

1460

Tobias Gadson Blvd.

CHARLESTON, SC

FOR SALE

50,246 SF

Your Next Medical Real Estate Acquisition

Exceptional Location, Enduring Value

CBRE

THE OFFERING

Discover the Strategic Advantages and Untapped Potential of this Exceptional Medical Property.

Recently repositioned as a medical office building, this asset offers a compelling value-add opportunity within one of Charleston's most desirable medical office corridors. Significant efforts have been dedicated to the property's transformation—guiding strategic decisions, tenant negotiations, and capital improvements to maximize long-term value. With this foundation firmly established, 1460 Tobias Gadson is ideally positioned for a successful sale.



Key Value Drivers



Stabilized Asset

Property is 82% leased to three tenants on long-term leases.



Upside Potential

9,139 square feet available and rates and demand are on the rise.



Supply/Demand

High demand in the Charleston market with very tight supply.



Cash in the Market

Buyers can purchase now and leverage later.

THE ASSET

Modern Infrastructure. Prime Location. Unmatched Potential.

This outstanding asset offers a compelling investment for investors seeking to capitalize on Charleston's robust and growing demand for high-quality medical office space. With significant recent renovations completed in 2023, including new HVAC units, and equipped with a reliable backup generator, the property is primed for immediate occupancy. Its prime location provides unparalleled accessibility to major transportation arteries like I-526, Charleston International Airport, and key medical institutions such as MUSC, ensuring convenience for both patients and staff across the entire region.

Property Summary

Address	1460 Tobias Gadson Boulevard Charleston, SC 29407
Location	Ideal West Ashley location in close proximity to I-526, Charleston International Airport, Citadel Mall, Tanger Outlet, MUSC, Boeing and historic Downtown Charleston.
Acreage	4.83
Total Building SF	50,246
Year Built/Renovated	2006/2023
Current Occupancy	82%
Parking	3.6/1,000 SF
Tenants	Dialysis Clinic, Inc. Solaris Healthcare Summit Spine & Joint Centers
Interior	Card access system to building and individual suites. High quality construction and interior buildout including dual/redundant fiber. Cummins 500kVA generator on-site and 250kVA UPS system.
Roof / RTU'S	Completed in May 2023- Installed 3 New Trane commercial grade air conditioning systems (1-40 ton, 1-50 ton, 1-4 ton)

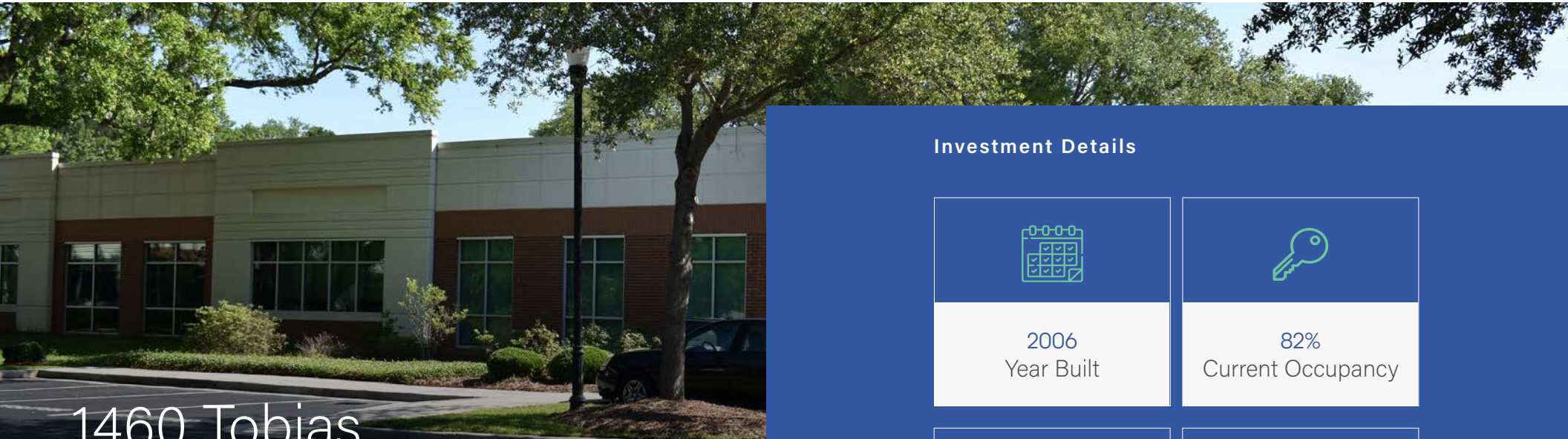




OCCUPANT HIGHLIGHTS: ATTRACTING PREMIER MEDICAL PRACTICES

The property at 1460 Tobias Gadson Blvd benefits from a strong and stable tenant base, reinforcing its long-term appeal and positioning within the Charleston market. With multiple tenants already established, the asset provides consistent income stability along with meaningful leasing upside as market demand continues to accelerate.

