METAL STUD WALL WITH 5/8" GYPSUM BOARD EACH SIDE TO 12" ABOVE CEILING. PROVIDE SOUND ATTENUATION INSULATION, LEVEL 4 FINISH - PAINT.
- ④ RELOCATED DOOR, DOOR FRAME, & SIDELIGHT
- ⑤ NEW 4'-0" x 7'-0" CASED OPENING (VERIFY WITH REFRIGERATOR DEPTH)
- ⑥ NEW 3'-0" x 7'-0" STOREFRONT DOOR SYSTEM, DOOR HARDWARE TO MATCH EXISTING ADJACENT.
- ⑦ RELOCATED DOOR & DOOR FRAME
- ⑧ AT REMOVED STOREFRONT: INFILL TO MATCH DEMISING WALL CONSTRUCTION, LEVEL 4 FINISH - PAINT. REFER TO KEYNOTE 11
- ⑨ NEW TENANT DEMISING WALL - 3-SIP METAL STUDS @ 16" O.C. WITH ONE LAYER 5/8" GYPSUM BOARD EACH SIDE. PROVIDE SOUND ATTENUATION INSULATION. EXTEND STUDS, INSULATION, & GWB TO UNDERSIDE OF DECK ABOVE, LEVEL 4 FINISH - PAINT
- ⑩ NEW 3-SIP METAL STUD WALL WITH 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE SOUND ATTENUATION INSULATION EXTENDING TO BOTTOM OF EXISTING SOFFIT. SECURE AS REQUIRED, LEVEL 4 FINISH - PAINT
- ⑪ TENANT DEMISING WALL. CONFIRM STUDS, SOUND ATTENUATION INSULATION, & GWB EACH SIDE EXTEND TO UNDERSIDE OF DECK ABOVE
- ⑫ NEW STOREFRONT WINDOW SYSTEM. SOFFIT TO ALIGN W/ EXISTING ADJACENT SOFFIT. MATCH EXISTING ADJACENT STOREFRONT GLAZING AND MULLION SIZE / LOCATIONS. SECURE TO SOFFIT AS REQUIRED
- ⑬ NEW 3'-0" x 7'-0" SOLID CORE DOOR, HOLLOW METAL DOOR FRAME, & SIDELIGHT. MATCH EXISTING ADJACENT SIDELIGHT & DOOR HARDWARE
- ⑭ NEW 3'-0" x 7'-0" SOLID CORE DOOR, HOLLOW METAL DOOR FRAME. MATCH EXISTING DOOR HARDWARE
- ⑮ AT REMOVED DOOR: INFILL TO MATCH EXISTING ADJOINING WALL CONSTRUCTION. LEVEL 4 FINISH - PAINT
- ⑯ MODIFY REMAINING EXISTING WALL FOR NEW DRYWALL HEADER. TIE BACK TO UNDERSIDE OF STRUCTURE 32" O.C. ABOVE. FINISH 1/2" BELOW LOWEST CEILING, TYP
- ⑰ INSTALL NEW CARPET IN AREAS OF REMOVED CARPET. MATCH EXISTING

FLOORPLAN IS APPROXIMATE

ELECT VLTg  
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E N NORTH PLAN NORTH C1 FLOOR PLAN





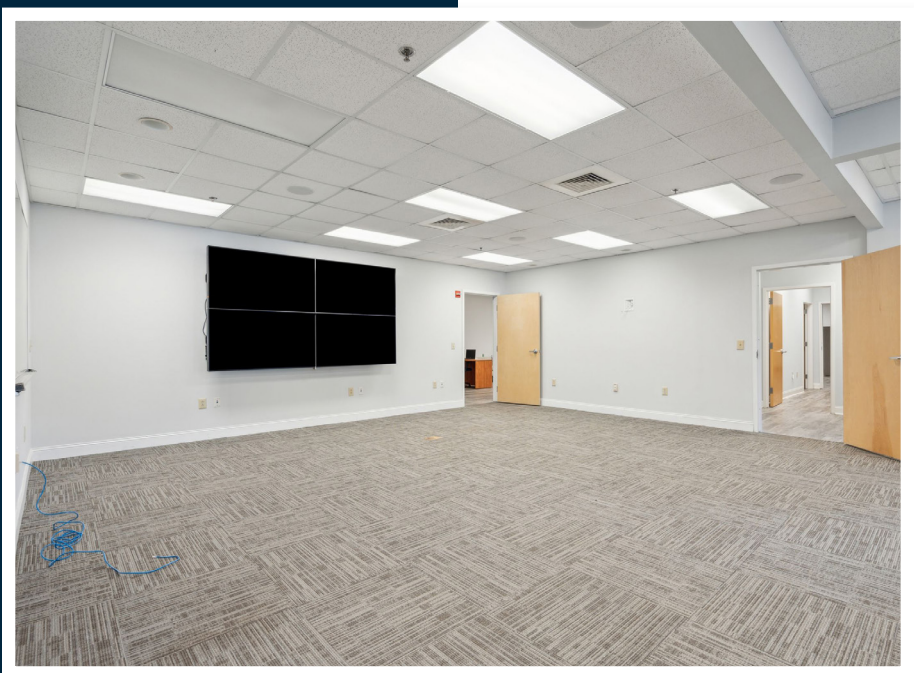






















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