

MEDICAL PLAZA I & MEDICAL PLAZA II

131 and 135 Commonwealth Drive, Greenville, SC

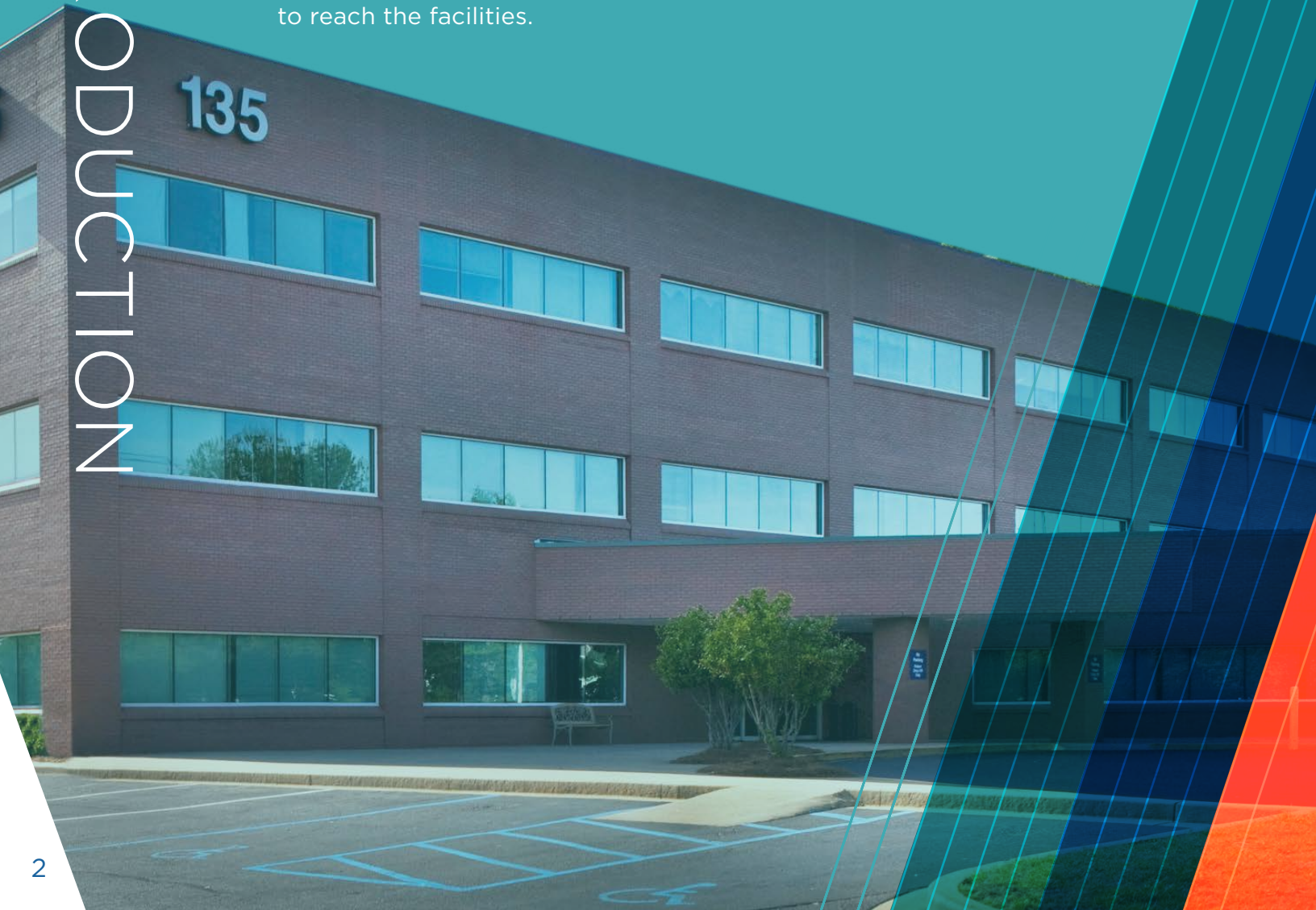


Creating Exceptional

Medical Plaza I and Medical Plaza II are medical office buildings (MOBs) at 131 and 135 Commonwealth Drive in Greenville, South Carolina and are attached to the 93-bed St. Francis Eastside Hospital, a member of Bon Secours Health System.

