

FOR LEASE

# LAKE MONT BUSINESS PARK

3318 LAKE MONT BLVD

FORT MILL, SC

± 98,478 SF  
CREATIVE OFFICE





## UNMATCHED POTENTIAL

This single-story office building lies less than one (1) mile from Interstate 77 and just 13 miles from both Uptown Charlotte and Charlotte Douglas International Airport. Located in the Lakemont Business Park, the ultra-creative facility offers configurations from +/- 30,000 to 98,478 square feet. The property boasts a sleek, modernized interior and exterior with serene views of the pond on one side.

Equipped with a loading dock and existing storage space that can be converted to additional office area, the space will be ready for immediate occupancy in March of 2025. The unique interior design offers a centralized mezzanine with elevator that allows for more private offices on the interior that do not encumber the 18' tall windows across the building's front.

Strategically located along the northern edge of York County, South Carolina, the city of Fort Mill also possesses that highest rated schools in the State. Seize this rare chance to establish your corporate presence in one of the Carolina's most dynamic regions.

**Creative Office  
Opportunity**

## PROPERTY OVERVIEW

### BUILDING SIZE

98,478 SF (not including mezzanine)

- 1st Floor – 98,478 SF
- Mezzanine – ±14,000

### SITE SIZE:

9.28 acres

### YEAR BUILT:

2000

### PARKING:

±309 auto positions

### ZONING:

LI and UD

### UTILITIES:

- Water & Sewer: York County
- Electric: York Electric Cooperative, Inc.
- Gas: Piedmont Natural Gas

### CONSTRUCTION:

Pre-cast Concrete & Glass

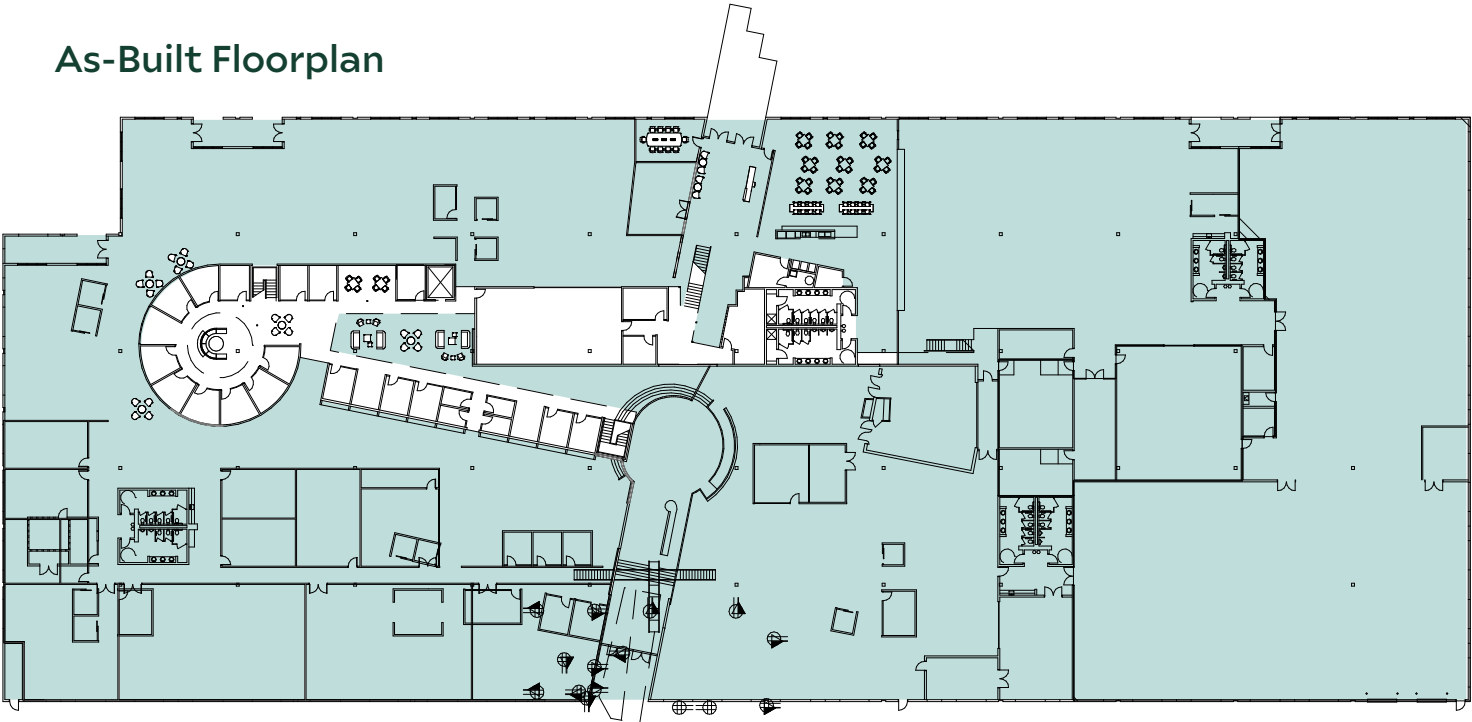
### POWER:

2,500a / 480v / 3ph  
1,500 kva pad mounted transformer

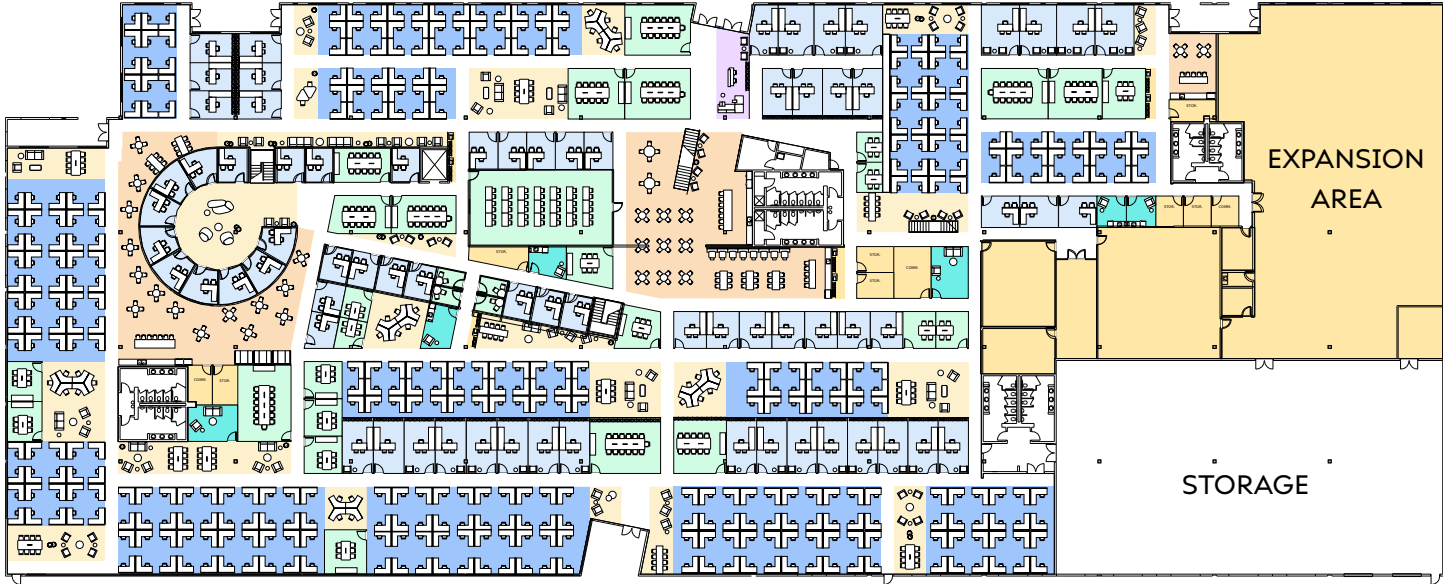
# FLOOR PLAN

+/- 98,475 SF

As-Built Floorplan

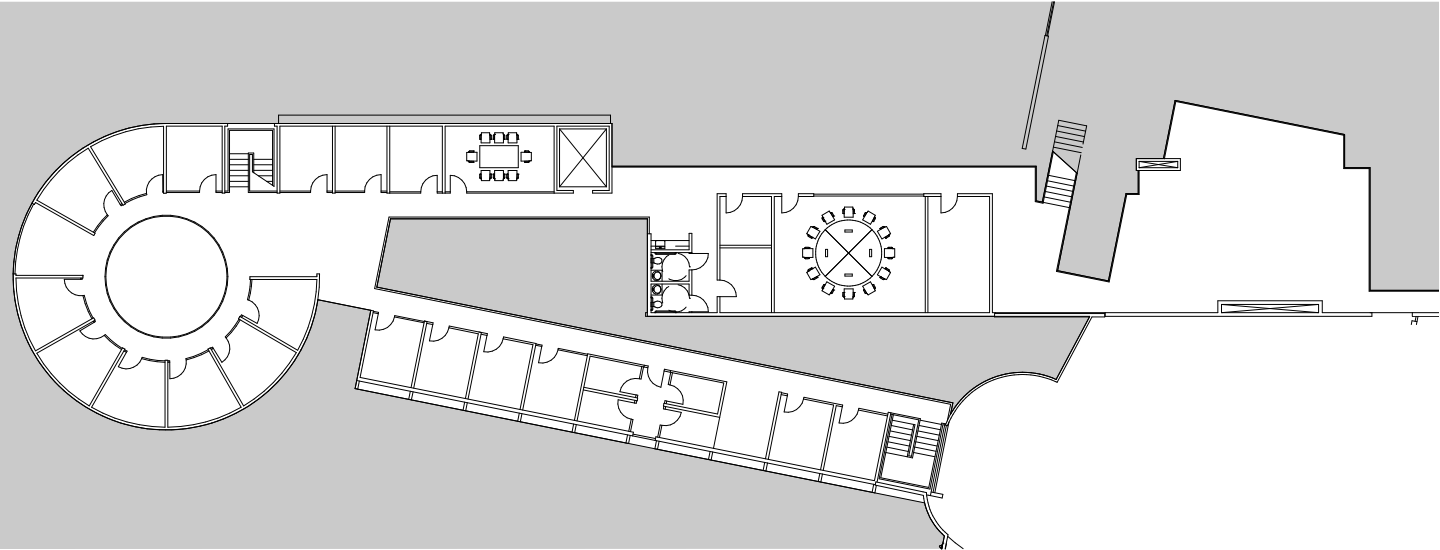


Example Tenant Layout



# MEZZANINE LEVEL

+/- 14,000 SF







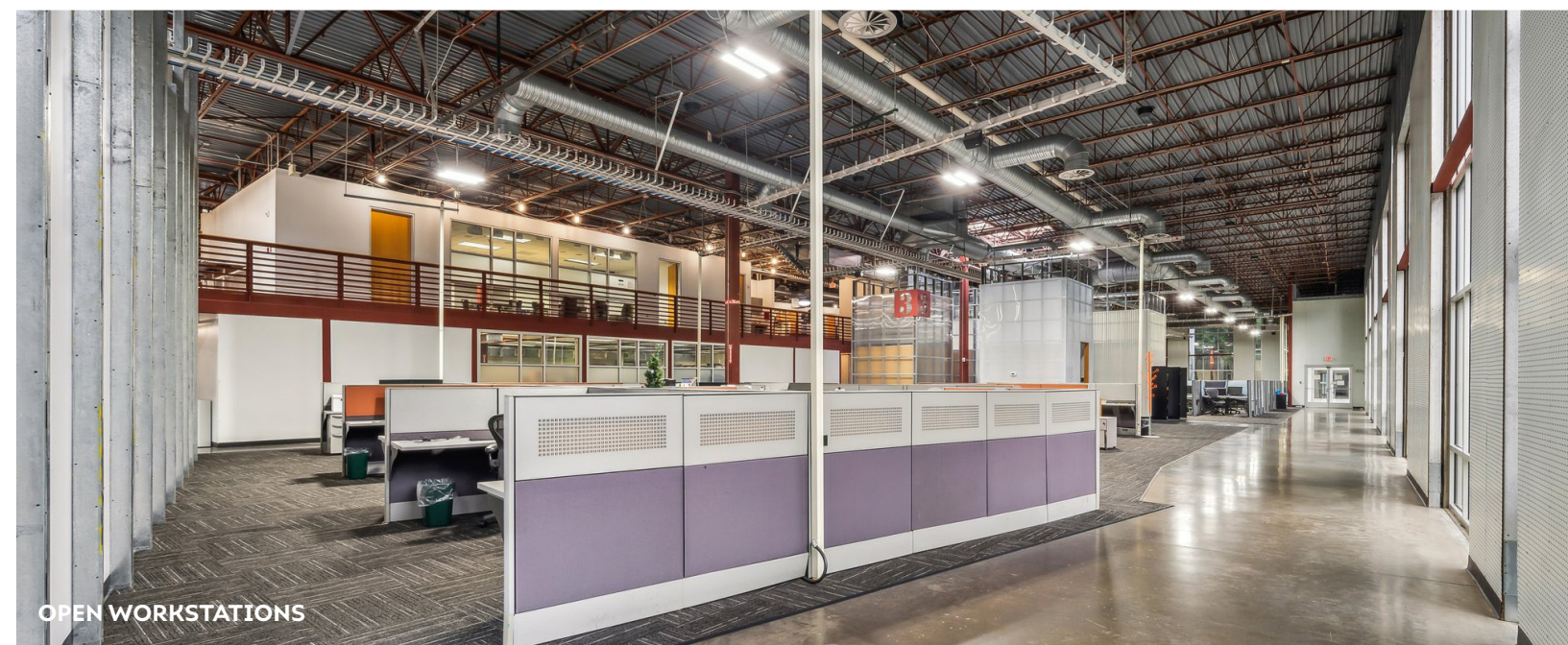
OPEN WORKSTATIONS



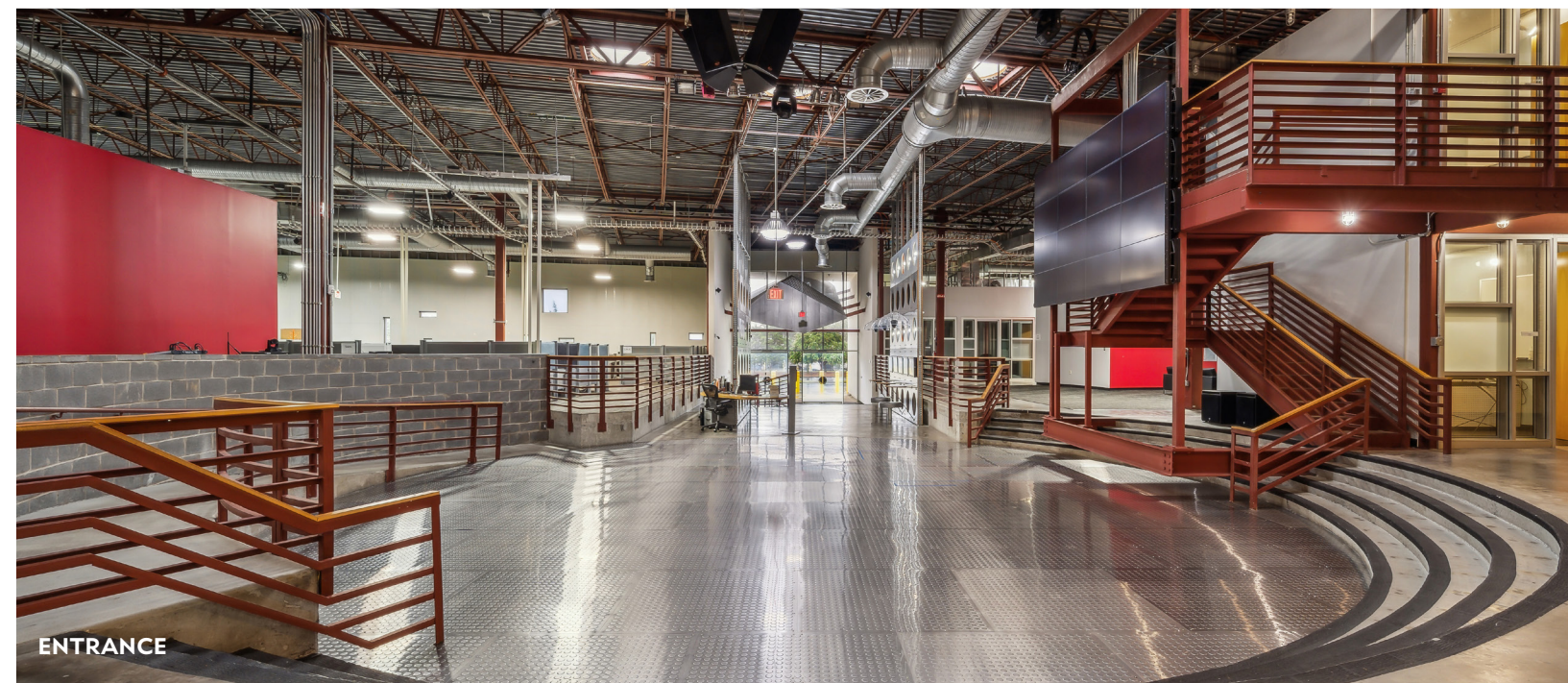
CAFE



INTERIOR OFFICES

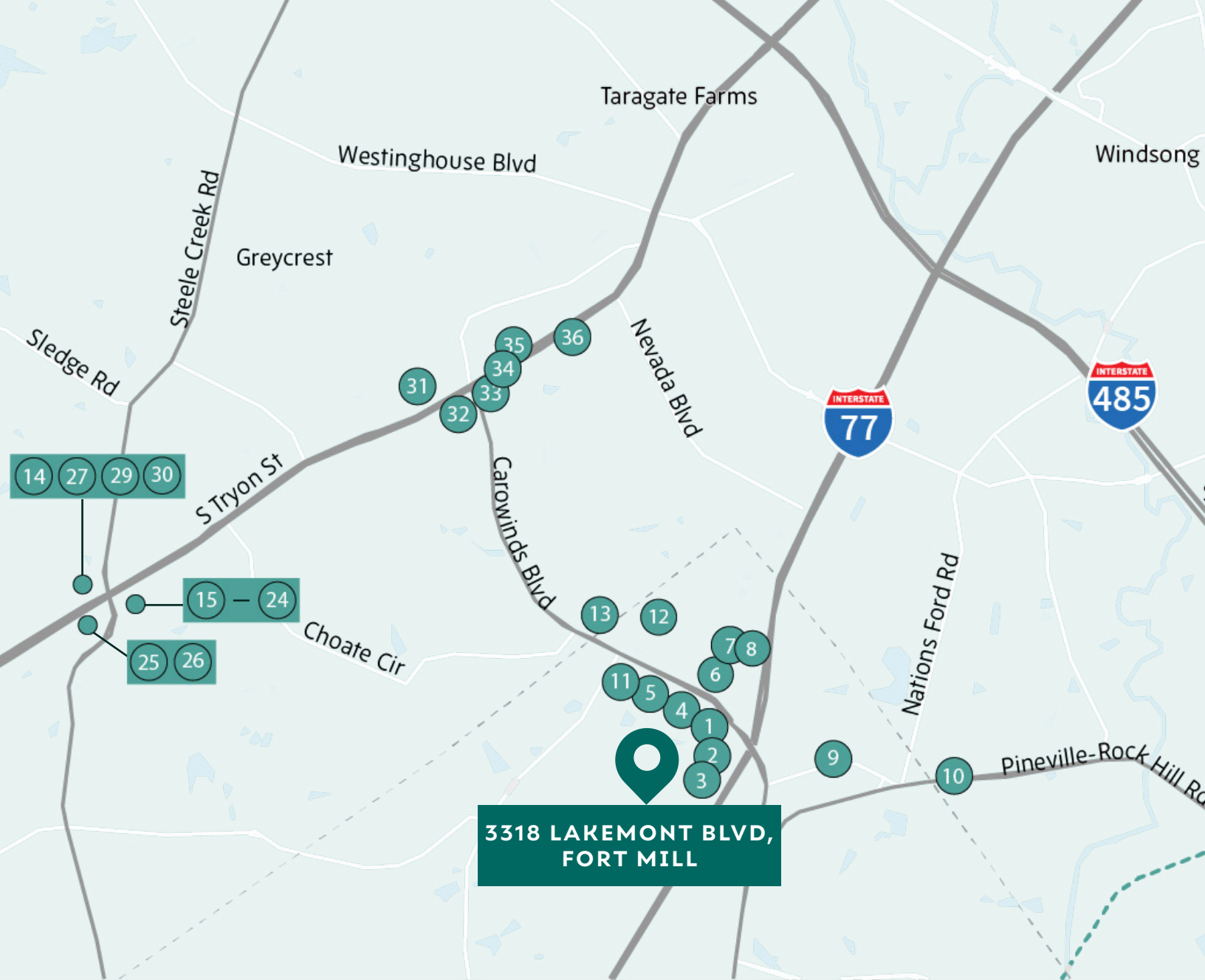