A Testament to Location:
Preferred by Established
Healthcare and Service Providers.



1460 Tobias Gadson Blvd

1460 Tobias Gadson Boulevard is a 50,246-square-foot Class B medical office building in the West Ashley submarket in Charleston, South Carolina. Leased to three tenants with varying terms, there is excellent upside potential for a buyer seeking to capitalize on rapid growth and demand in the Charleston market with opportunity to lease the remaining space.

Investment Details



2006
Year Built



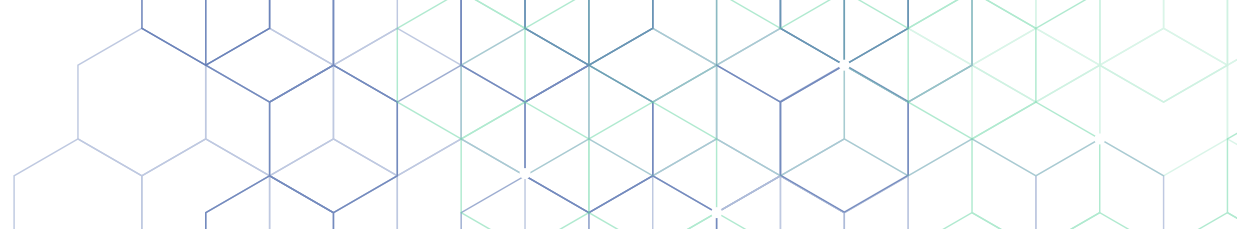
82%
Current Occupancy



50,246 SF
Net Rentable Area



3.6/1,000
Parking Ratio



Cardinal Health & Solaris Healthcare Company Background

Cardinal Health is a Fortune 20 healthcare services and products company and the parent organization of Solaris Healthcare. The company is a leading participant in pharmaceutical distribution, specialty solutions, and medical products, supporting hospitals, health systems, and physician practices nationwide. Cardinal Health generated approximately \$222.6 billion in revenue in fiscal year 2025 and \$244.7 billion in revenue for the twelve months ended December 31, 2025, representing over 10% year-over-year growth. In the second quarter of fiscal year 2026, the company reported revenues of \$65.6 billion, reflecting a 19% increase compared to the prior year period. The Pharmaceutical and Specialty Solutions segment remains Cardinal Health's largest and most significant business line, generating \$204.6 billion in revenue, while its Medical and At-Home Solutions businesses provide additional diversification and recurring revenue streams.

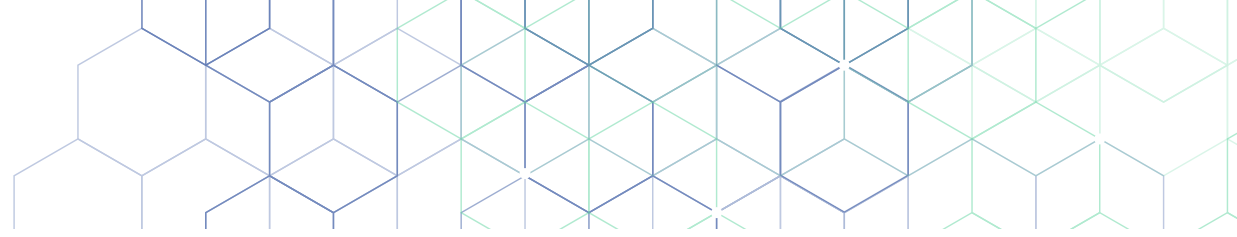
Solaris Healthcare operates as part of Cardinal Health's Specialty Alliance platform and is a leading urology-focused Management Services Organization. Solaris supports urology practices through comprehensive administrative, operational, and clinical infrastructure, allowing physician partners to scale efficiently while maintaining clinical autonomy. The Specialty Alliance platform represents a strategic expansion into higher-growth, physician-led specialty services aligned with outpatient care trends.

