

1121 Clarity Road New Construction 10,300sf Office



Available November 2025 2,600 - 5,257 sf for Lease
Starting at \$38.50/sf NNN

Available - For Lease

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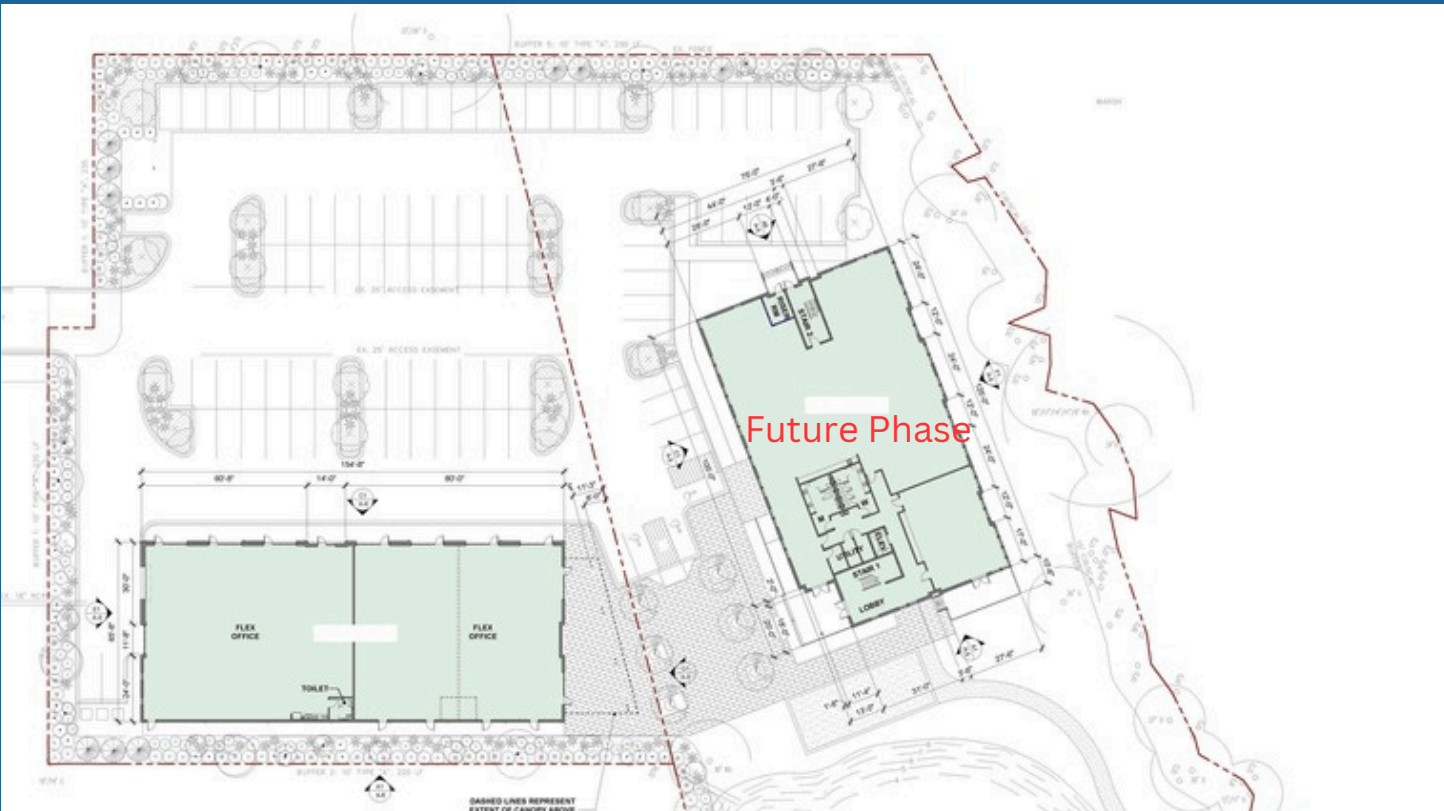


Property Highlights

Welcome to an exceptional opportunity to secure centrally located office space in Mount Pleasant.

Key Features:

- **Building Size:** 10,300 SF, with +/- 5,257SF available for lease.
- **Customizable Space:** First-generation space ready to be tailored to your specific business needs. This location is great for medical or professional offices with close proximity to East Cooper Medical Center.
- **Scenic Amenities:** End unit features a covered patio overlooking a pond and beautiful Shem Creek, providing a tranquil and inspiring work environment.
- **Prime Location:** Centrally located in Mount Pleasant, just off Highway 17 and with easy access to Interstate 526 and a short drive to downtown Charleston. 74,100 VPD in SC DOT study in 2023 along Highway 17.
- **Office Park Setting:** Strategically situated within a thoughtfully planned two-building office park, offering a cohesive and professional environment. The second phase of development includes a future expansion project that will add 19,000 square feet of premium office space, ensuring long-term growth opportunities and added value for tenants.



Space Highlights and Availability

Address: 1121 Clarity Road, Mount Pleasant, SC 29492

Location: Building is located down Clarity Rd off of Johnnie Dodds Blvd and next to Stucky Furniture. Monument sign space will be provided and is visible from Johnnie Dodds Blvd.

Space Available: 5,206 sf available, demisable down to 2,500sf. Each unit will have its own private entrance.

Condition: Unit will be delivered in shell condition with HVAC units installed by not ducted, and plumbing and electrical brought into units. Tenant will have the ability to fully customize their space. TI allowance negotiable.

Availability: Units are projected to be available for tenant buildout in November 2025.



Recent Construction Photos

(November 2025)

Shared Covered Patio



Photo View Towards Shem Creek



View Towards End Unit



View Towards Interior Unit



Trade Area



Demographics

Mount Pleasant is a rapidly growing suburban community northeast of Charleston, known for its high quality of life, excellent schools, and proximity to both urban amenities and coastal lifestyle. The demographics reflect an affluent, well-educated population with a significant young family and professional presence.

	Mount Pleasant (29464)	Mount Pleasant
Current Population	51,758	90,966
2030 Projected Population	53,077	95,232
Average Age	42.6 years	42.4 years
Average Household Income	\$151,736	\$165,424
% of Population with a Bachelor's degree or higher	60.1%	60.1%



Contact Us



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