

NEW 60,000 SF MEDICAL OFFICE DEVELOPMENT

“NOW LEASING” 60,000 SQ. FT. MEDICAL/OFFICE DEVELOPMENT
IN EDGEWATER CORPORATE PARK, INDIAN LAND, SC.



PHASE I:

- 15,000 SF (1) story Medical/Office Building 2,200-4,400 sf available

PHASE II:

- 30,000 SF (2) story Medical/Office Building **“NOW PRELEASING”**

PHASE III:

- 15,000 SF (1) story Medical/Office Building **“NOW PRELEASING”**

- Edgewater Corporate Park is located only 3 miles south of Ballantyne. The property is within 3 miles of (2) planned 100 bed hospitals and a new medical center. Buildings can accommodate professional office and medical uses with space needs from 2,200 SF to 30,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas A. Auer

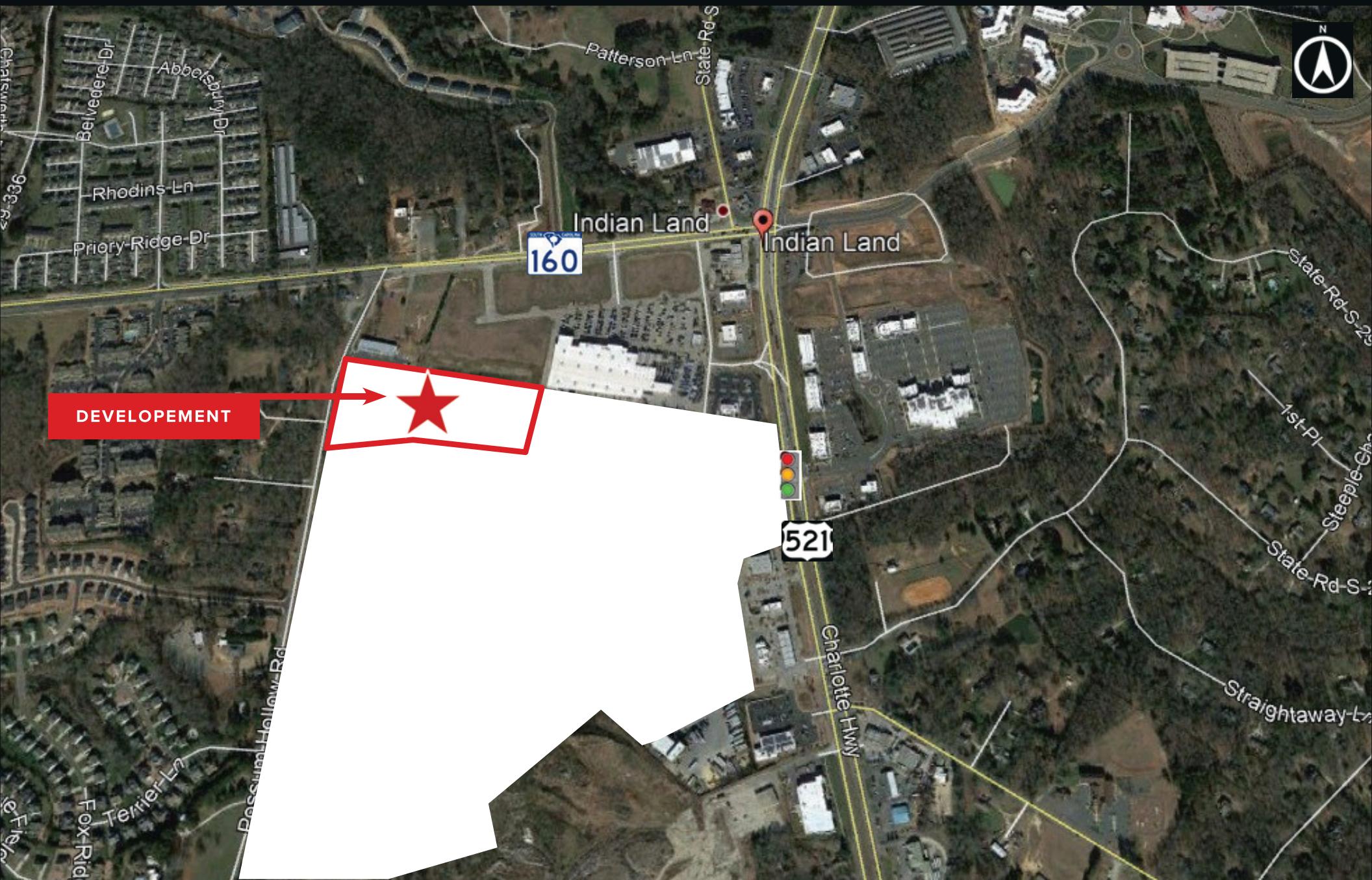
Auer Commercial Real Estate

Cell: 704-231-2762

Email: tom@auerdc.com









BUILDING I

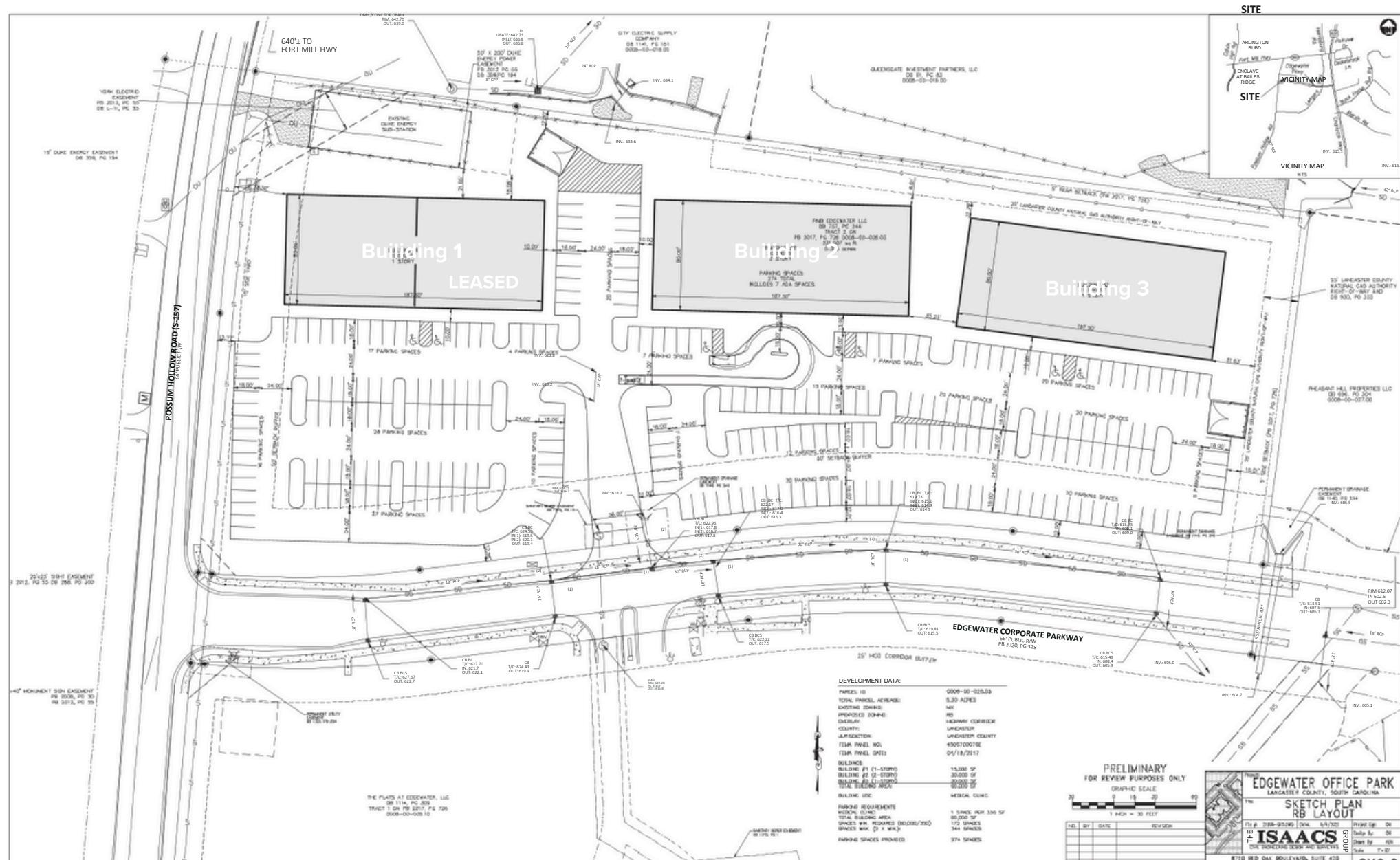
BUILDING SQ FT	15,000 SF
FLOORS	1
LEASE TYPE	N,N,N
T/I ALLOWANCE	Available
DELIVERY DATE	Completed
SQ FT AVAILABLE	2,200-4,400 SF
DIRECT ACCESS	Ground Floor
PARKING	4.5 / 1,000 SF