Cardinal Health has pursued a targeted acquisition strategy to expand its specialty healthcare platform, including most recently:

- Solaris Health (2025): Acquired for approximately \$1.9 billion in cash, with an implied enterprise value of ~\$2.04 billion including physician equity rollover; expanded Cardinal Health's Specialty Alliance MSO platform to ~3,000 providers across 32 states
- Integrated Oncology Network (2024): ~\$1.12 billion acquisition, strengthening presence in oncology and complex specialty care services



Suite #	140
Total Size	24,087 SF
Tenant	Solaris Healthcare
Parent Company	Cardinal Health
Industry	Healthcare Services
Business Focus	Urology Management Services Organization
Website	www.solarishealthpartners.com



Summit Spine & Joint Centers Company Background

Summit Spine & Joint Centers is a leading interventional pain management platform specializing in the treatment of acute and chronic neck, back, and joint conditions. Founded in 2014, the organization has grown into one of the largest interventional spine care networks in the Southeastern United States. The platform generates an estimated \$75 million in annual revenue, supported by a diversified base of outpatient procedures across its regional footprint.

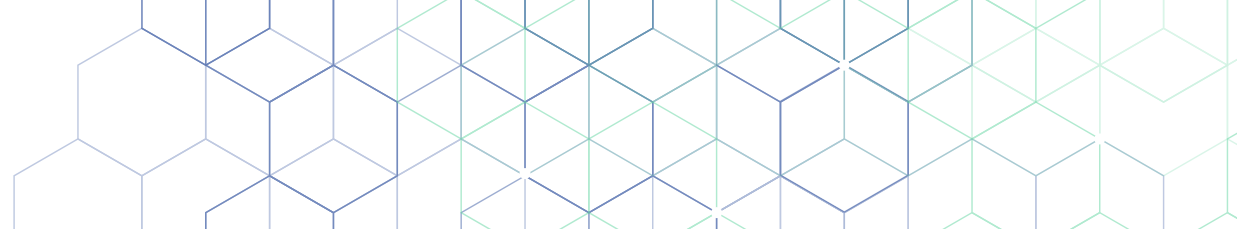
The company operates a network of outpatient clinics and ambulatory surgical centers that deliver minimally invasive spine and joint procedures in efficient, same-day care settings. Summit's operating model emphasizes physician-led care, procedural efficiency, and patient access, supported by board-certified physicians with advanced fellowship training. Revenue is primarily derived from medically necessary, facility-based and professional procedure reimbursements, resulting in recurring outpatient volume.

Summit Spine & Joint Centers has pursued an active growth strategy through a combination of de novo clinic expansion and strategic acquisitions, supported by institutional private equity sponsorship. Platform growth and sponsorship highlights include:

- Initial investment by Fulcrum Equity Partners
- 2021 recapitalization in partnership with MSouth Equity Partners
- 2025 third recapitalization with Wellspring Capital Management
- Acquisition of Savannah Pain Management (January 2026), expanding geographic footprint and patient base



Suite #	120
Total Size	5,284 SF
Tenant	Summit Spine & Joint Centers
Industry	Healthcare Services
Business Focus	Interventional Pain Management
Website	www.summitspine.com



Dialysis Clinic Inc. (DCI) Company Background

Dialysis Clinic Inc. (DCI) is the largest independent non-profit dialysis provider in the United States, specializing in the treatment of patients with Chronic Kidney Disease (CKD) and End-Stage Renal Disease (ESRD). Founded in 1971, DCI operates under a 501(c)(3) non-profit structure and has established a national presence as the fourth-largest dialysis provider in the country. In fiscal year 2024, DCI reported \$736 million in total revenue and \$720 million in expenses, resulting in net income of approximately \$16.1 million, reflecting a stable operating profile supported by essential, life-sustaining healthcare services.

DCI operates a nationwide network of outpatient dialysis clinics delivering chronic renal care to a medically complex patient population. The organization places a strong emphasis on clinical quality, patient safety, and continuity of care and has been consistently recognized by the United States Renal Data System (USRDS) for achieving industry-leading hospitalization and mortality outcomes among large dialysis providers.

