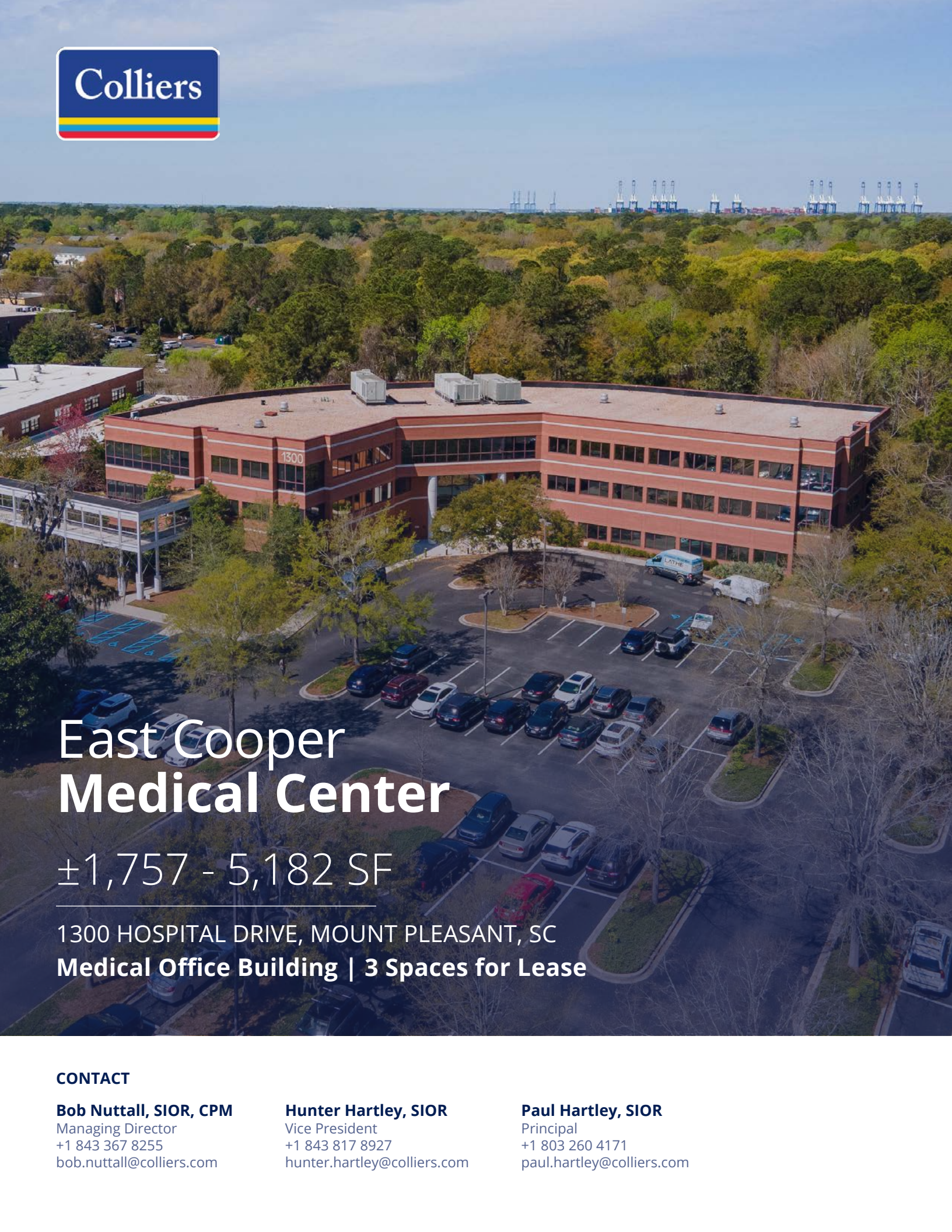


An aerial photograph of the East Cooper Medical Center. The building is a large, multi-story structure with a reddish-brown facade and numerous windows. It has a curved design with a central entrance. In front of the building is a large parking lot filled with cars. The surrounding area is lush with green trees. In the far distance, a port with several large cranes is visible under a clear sky.

East Cooper Medical Center

±1,757 - 5,182 SF

1300 HOSPITAL DRIVE, MOUNT PLEASANT, SC
Medical Office Building | 3 Spaces for Lease

CONTACT

Bob Nuttall, SIOR, CPM
Managing Director
+1 843 367 8255
bob.nuttall@colliers.com

Hunter Hartley, SIOR
Vice President
+1 843 817 8927
hunter.hartley@colliers.com

Paul Hartley, SIOR
Principal
+1 803 260 4171
paul.hartley@colliers.com

PROPERTY OVERVIEW

East Cooper Medical Center is a ±60,809-SF three story medical office building located in the heart of Mount Pleasant's medical corridor.