BUILDING II

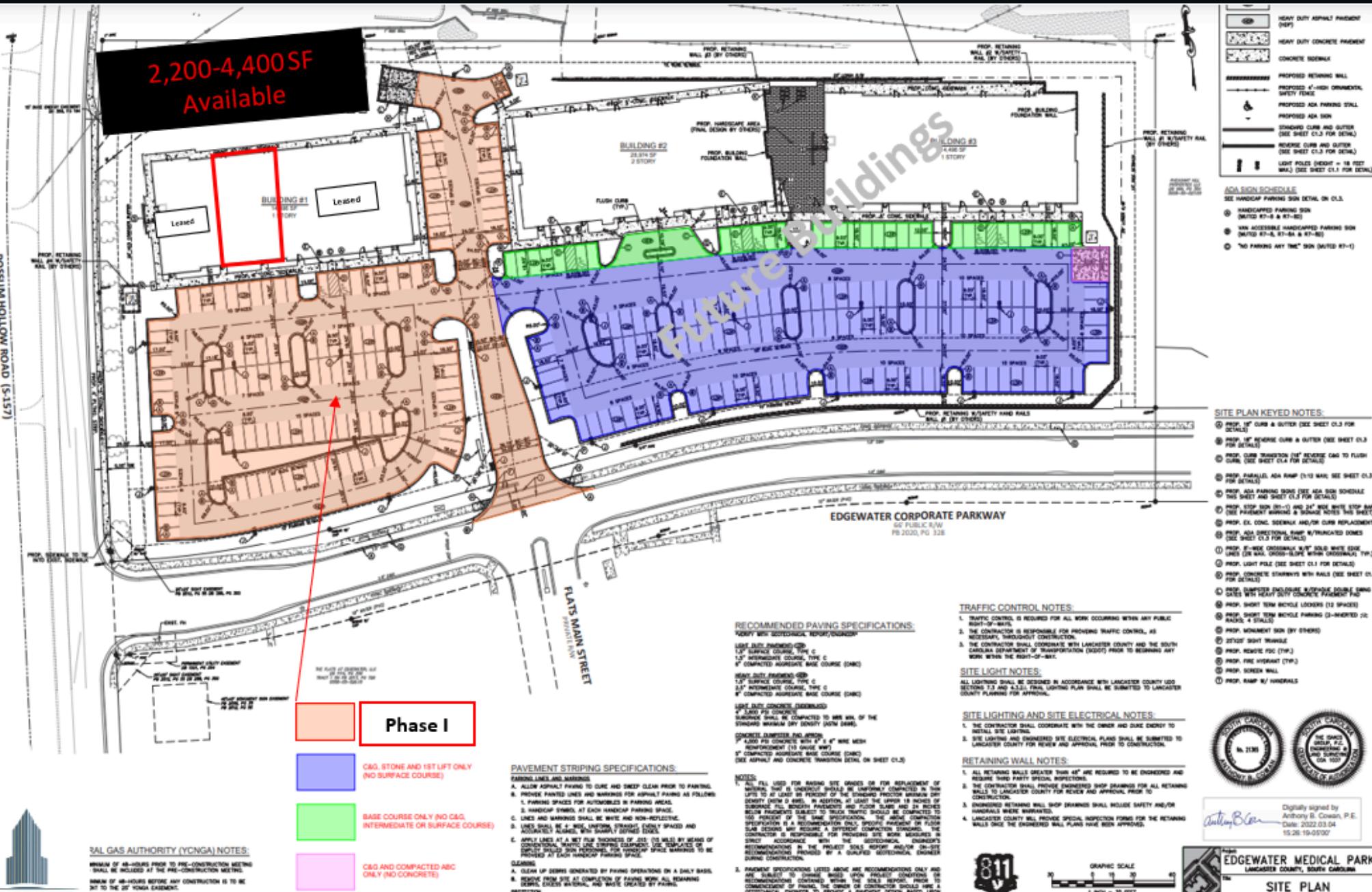
BUILDING SQ FT	30,000 SF
FLOORS	2
LEASE TYPE	N,N,N
T/I ALLOWANCE	Available
DELIVERY DATE	PHASE II
DIRECT ACCESS	1st Floor Direct Exterior Access
PARKING	4.5 / 1,000 SF