Bon Secours St. Francis Eastside Hospital and its two medical office buildings are known for its diverse healthcare specialties including a 24/7 Level II Emergency Room, a nationally-recognized joint replacement program, and exceptional labor, delivery, and neonatal care with nonstop attention from board-certified neonatologists.

Along with immediate access to the hospital, Medical Plaza I and Medical Plaza II offer on-site security, management staff, and free surfing parking. In addition, these MOBs are conveniently located on interstate 385 just five minutes from the interstate 85 intersection and seven minutes from US-276, making it easy for patients and physicians to reach the facilities.

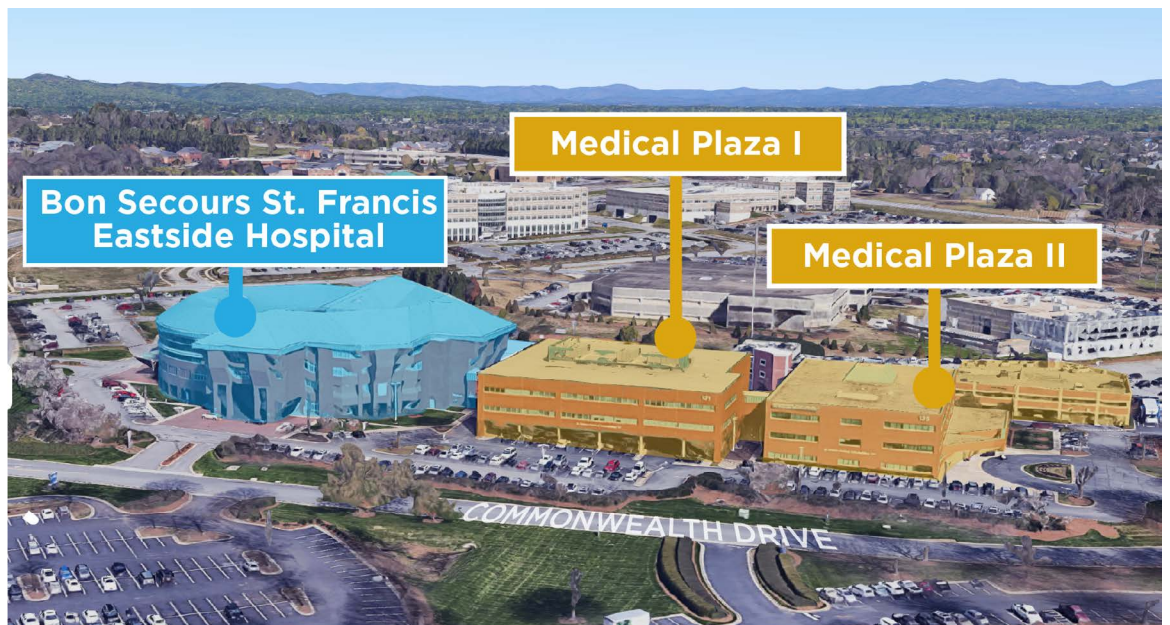


Medical Plaza I & Medical Plaza II

Location Map



Aerial Map



Medical Plaza I & Medical Plaza II

131 and 135 Commonwealth Drive, Greenville, SC

Medical Plaza I and Medical Plaza II are located on the Bon Secours St. Francis Eastside Hospital campus in Greenville, South Carolina, a well-equipped medical hub known for its joint, childbirth, and emergency-related health services.

The buildings are situated next to interstate 385 between the interstate 85 and the US-276 intersections. These MOB's are within a five-minute drive of the Haywood Mall, the Shops at Greenridge, and the Woodruff Shopping Center, which make up the best retail corridor in upstate South Carolina.