The building is located in close proximity to I-526, Highway 17, East Cooper Hospital (130-bed acute care hospital) and Vibra Hospital of Charleston. Ample parking is available on-site.

Property Address: 1300 Hospital Drive, Mount Pleasant, SC 29464

TMS #: 559-00-00-190

Space Available: **Suite 230** (2,210 SF) | **Suite 310** (1,757 SF) | **Suite 320** (3,425 SF)
**Suites 310 and 320 are contiguous and can be combined*

Lease Rate: Contact broker for details

Parking and Access: Large surface parking lot

Year Built: 1992

Traffic Count: 54,432 VPD at Bowman Road & Johnnie Dodds Boulevard

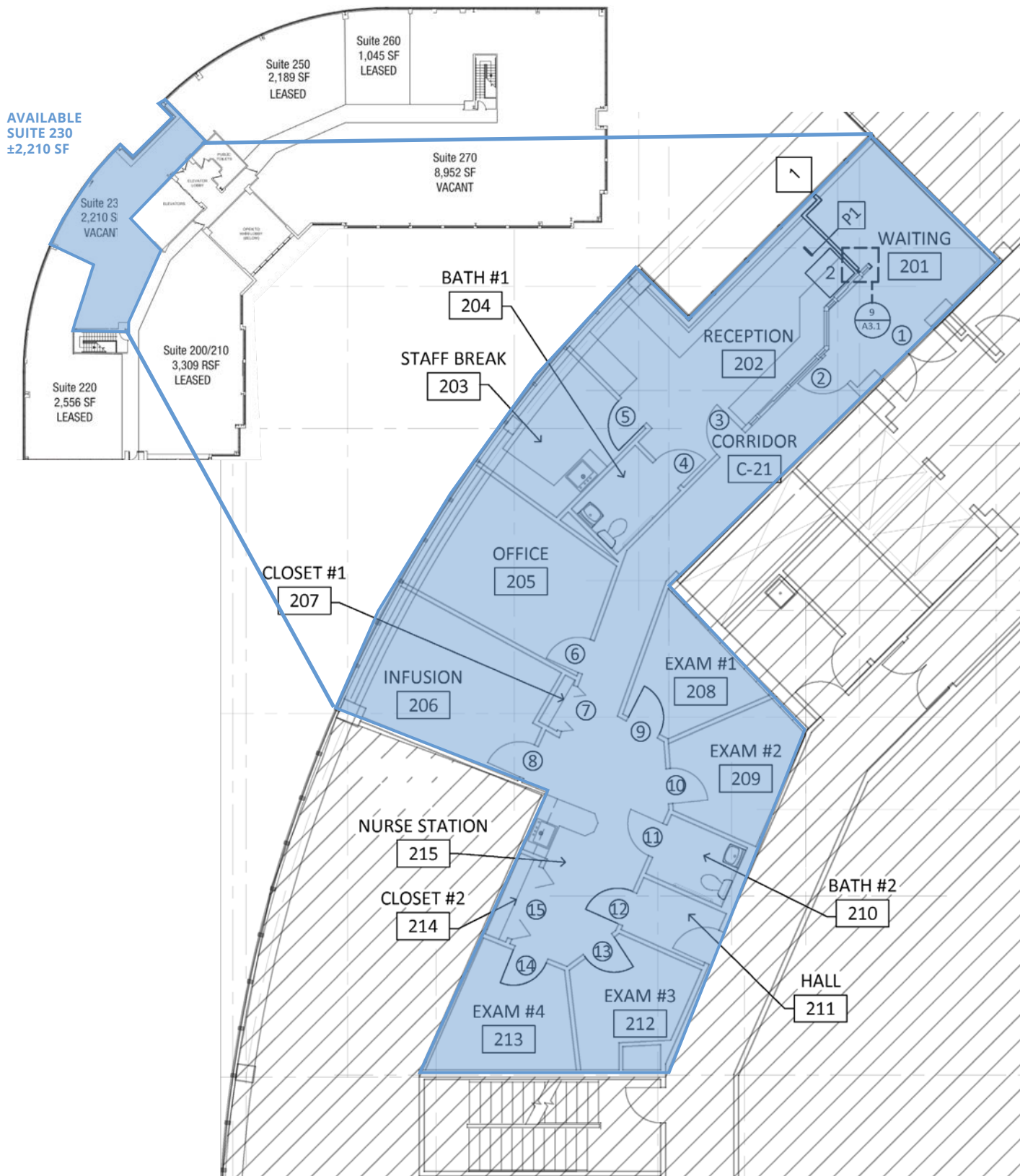


PROPERTY PHOTOS



SECOND FLOOR

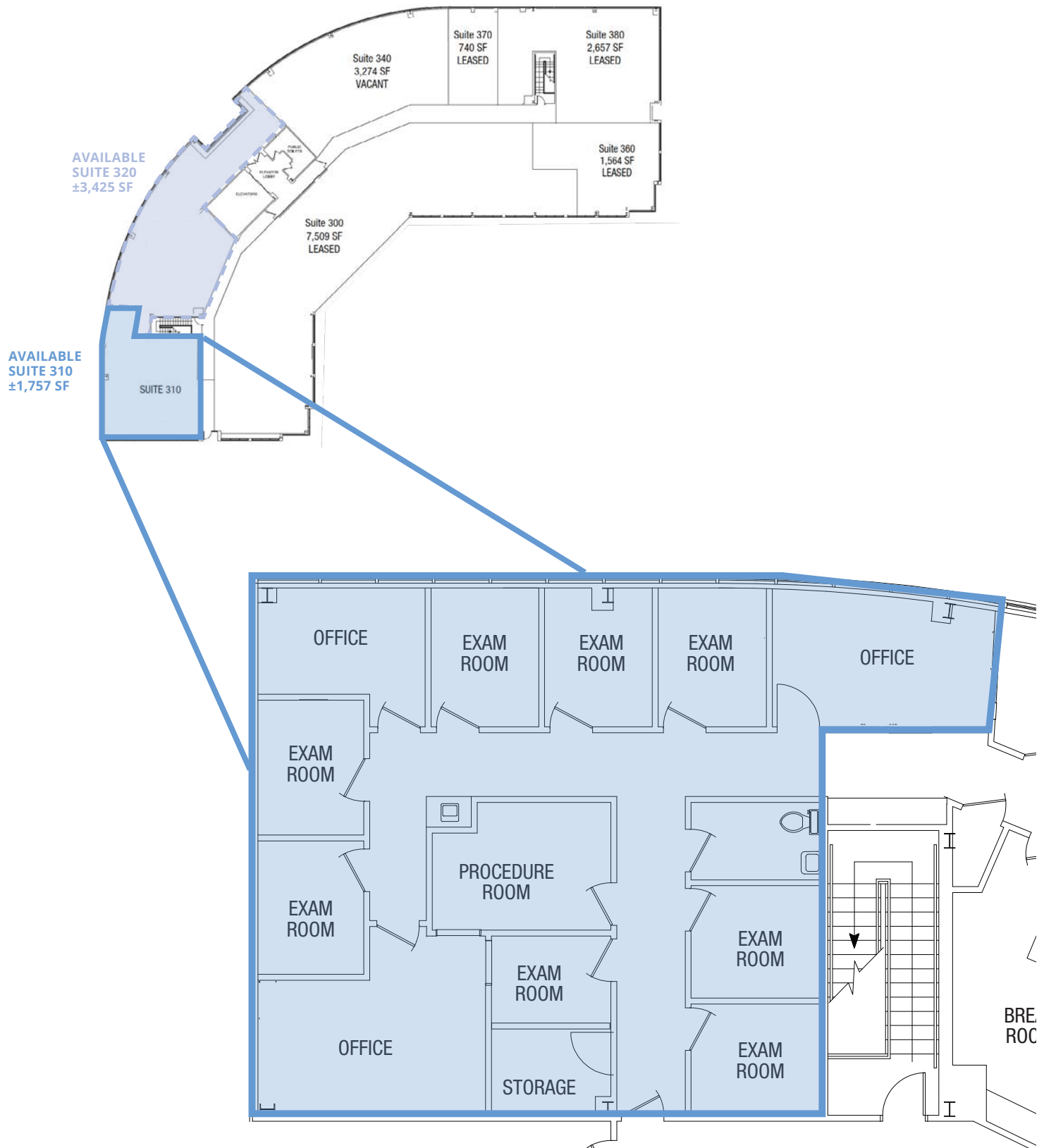
Suite 230: ±2,210 SF | Available Immediately



