

# FOR LEASE

14,000 SF Proposed Flex Space

Joe Rouse Road and Bessemer Road Mount Pleasant, SC



Preliminary Rendering

## PROPERTY DETAILS

LEASE RATE	\$22/SF
LEASE TYPE	NNN
ESTIMATED NNN EXPENSES	\$6/SF
BUILDING 1	1,500 - 10,500 SF
BUILDING 2	3,500 sf
USE TYPE	Flex
TI Allowance	Negotiable
CONSTRUCTION STATUS	Building Permit - December 2025
	Concrete - January 2026
	Steel - February 2026
	Wall Construction - Late March
ZONING	PD - C (Commercial)
	Park West PD
TMS	583-00-00-312
MUNICIPALITY	Town of Mount Pleasant

- Building 1 - 1,500 - 10,500 SF
- Building 2 - 3,500 SF
- Next to Circle-K Gas Station
- Shell completion is estimated to be the April 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.

Edward Oswald

843.388.5650 - office

843.810.3453 - mobile

[edward.oswald@oswaldcooke.com](mailto:edward.oswald@oswaldcooke.com)



OSWALD COOKE & ASSOCIATES

Blair Hines Gearhart

843.388.5650 - Office

864.616.3616 - mobile

[blair.gearhart@oswaldcooke.com](mailto:blair.gearhart@oswaldcooke.com)

# PRELIMINARY RENDERING



Aerial

CC&A  
OSWALD COOKE & ASSOCIATES



# CONSTRUCTION PHOTOS



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Land Clear and Underway

1.33+/- acres

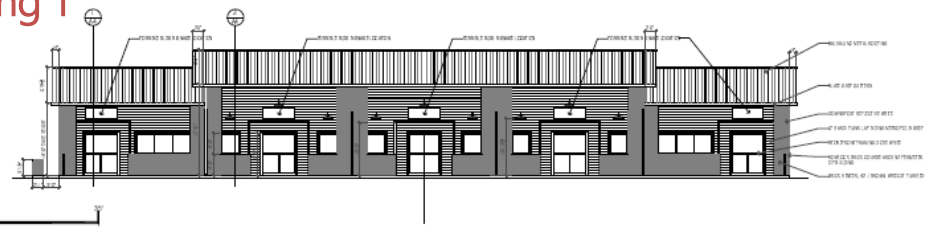
Park West Entrance

Mount Pleasant Boat and RV Storage



# ELEVATIONS

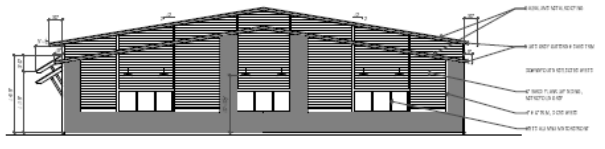
## Building 1



1 SOUTH ELEVATION  
A2 SCALE: 1/8"=1'-0"



2 NORTH ELEVATION  
A2 SCALE: 1/8"=1'-0"



LEGEND TO COLORS

ROOFING	GRAVELINE
PAV TRAIL, GUTTERS	SLATE GREY-FLEP
ROOFED CURB (SIDE)	REFLECTIVE WHITE-FLEP
DRYMAF/CURB, GARAGE DOORS	METROPOLIS GREY
6 LAF SIDING	DOVE WHITE
4 x 4 OT/BA	421 BROWN W/REDFL FLEP/ED
STANDARD DOORS & WINDOWS	CLARK
BRICK VENEER	
MASON GLAZING	

DIBB Architects  
Approved  
5/16/2023

JAMES P. VERKAIK  
Architect, LLC  
*"better built by design"*

4846 Cassey Pond Rd.  
A Wendenham  
South Carolina  
29629  
(843) 200-3-5099  
jpv@jpvverkaik.com



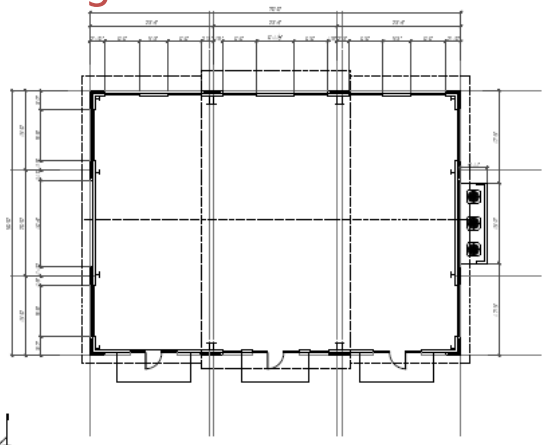
PROJECT  
Joe Route Road  
Wendenham, GA  
1337 W. US 31 Joe Route Rd  
Mt. Pleasant  
South Carolina

Primary Design Review  
January 25, 2023

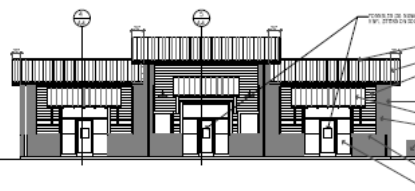
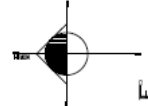
No. Issue Date  
A Prelim 1/17/2023  
B Final 5/16/2023  
C DIBB 5/16/2023

File # 23-0001  
Dillon Construction

## Building 2



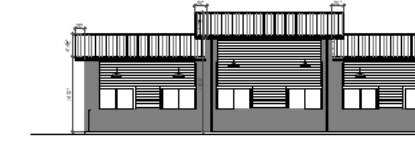
1 FLOOR PLAN-STORAGE BUILDING-3,500 sq ft  
A3 SCALE: 1/8"=1'-0"



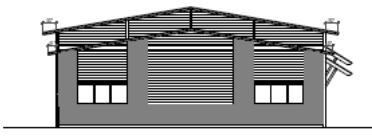
2 PLAN WEST ELEVATION  
A3 SCALE: 1/8"=1'-0"



3 PLAN SOUTH ELEVATION  
A3 SCALE: 1/8"=1'-0"



4 PLAN EAST ELEVATION  
A3 SCALE: 1/8"=1'-0"



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