OPEN WORKSTATIONS



ENTRANCE





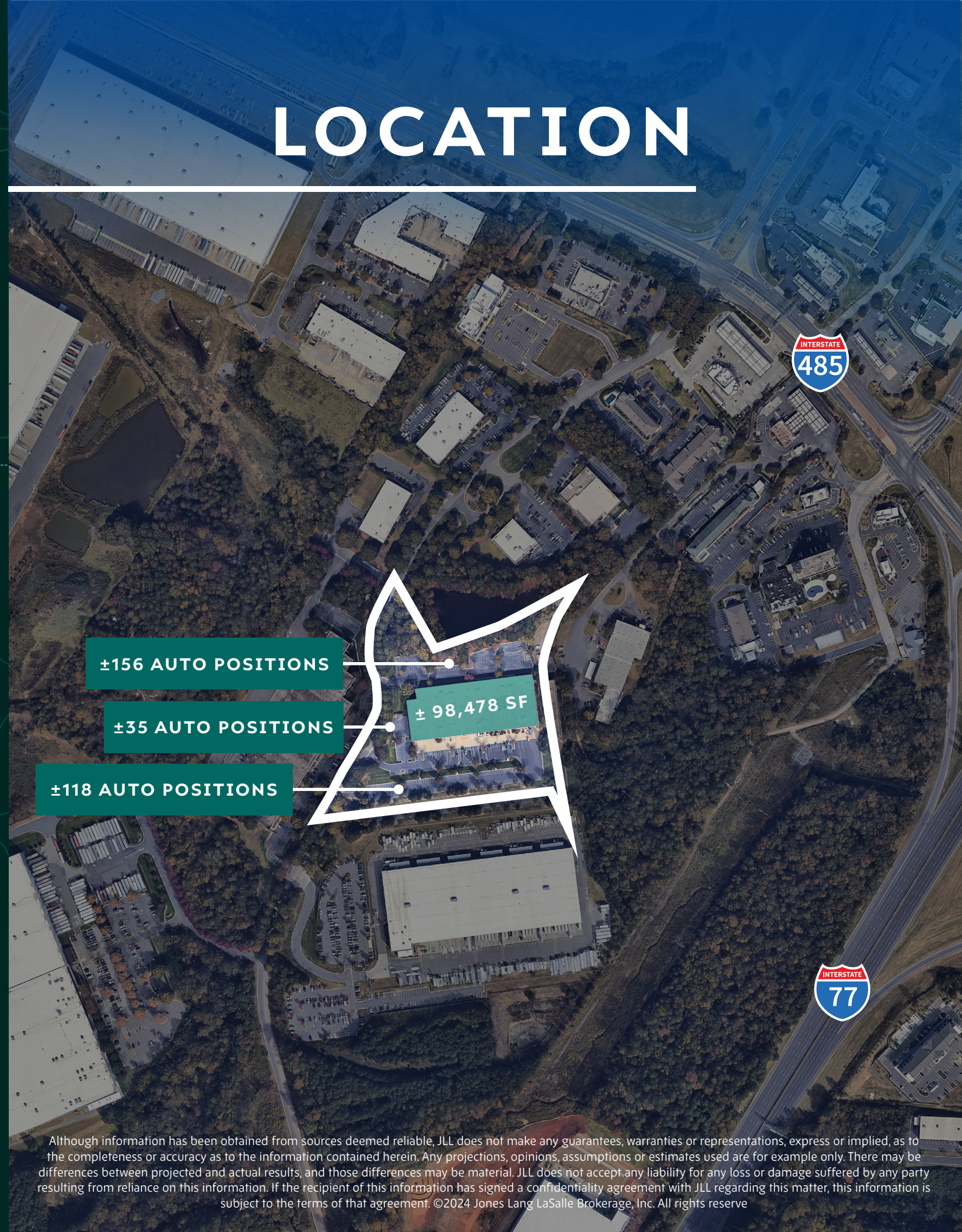
# DINING AMENITIES

A PIECE OF  
**HAVANA**  
AUTHENTIC CUBAN CUISINE



- |                                   |                                    |                                |
|-----------------------------------|------------------------------------|--------------------------------|