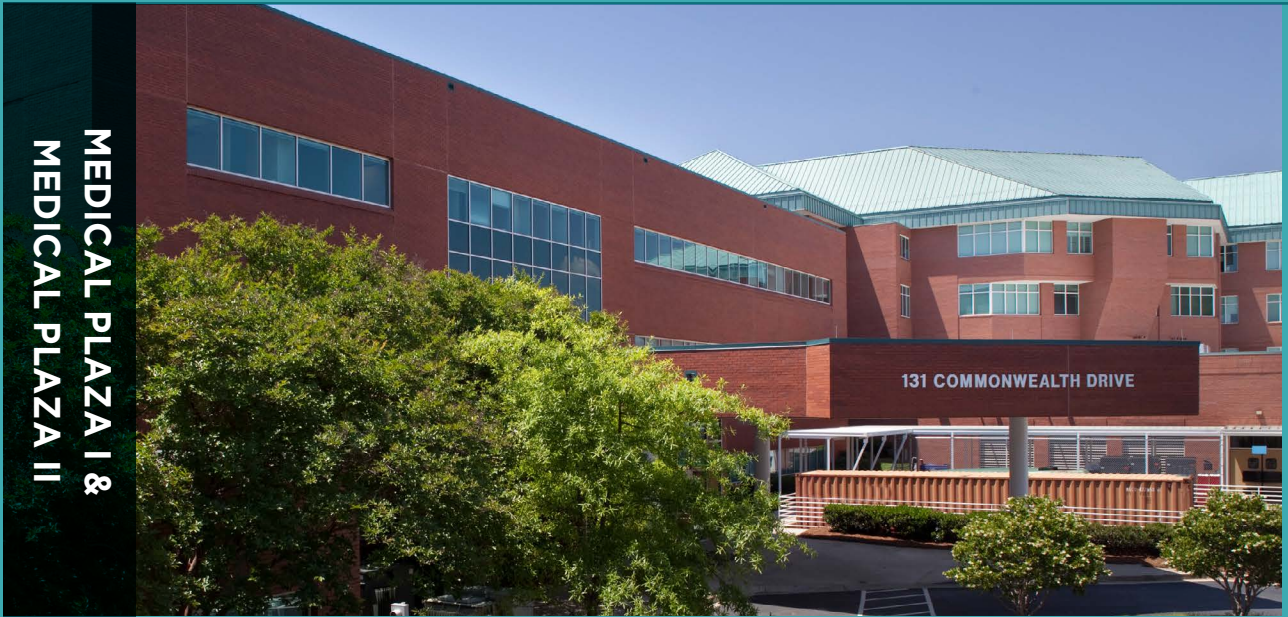
TRANSPORTATION

PUBLIC TRANSPORTATION		
BUS #509 (COMMONWEALTH DRIVE)	2 min walk	0.1 mi
INTERSTATE		
Interstate I-385	5 min drive	1.4 mi
Interstate US-276	7 min drive	2.3 mi
AIRPORT		
Greenville/Spartenburg International Airport	16 min drive	8 mi
DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Greenville	15 min drive	5.6 mi

Campus Map



DEMOGRAPHICS



MEDICAL PLAZA I &
MEDICAL PLAZA II

POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	4,755	171,208
2027 Total Population	5,233	188,686
Population Growth 2022-2027	10.05%	10.21%
Average Age	41.00	39.80
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	2,463	80,242
2027 Total Households	2,702	80,242
Growth 2022-2027	9.70%	10.20%
Average Household Size	1.90	2.20
Median Home Value	\$289,215	\$261,993
Median Year Built	1990	1983

AVAILABLE SPACE

MEDICAL PLAZA I

63,126 SF

3-story medical office building

MEDICAL PLAZA II

57,351 SF

3-story medical office building

- Conveniently located on the campus of Bon Secours St. Francis eastside hospital
- Free parking with 200 surface spaces and 500 covered spaces available
- On-site property management, maintenance, and security support
- Adjacent to emergency, surgical, and neonatal facilities
- Hosts a mix of healthcare specialists
- Offers competitive lease packages
- Energy Star labeled
- Situated near to Interstate 385
- Within five-minute drive of major shopping centers



