

Dental Suite Available

4410 Hwy 17 Bypass South, Suite B5, Murrells Inlet, SC 29576
Woodside Village Shopping Center

LEASE EXPIRATION

May 31, 2029

BASE RENT
THRU 5/31/26

\$26.27 / SF
NNN

BASE RENT
Starting 6/1/26

\$27.06 / SF
NNN

ANNUAL ESCALATION

3%

RENEWAL OPTION

5-Year

Subject to landlord approval



SPACE FEATURES

✓ 4 Operatories

✓ 1 Panoramic (Pan)

✓ 2 X-Ray Rooms

✓ 2 Storage Rooms

✓ IT / Mechanical Room
With mop sink

✓ Sterilization Area

✓ Full Lab—Dentures & Implants
In-house dental laboratory

✓ Break Room
Stackable washer/dryer

✓ 3 Bathrooms
Lobby · Break room · Dr. office

✓ Office Manager Office

✓ Doctor's Office

✓ Bonus Room
Plumbed, not yet used

✓ Front & Rear Entry
Dual access for patients and staff

Turnkey Dental Space — NNN Lease.

Fully built-out dental suite with in-house lab, imaging rooms, and all core clinical infrastructure in place — ready for immediate occupancy.

LISTING BROKER

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