THIRD FLOOR

Suite 310: ±1,757 SF | Available Immediately

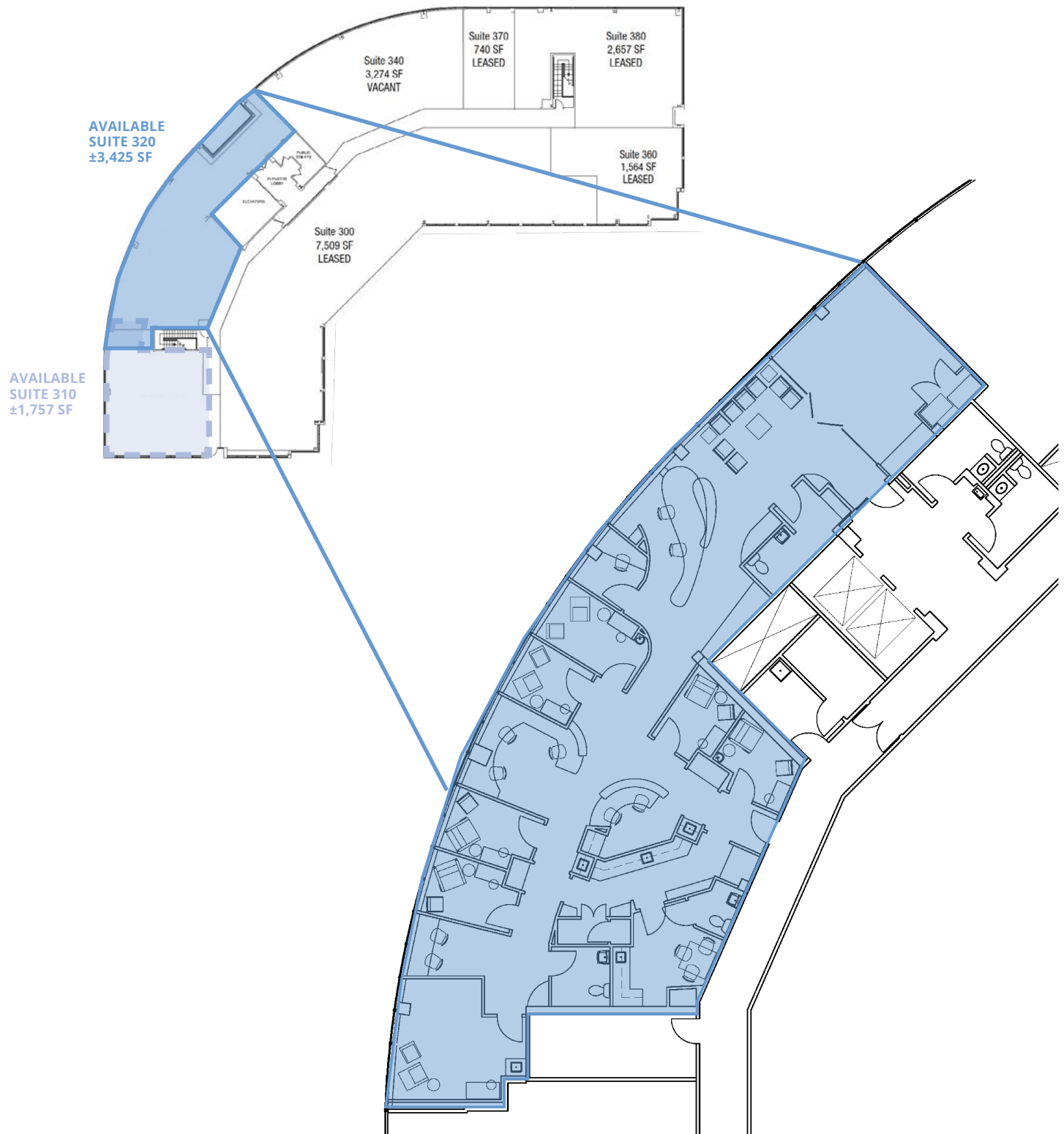
**Suites 310 and 320 are contiguous and can be combined*



THIRD FLOOR

Suite 320: ±3,425 SF | Available Immediately

**Suites 310 and 320 are contiguous and can be combined*



LOCATION OVERVIEW



East Cooper Medical Center

1300 HOSPITAL DRIVE, MOUNT PLEASANT, SC

Bob Nuttall, SIOR, CPM
Managing Director
+1 843 367 8255
bob.nuttall@colliers.com

Hunter Hartley, SIOR
Vice President
+1 843 817 8927
hunter.hartley@colliers.com

Paul Hartley, SIOR
Principal
+1 803 260 4171
paul.hartley@colliers.com