For Leasing Information

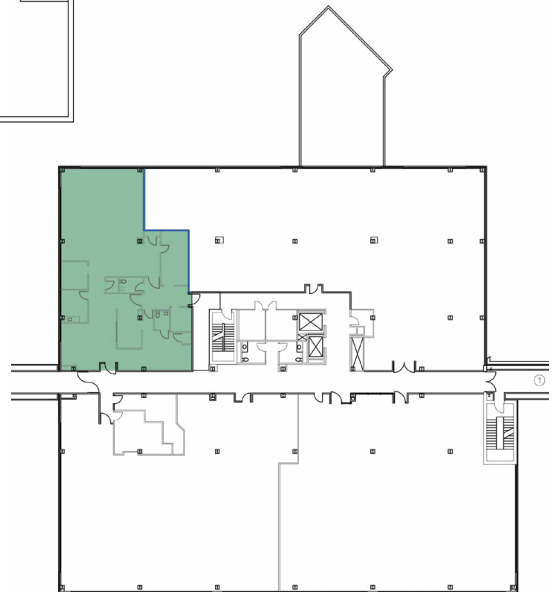
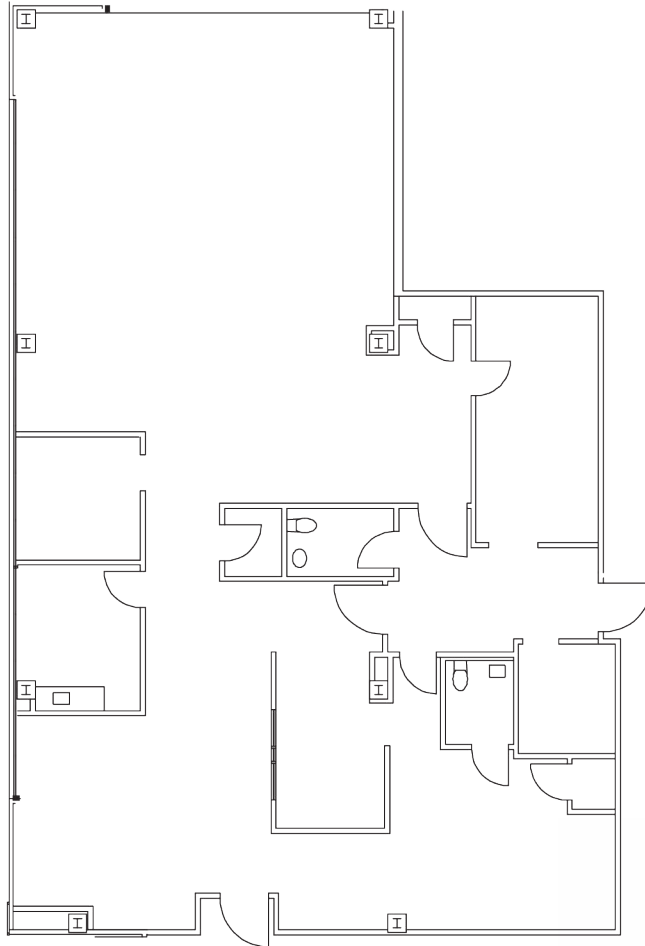
Contact Regional Leasing Director
Erreca White at (706) 373-2889
Erreca.White@Lillibridge.com