| 1 Subway                          | 13 Beach Bites                     | 25 Taco Bell                   |
| 2 Culvers                         | 14 Jim 'N Nick's Bar-B-Q           | 26 Starbucks                   |
| 3 Panchito's Mexican Grill        | 15 Chick-fil-A                     | 27 Showmars Steele Creek       |
| 4 Quick Trip                      | 16 McDonald's                      | 28 Sprouts Farmers Market      |
| 5 Cracker Barrel Old County Store | 17 The Casual Pint of Rivergate    | 29 Luigi's Pizza               |
| 6 Wendy's                         | 18 Fuji Japanese Steak House       | 30 Hickory Tavern              |
| 7 Famous Dave's Bar-B-Que         | 19 Cold Stone Creamery             | 31 A Piece of Havana           |
| 8 Twin Peaks                      | 20 Hook & Reel Cajun Seafood & Bar | 32 Asahi Sushi                 |
| 9 The Royal Cigar Bar & Bistro    | 21 Smoothie King                   | 33 Wing King Cafe Charlotte NC |
| 10 BIGGBY COFFEE                  | 22 TGI Fridays                     | 34 Jack in the Box             |
| 11 District23 Bar & Grill         | 23 Buffalo Wild Wings              | 35 Stacey's Deli and Catering  |
| 12 Harmony Hall                   | 24 Penn Station East Coast Subs    | 36 Chicken King                |





# LOCATION

**3318 LAKEMONT BLVD,  
FORT MILL**

**±156 AUTO POSITIONS**

**±35 AUTO POSITIONS**

**± 98,478 SF**

**±118 AUTO POSITIONS**

For more information, please contact

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Interstate 77

**0.6 Miles**

Interstate 485

**3 Miles**

Interstate 85

**15 Miles**

CLT Int'l Airport

**13 Miles**

Uptown Charlotte

**13 Miles**



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