

# FOR LEASE

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



## PROPERTY DETAILS

LEASE RATE	\$25.90/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)

Edward Oswald

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# PRELIMINARY RENDERING



## Aerial





CONSTRUCTION PHOTO



CONSTRUCTION PHOTO



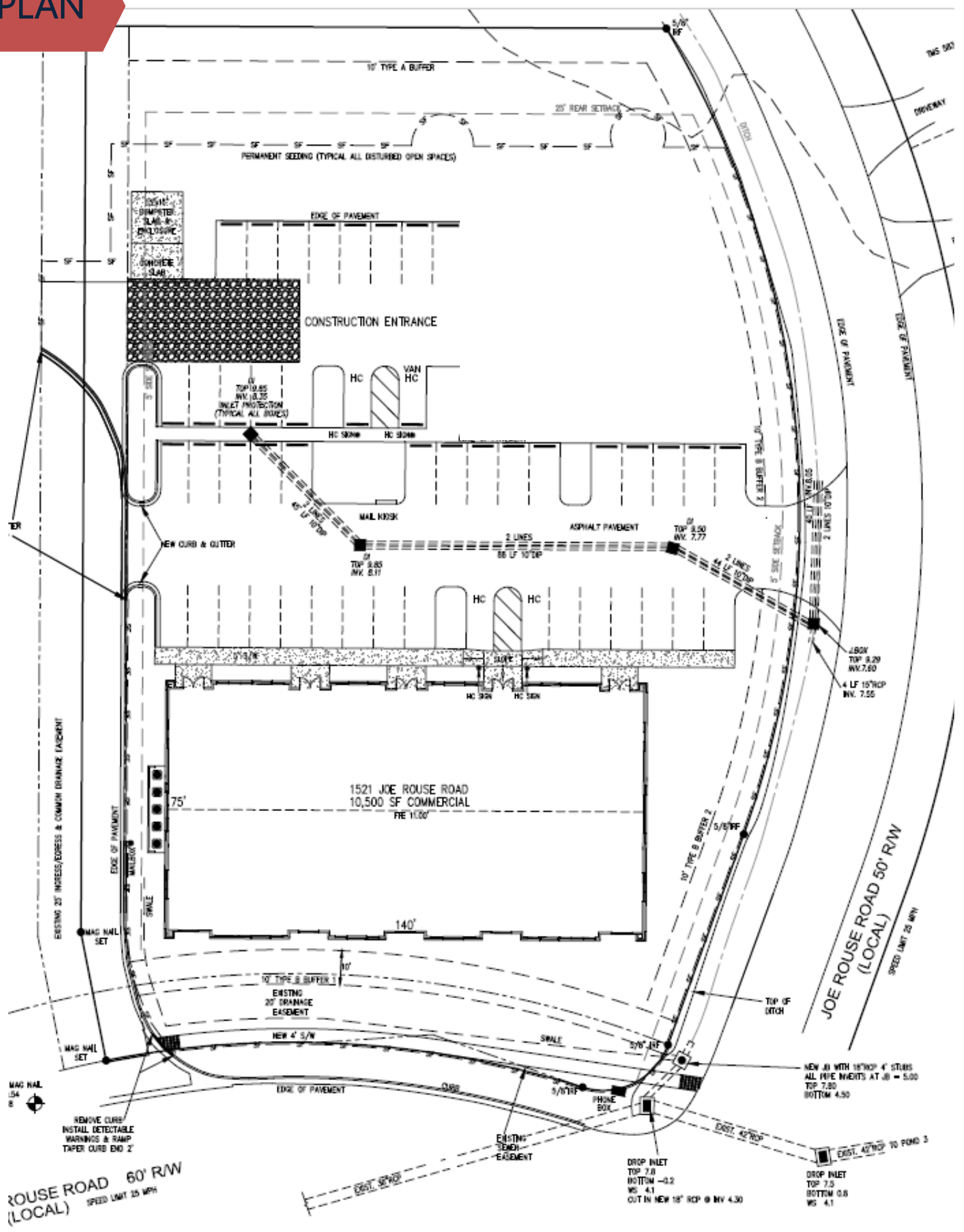
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CONSTRUCTION PHOTO



# SITE PLAN



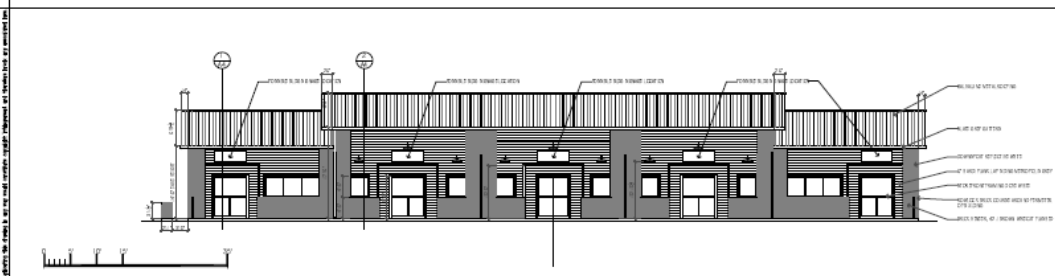
All renderings are proposed and subject to change.

# PROPOSED ELEVATIONS

D&B Architecture  
Approved  
5/16/2023

**JAMES P. VERKAIK**  
Architect, LLC  
Interior and Landscape

4846 Claxey Pond Rd.  
A. WINDHAM  
South Carolina 29629  
(843) 204-1359  
james.verkaik@edwardcooke.com



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

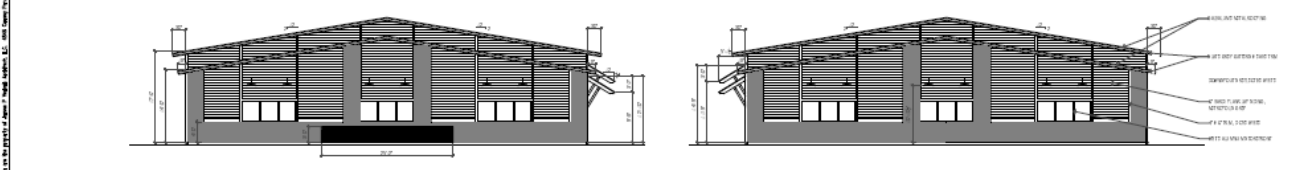


2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**LEGEND TO COLORS**

ROOFING	GRAVELINE
DAY TRAIL GLITTER	SLATE GREY-FLIP
ROOFY CHALK BOARD	REFLECTIVE WHITE-FLIP
STAINLESS STEEL GARAGE DOOR	METRO-GLAZIER
6 LAF SIDING	DOCK WHITE
4 x 4 OTBM	STAINLESS STEEL HANDRAILS
BRICK VENEER	421 BROWN MARBLE FLURIED
MEDIUM GLAZING	COLOR

PROJECT  
106 Route Road  
Windham, SC  
29629  
M. Verkaik  
J.P. Verkaik  
Interior Design Studio  
January 23, 2023



No. Issue Date  
1. 1/23/23  
2. 1/23/23  
3. 1/23/23  
4. 1/23/23

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