

# ROSEMONT



*Park*

FOR LEASE  
OFFICE & MEDICAL OFFICE

BUILDING 4A  
1245 ROSEMONT DRIVE  
INDIAN LAND, SC 29707

LISTING PRESENTED BY:

*Debra M. Buck*  
SOLE PROPRIETOR

*Exterior Photo*



FOR MORE INFORMATION, PLEASE  
CONTACT:

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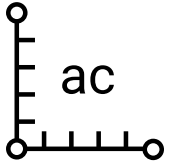
# Property Overview



BUILDING 4A  
±25,000SF CLASS B  
OFFICE BUILDING



BUILT IN 2011 &  
RENOVATED IN 2024



±21 ACRE  
DEVELOPMENT



ABUNDANCE OF PARKING



IN THE HEART OF RAPIDLY  
GROWING INDIAN LAND,  
LOCATED ON HWY 160 ACROSS  
FROM RUGS.COM AND THE  
MCMILLAN BUSINESS PARK & 1  
MILE FROM 521.



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1ST FLOOR



*Interior Photos*

2ND FLOOR



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# 1st Floor - Availability

## 1ST FLOOR AVAILABILITY

SUITE #101 ±1,712RSF  
\*AT LEASE

SUITE #118 ±998RSF  
\*AT LEASE

SUITE #130 ±3,946RSF - 6,496RSF  
\*NEGOTIATING

PLEASE NOTE:

\*SUITE #130 COULD BE CONTIGIOUS TO UP TO  
±6,496RSF WHEN THE LEASE FOR SUITE #120 IS  
UP JANUARY 31, 2025.



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# 1st Floor - Floorplan



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*1st Floor - Photos*



Suite 101



Suite 118



Suite 115



Suite 101



Suite 130

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*2nd Floor - Availability*

SPACE AVAILABILITY

SUITE #201 - 203 ±563RSF - 1,200RSF

SUITE #202 - 204 ±1,500SF - ±3,430RSF

MEASUREMENTS FOR DEMISING SPACES TO BE  
CONFIRMED BY ARCHTITECT AND ARE AN ESTIMATION



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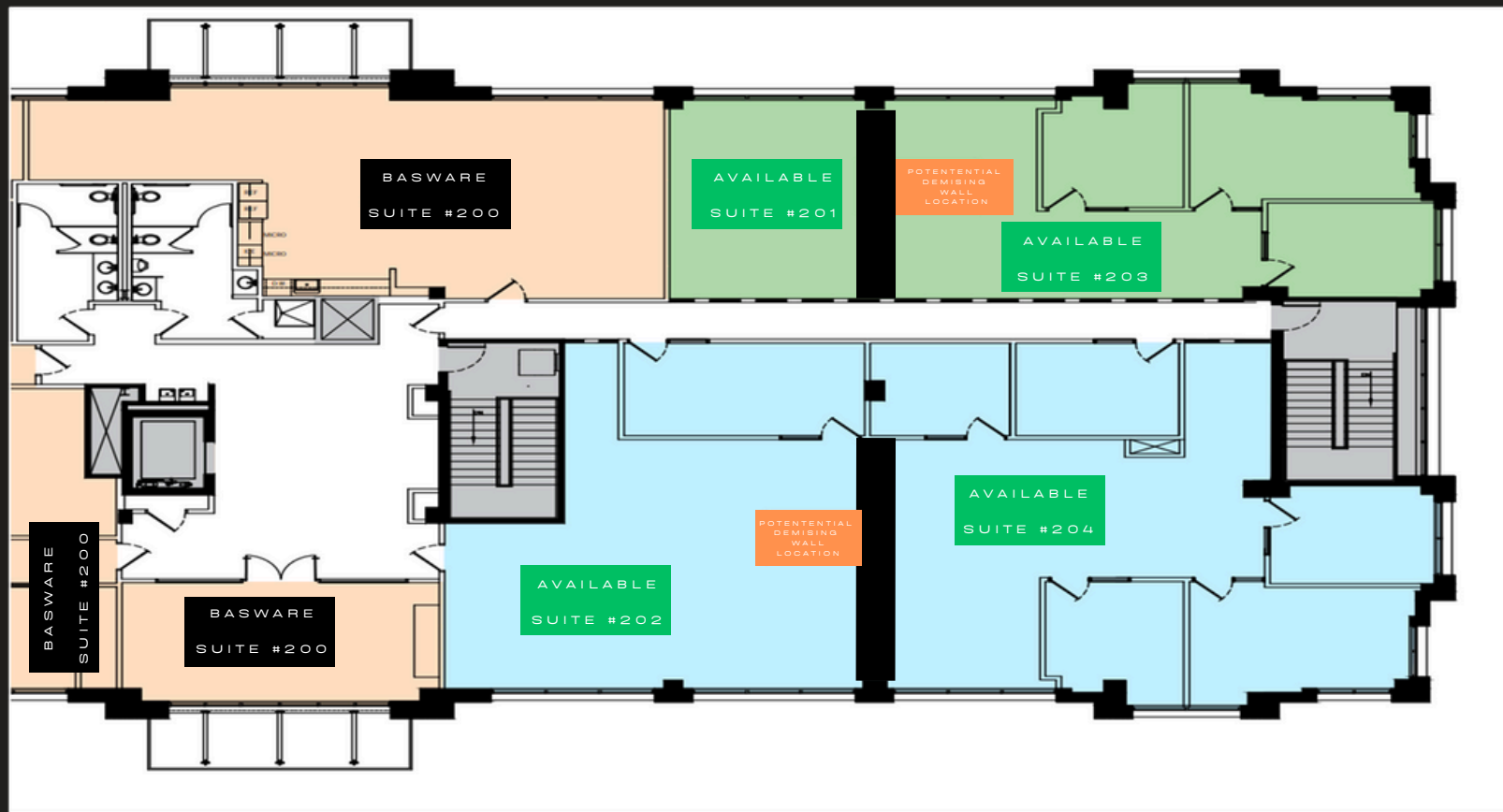
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# 2nd Floor - Floorplan