BUILDING III

BUILDING SQ FT	15,000 SF
FLOORS	1
LEASE TYPE	N,N,N
T/I ALLOWANCE	Available
DELIVERY DATE	PHASE III
PARKING	4.5 / 1,000 SF

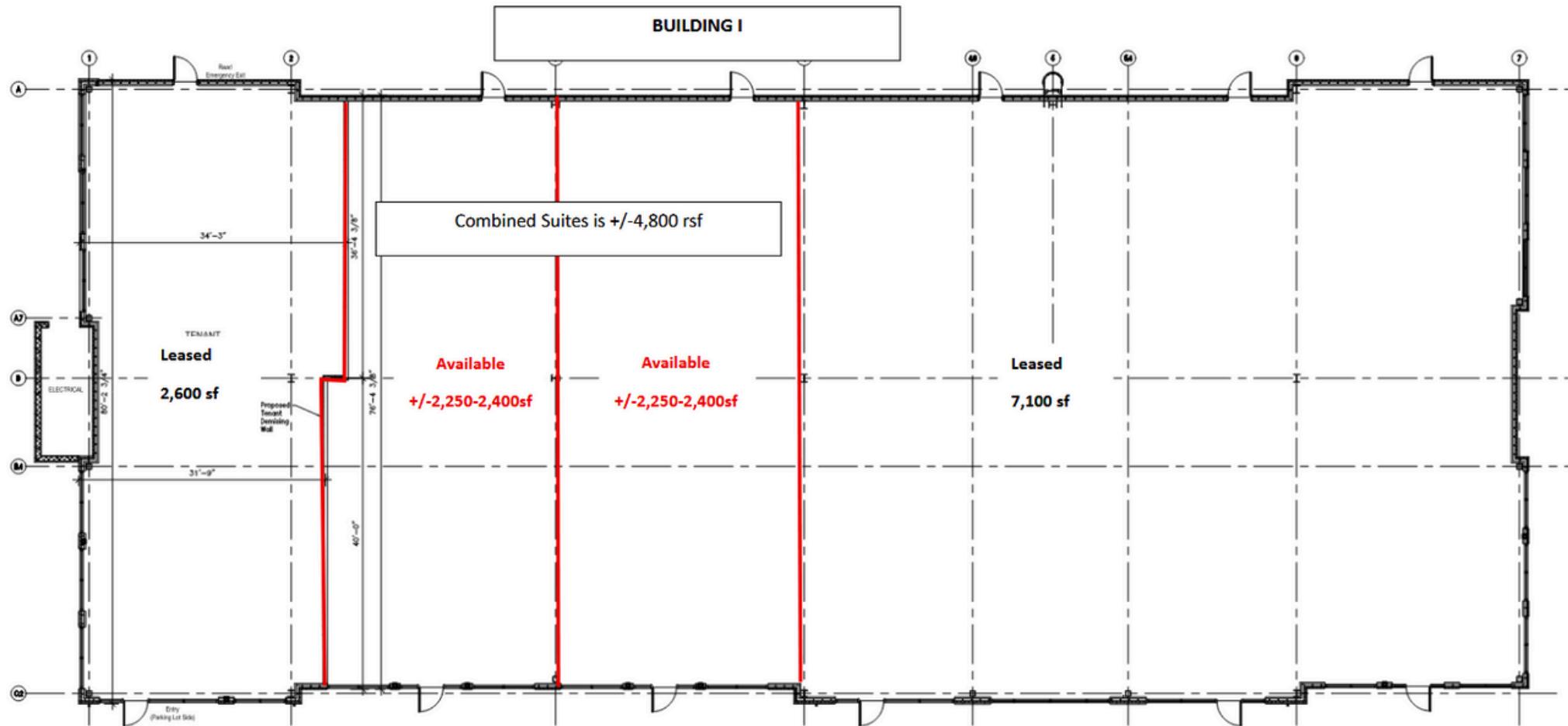






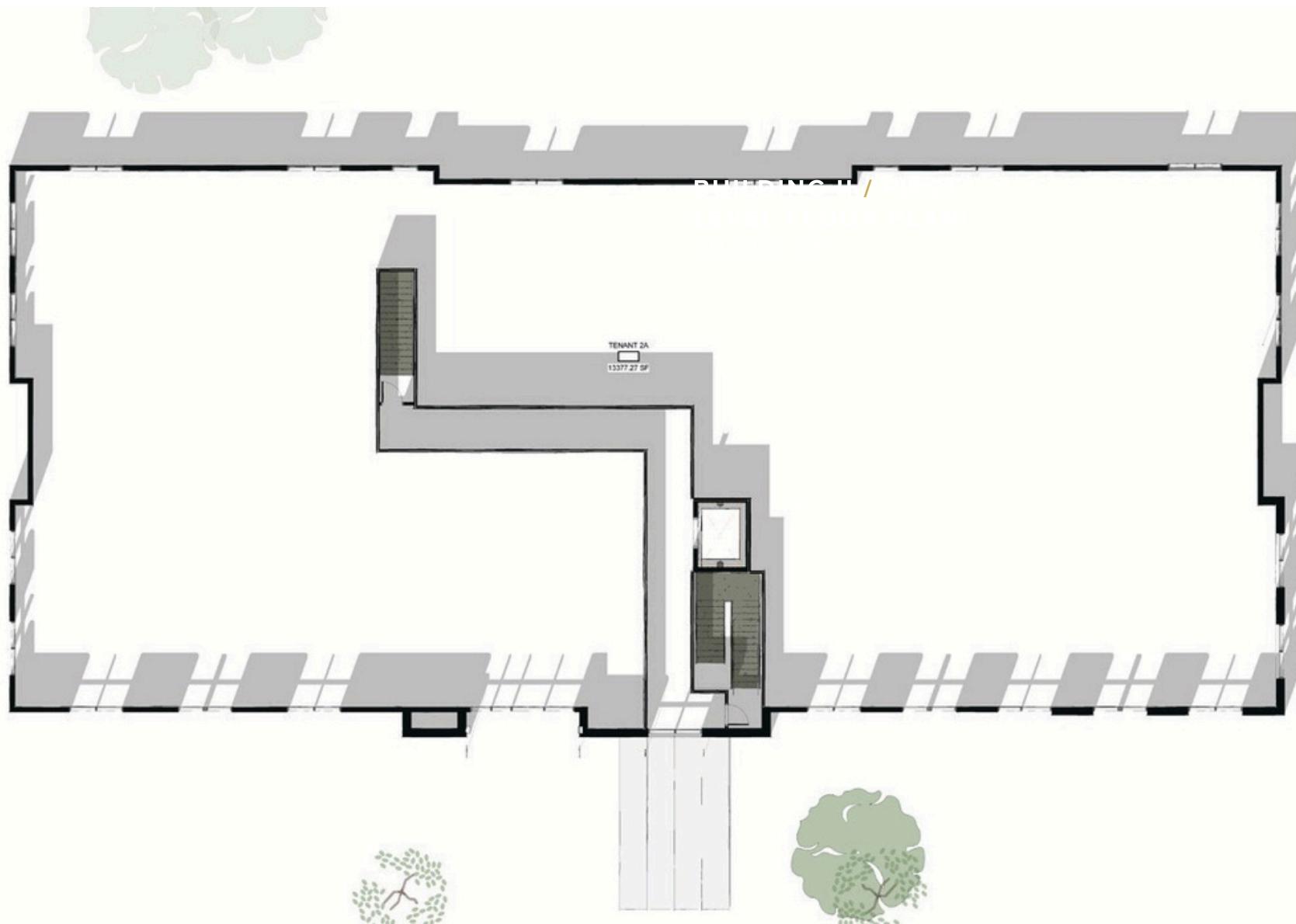
Digitally signed by
Anthony B. Cowan, P.E.
Date: 2022.03.04
15:26:19-05'00'

PRINT: EDgewater MEDICAL PARK	
LANCASTER COUNTY, SOUTH CAROLINA	
SITE PLAN	
File #	ED-2022-03-04-0001
Date	10/20/2022
Project Type	REC
ISAACS	PRINT
Drawn By	John B. Cowan











CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Millennial Realty, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Millennial Realty, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Millennial Realty, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/ or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Millennial Realty, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

FOR LEASE

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