

Medical Office for Lease

Spartanburg, South Carolina

391 Serpentine Drive



Greyson Furnas, CCIM

Vice President
+1 864 527 5454
greyson.furnas@colliers.com

John Montgomery, SIOR

Managing Director
+1 864 527 5422
john.montgomery@colliers.com

Colliers International
145 W Main Street | Suite 300
Spartanburg, SC 29306
P: +1 864 297 4950

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E Wood St

391 Serpentine Dr

Spartanburg
Medical Center

E Pearl St

N Church St

391 Serpentine Drive



Elevators
efficient service



232 parking spaces
(29 covered)



Exhaust System
2nd floor



Security System
with card access



LED Lighting
windows along all
4 sides of building

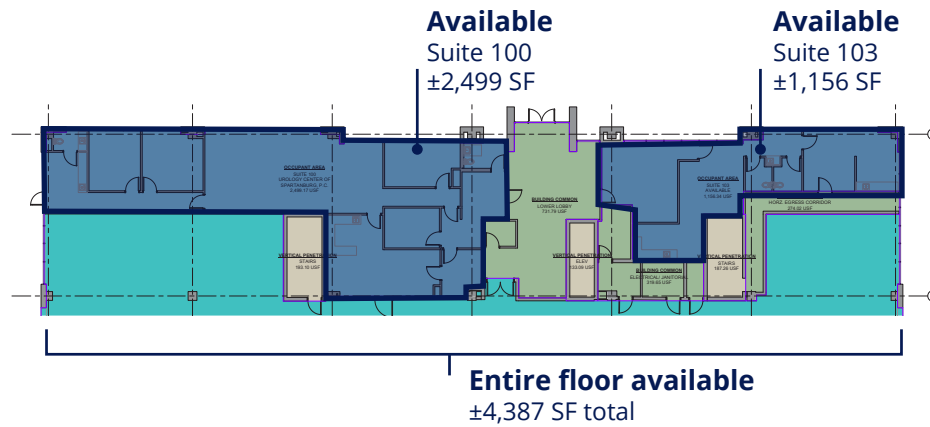


Common Area
Updated
modern fixtures

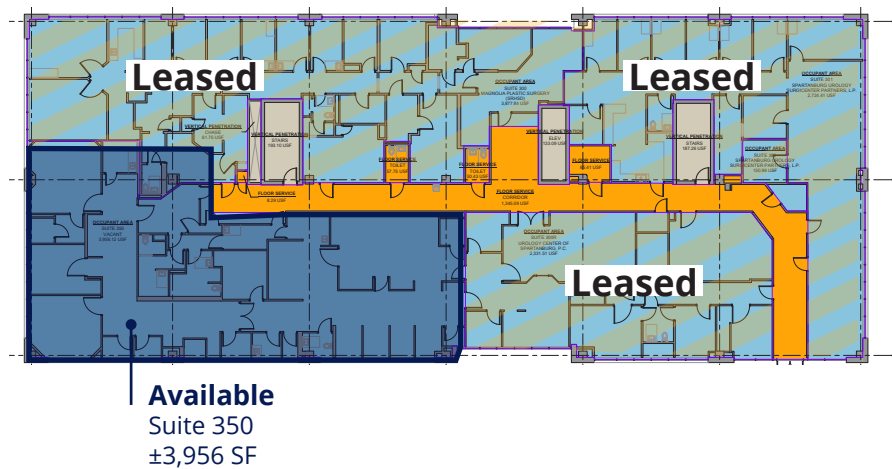
±8,343
SF Available

Excellent location and opportunity for medical offices
adjacent to Spartanburg Regional Medical Hospital

1st Floor



3rd Floor



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Specifications

Lease Rate	Call for pricing details
SF Available	±8,343 SF (±1,156 SF - ±4,387 SF)
Common area	15% core factor incorporated in the building
Stories	5 floors
Access	East Pearl St and Serpentine Dr
Finishes	Tile flooring, sheetrock walls and tile ceiling, fluorescent lighting
Elevators	2 passenger cars (maker Schindler)



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	5 miles	10 miles	15 miles
 Population	±103,639	±209,048	±298,269
 Median Age	±36.7	±38.7	±39.4
 Avg HH Income	\$61,168	\$72,114	\$72,206
 2025 Projected Population	±109,814	±223,319	±319,291



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About the area



Spartanburg Regional Healthcare Medical Campus

Spartanburg Regional Healthcare System is an integrated healthcare delivery system which has been a partner in the community for more than 90 years. This provider has earned a reputation for technological excellence and innovation, and employs approximately 9,000 people with more than 700 physicians on staff.

Spartanburg Medical Center (SMC) is a research and teaching hospital with two locations: Spartanburg Medical Center campus on East Wood Street and Spartanburg Medical Center — Mary Black Campus on Skylyn Drive. The East Woods Street campus is the primary campus and serves patients throughout the region from its central location in the upstate. With a total of 747 beds, the center's services include emergency, surgical, maternity, cancer, heart center and inpatient rehabilitation.



Spartanburg, South Carolina

Located at the intersection of Interstates 85 and 26, Spartanburg is within driving distance of three international airports and less than a half-day's drive from Atlanta, Charlotte, Charleston, Greenville and Nashville. Spartanburg has $\pm 40,000$ residents, $\pm 15,000$ college students and seven universities.

Spartanburg County is the 4th largest in South Carolina, home to more than 301,000 people and 13 unique municipalities.

The city enjoys a growing downtown with many new shops and restaurants and public art installations on every corner. International companies and countless small businesses offer career opportunities here and the county offers assistance with labor and career development. Residents also enjoy a high quality of life with miles of trails, blueways and incredible outdoor recreation offerings.

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