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# Site Plan



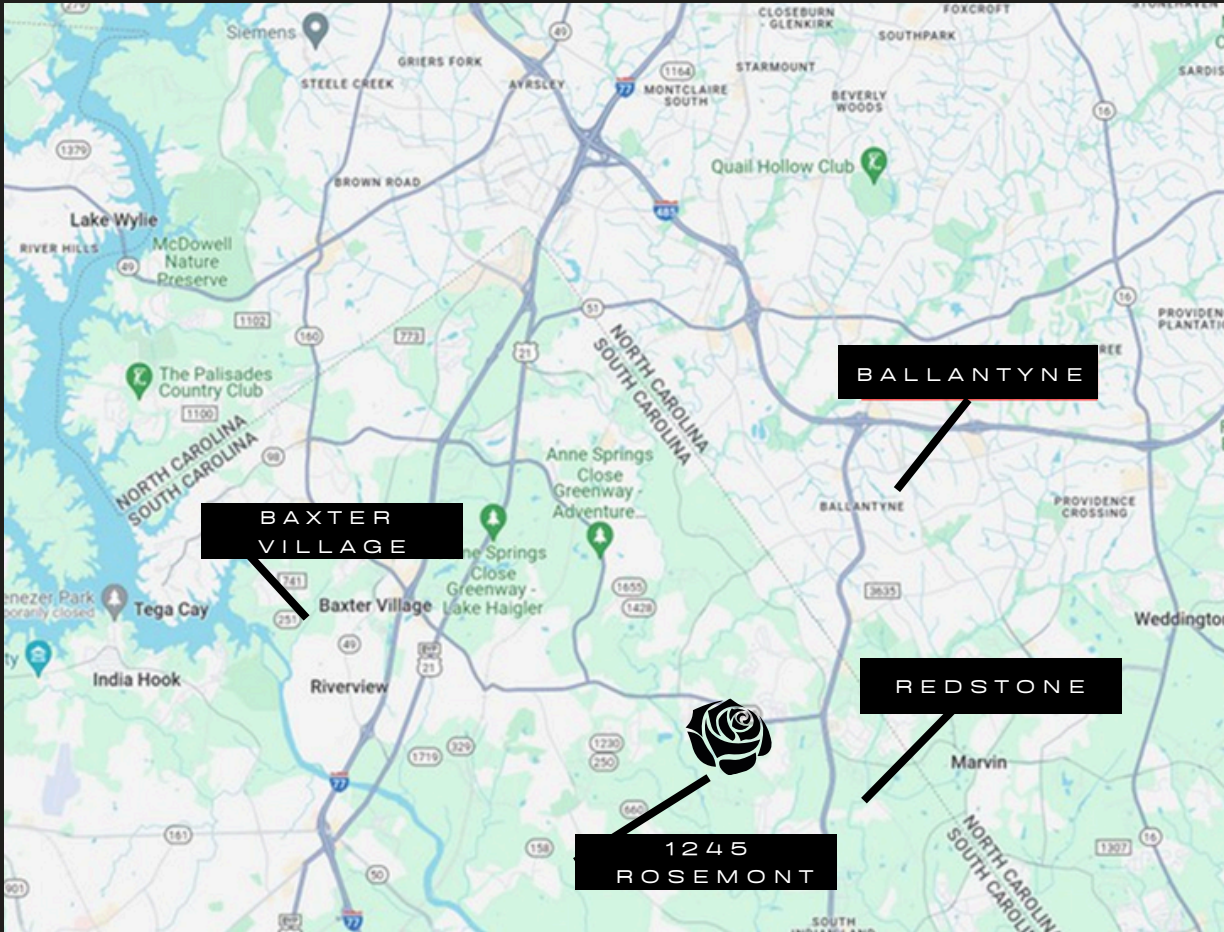
±25,000SF OFFICE BUILDING

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*Overview*



EXCELLENT LOCATION  
JUST OVER THE SOUTH  
CAROLINA BORDER WITH  
EASE OF ACCESSIBILITY



25 MILES



I-77 7 MILES  
I-485 5.5 MILES

SC DOT TRAFFIC COUNT  
2023 AADT 19,000

SC 160: COUNTY LINE-YORK TO  
US 521 [CHARLOTTE HWY]

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