



For Lease

40,000 SF Medical Office Building
Suites Available from 2,178 - 10,249 RSF

ADDRESS:

295-A Midland Parkway, Summerville, SC 29485

PRICE:

Lease: \$26.50/RSF Gross

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SUMMERVILLE MEDICAL CENTER

- Summerville Medical Center (SMC) is a 94-bed, acute care hospital offering comprehensive medical services located on the HCA Summerville Medical Center campus.
- Newly constructed 40,000 SF, two-story medical office building.
- SMC features new, modern medical office space designed to meet each tenant's specifications.
- Landlord will provide a tenant improvement allowance of \$40.00/SF for a five year lease and \$50.00/SF for a ten year lease.
- Efficient layout with only a 12% core factor.

SUMMERVILLE MEDICAL CENTER HIGHLIGHTS

- **Joint Commission**
 - * Top Hospital - four years running
- **Primary Stroke Center**
- **American Heart Association, Get With the Guidelines**
 - * Gold Plus - Heart Failure
 - * Platinum - AMI
- **Society of Cardiovascular Care**
 - * Accredited Chest Pain Center

AREA DESCRIPTION

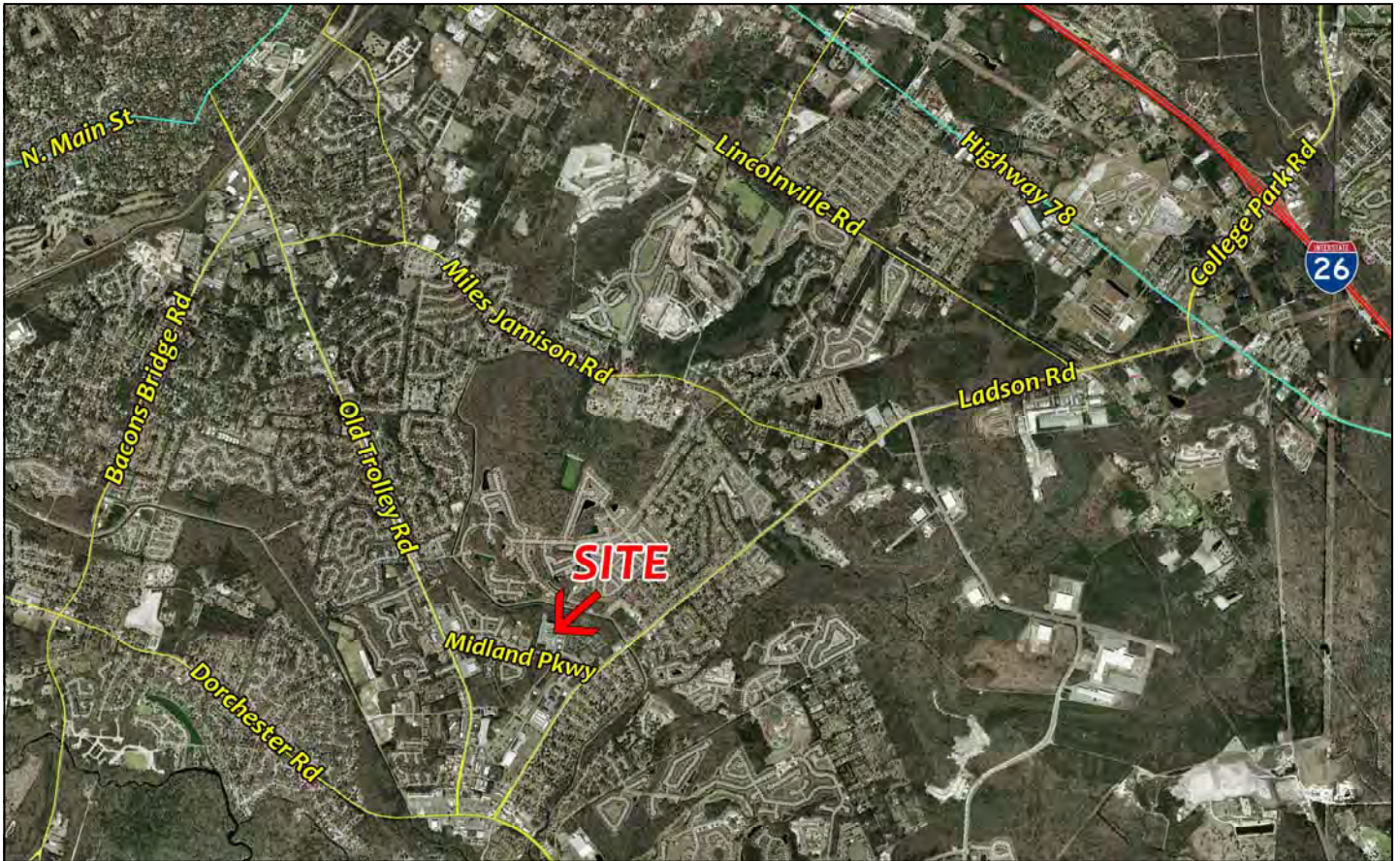
Medical office building contiguous to the HCA Summerville Medical Center in growing area of Summerville, close to retail, restaurants, etc.