SUITE PLAN

Medical Plaza I

131 Commonwealth Drive, Greenville, SC

SUITE 290
3,351 SF



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Contact Regional Leasing Director
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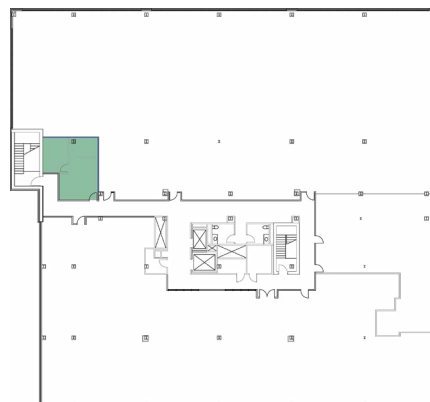
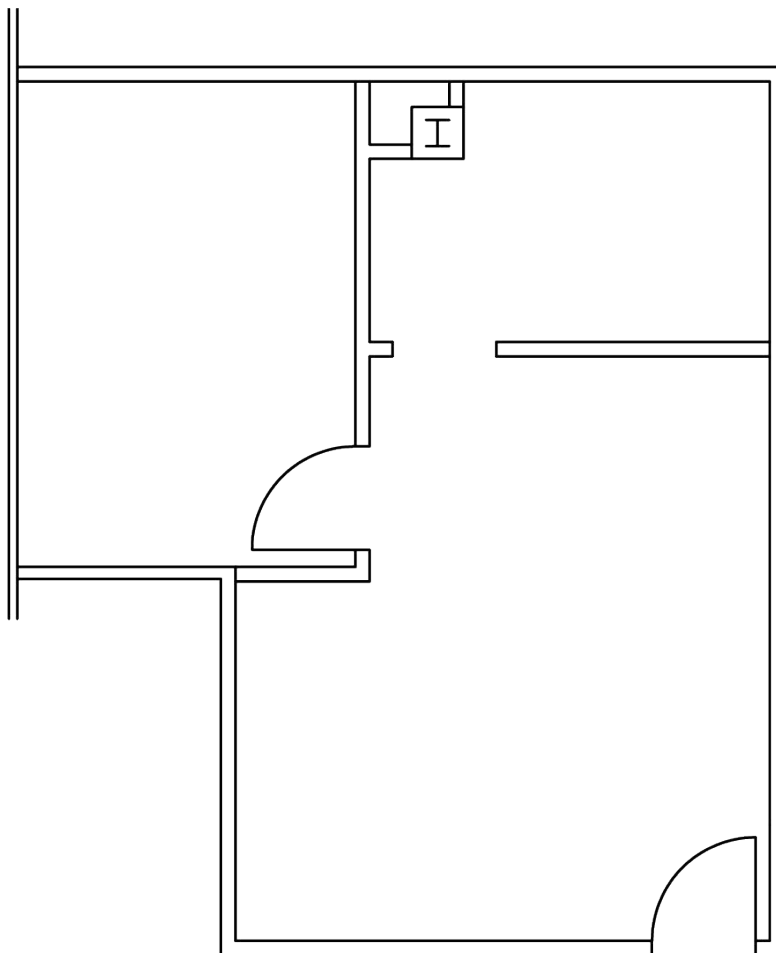
SUITE PLAN

