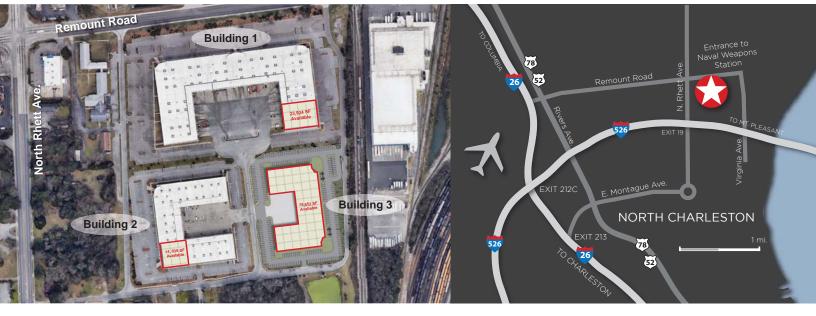


TWO SPACES AVAILABLE 23,924 SF • 14,036 SF

1101

NORTH CHARLESTON

1101 & 1141 REMOUNT ROAD | NORTH CHARLESTON, SC



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REMOUNT BUSINESS PARK

TWO SPACES CURRENTLY AVAILABLE FOR LEASE

Remount Business Park is a Class "A" master planned office park. Building 1 has 23,924 SF available for lease, and Building 2 has 14,036 SF. All areas are office/integration space in turnkey condition. The park is located near the intersection of North Rhett Avenue and Remount Road in North Charleston, South Carolina immediately adjacent to the entrance of Naval Weapons Station Charleston.

LOCATION TOTAL PARK ACREAGE BUILDING AREA AVAILABLE	1101 & 1141 Remount Road, North Charleston, SC 29406 65 acres Building 1 - 199,964 SF - One Story Building 2 - 105,150 SF - One Story 23,924 SF - Turnkey Building 1 14,036 SF - Turnkey Building 2
ENTRY	Private Entrances
UNIT DEPTH	120'
CONSTRUCTION	Tilt-up Concrete, Glass
CEILING HEIGHT	18' Clear
BAY SIZES	40' × 40'
LOADING	Drive-in Door (12' x 12'), Dock-high Doors
PARKING	4 per 1,000 SF, Fully Lighted
SPRINKLER	Fully Sprinklered
ROOF	45 Mil TPO White Membrane Roof System, R-19 Insulation
ELECTRICAL	Multiple Sources
ELECTRICAL SERVICE	To Suit - 480 Volt
ELECTRICAL BACK-UP	Connection Box for Back-up Generators
FIBER OPTIC	Multiple Sources with Loop in Park
BANDWIDTH	Abundant
AIR CONDITIONING	Fully Airconditioned
TENANT FINISH ALLOWANCE	Negotiable
RENTAL RATE	\$17.50 per SF, per year - NNN

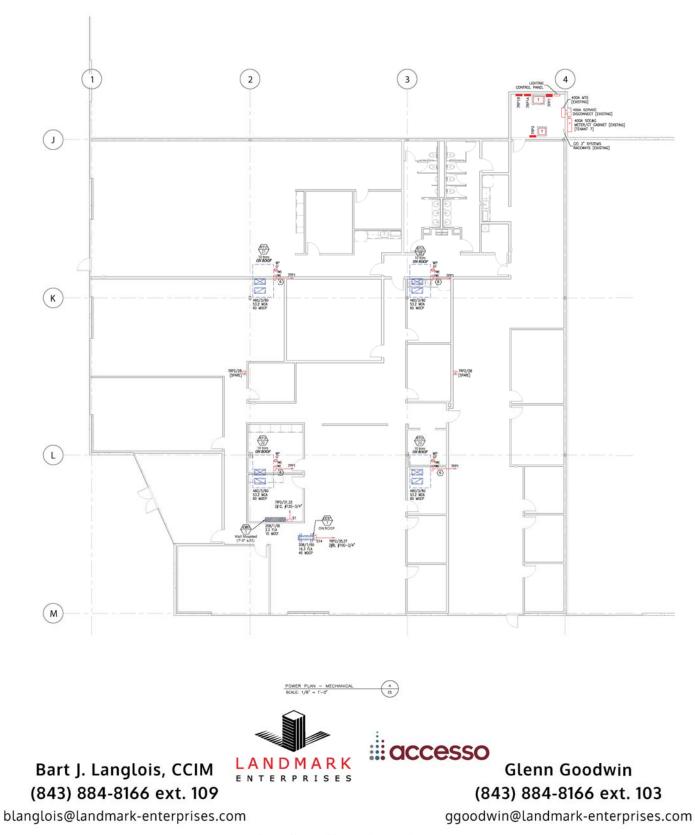


FLOOR PLAN REMOUNT BUSINESS PARK BUILDING 1



23,924 SF Available

FLOOR PLAN REMOUNT BUSINESS PARK BUILDING 2



14,036 SF Available

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