DIRECTIONS

Take Ladson Road or Old Trolley Road to Midland Parkway, then to Summerville Medical Center. Building is left of the main entrance to the hospital.

Disclaimer: This is subject to prior sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

AERIAL VIEW



AERIAL VIEW



SITE PLAN



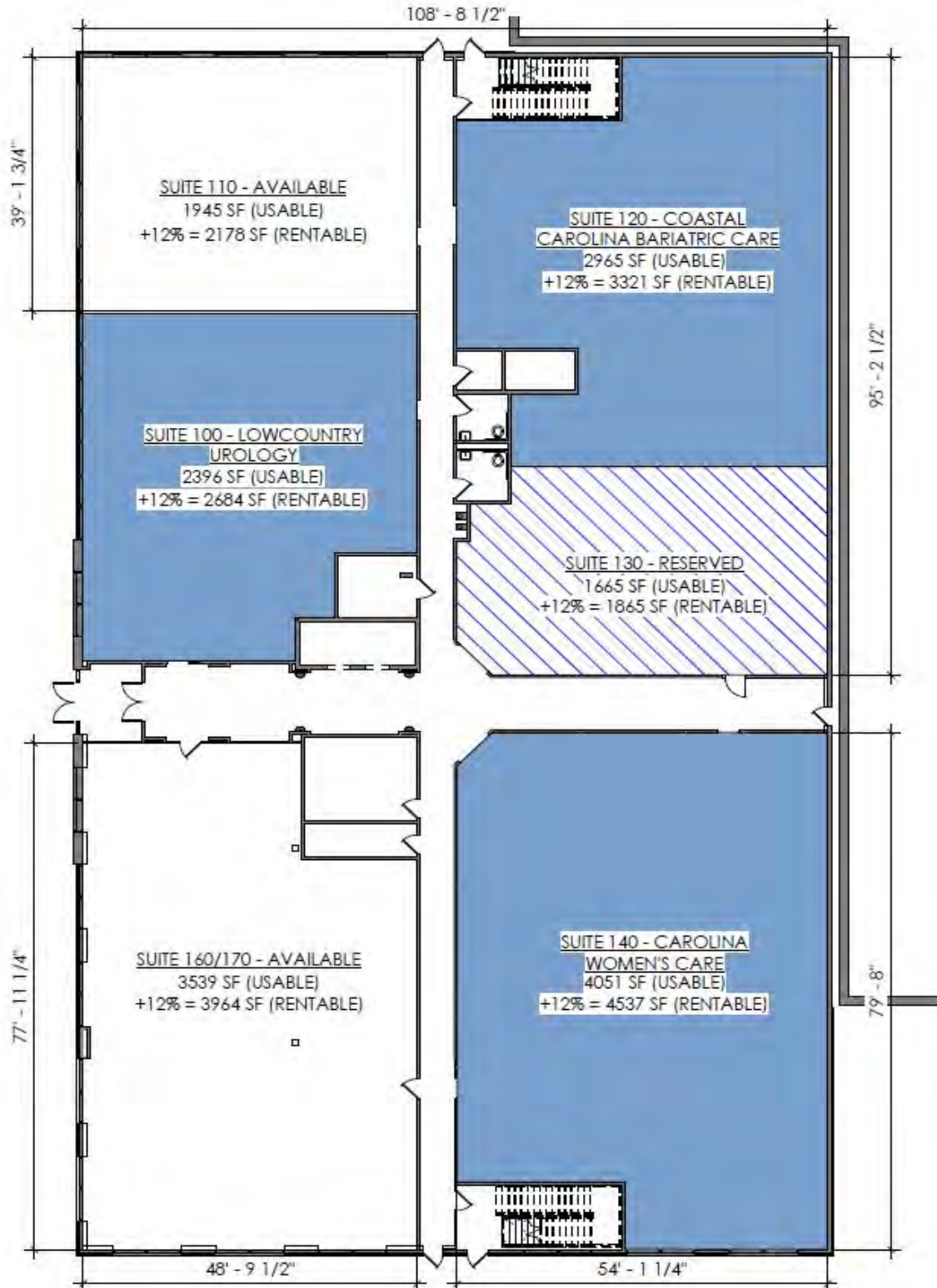
AVAILABLE SUITES

SUITE	USABLE SF	RENTABLE SF	MAX CONTIGUOUS
110	1,945 SF	2,178 RSF	1,945 SF / 2,178 RSF
170	3,539 SF	3,964 RSF	3,539 SF / 3,964 RSF
200	4,328 SF	4,934 RSF	8,348 SF / 9,395 RSF
220	2,353 SF	2,635 RSF	9,151 SF / 10,249 RSF
240	6,798 SF	7,614 RSF	9,151 SF / 10,249 RSF
260	4,020 SF	4,461 RSF	8,348 SF / 9,395 RSF

EXTERIOR PHOTOS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