Medical Plaza I

131 Commonwealth Drive, Greenville, SC

SUITE 300

591 SF



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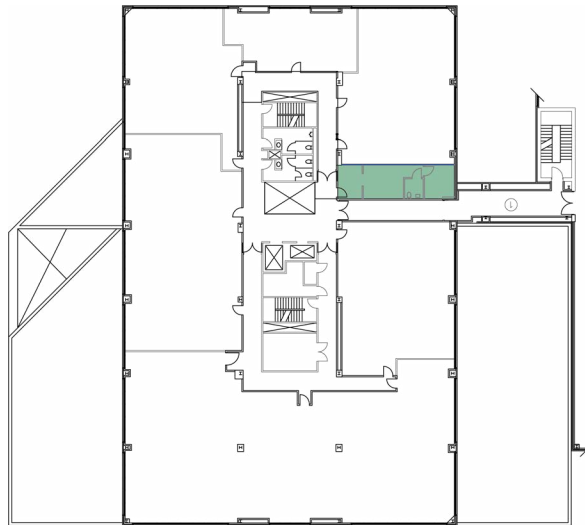
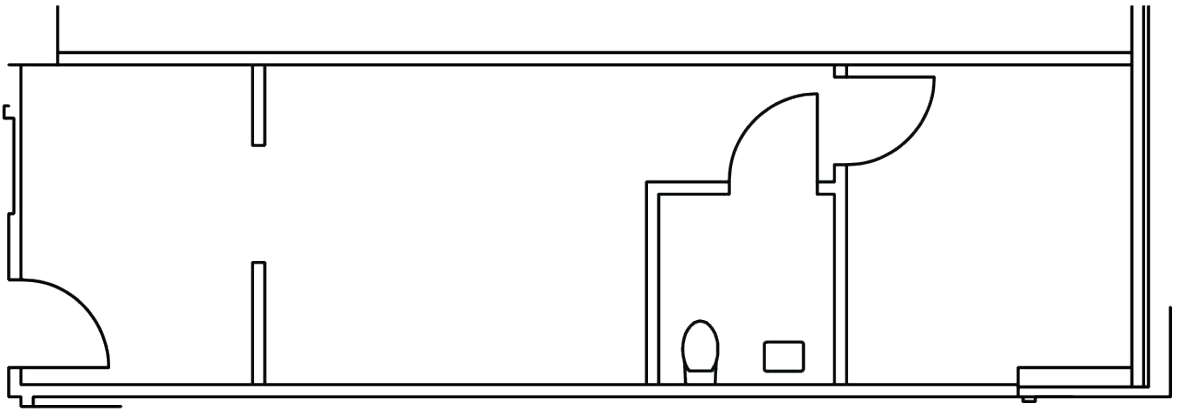
SUITE PLAN

Medical Plaza II

135 Commonwealth Drive, Greenville, SC

SUITE 240

540 SF



For Leasing Information

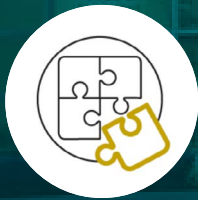
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

Medical Office
Buildings



WE ADVISE

160+

Hospital & Health
System Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services devises real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

At Lillibridge, creating exceptional is the way we do business.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



**KINGLSEY EXCELLENCE AWARD—
TOP 25% IN TENANT SATISFACTION**



**TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S**

ESG ACHIEVEMENTS



**ENERGY STAR
AWARD 2021
PARTNER OF THE YEAR**



IREM | CERTIFIED
SUSTAINABLE
PROPERTY

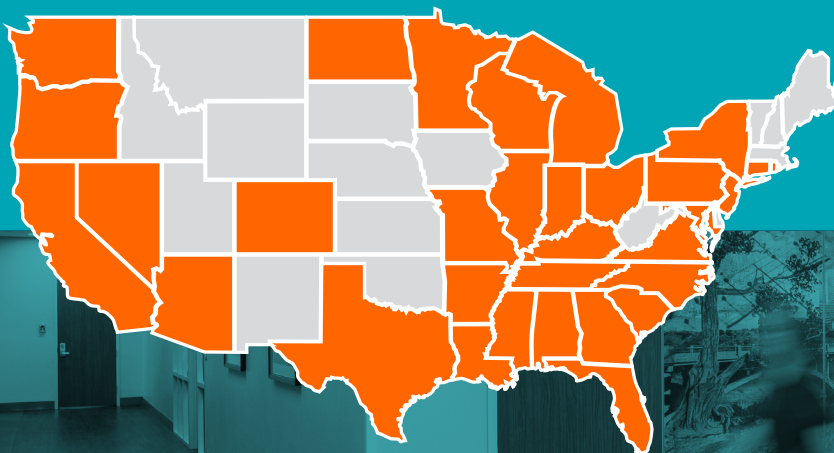


**2021 TOP ENERGY STAR
CERTIFIED OWNER/OPERATOR
OF MEDICAL OFFICE BUILDINGS**

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



**MEDICAL PLAZA I &
MEDICAL PLAZA II**

135

Regional Leasing Director:

ERRECA WHITE

Erreca.White@Lillibridge.com

(706) 373-2889



Lillibridge.com • (312) 408-1370
353 North Clark Street • Suite 3300
Chicago, IL 60654

131
St. Francis
Medical Plaza