Dialysis Clinic Inc. follows a mission-driven operating model focused on long-term patient outcomes rather than profit maximization, reinvesting surplus revenues into patient care, clinical research, staff education, and facility improvements. Operating scale & platform highlights include:

- Operates more than 200 outpatient dialysis clinics across 27–29 states
- Serves approximately 14,000–15,000 patients annually
- Employs approximately 5,000 healthcare professionals
- Dialysis division generated approximately \$687.7 million in revenue and performed over 2.19 million treatments in fiscal year 2024

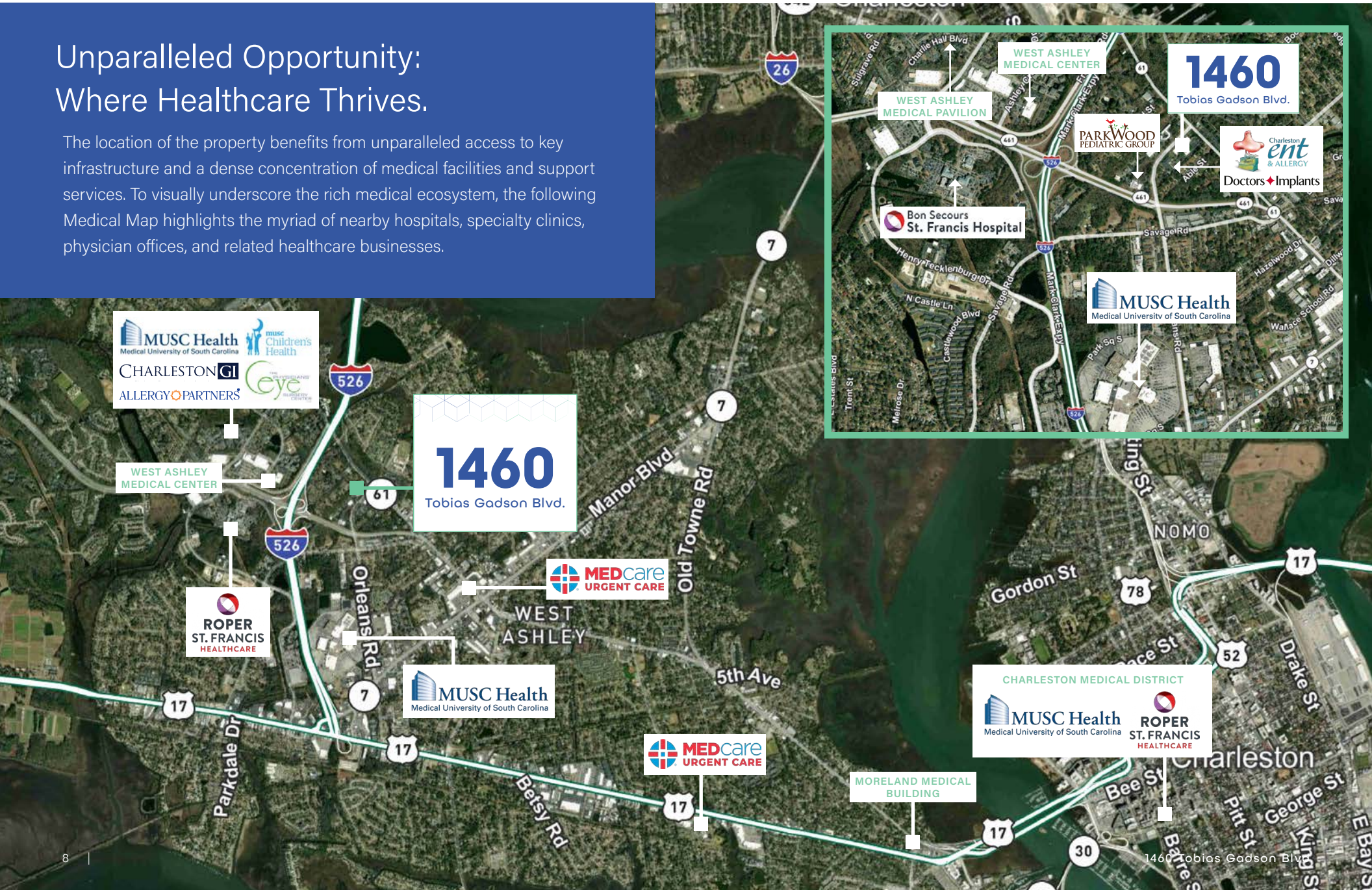


Suite #	180
Total Size	11,736 SF
Tenant	Dialysis Clinic Inc. (DCI)
Industry	Healthcare Services
Business Focus	Dialysis & ESRD Treatment
Website	www.dciinc.org

STRATEGIC ACCESS

Unparalleled Opportunity: Where Healthcare Thrives.

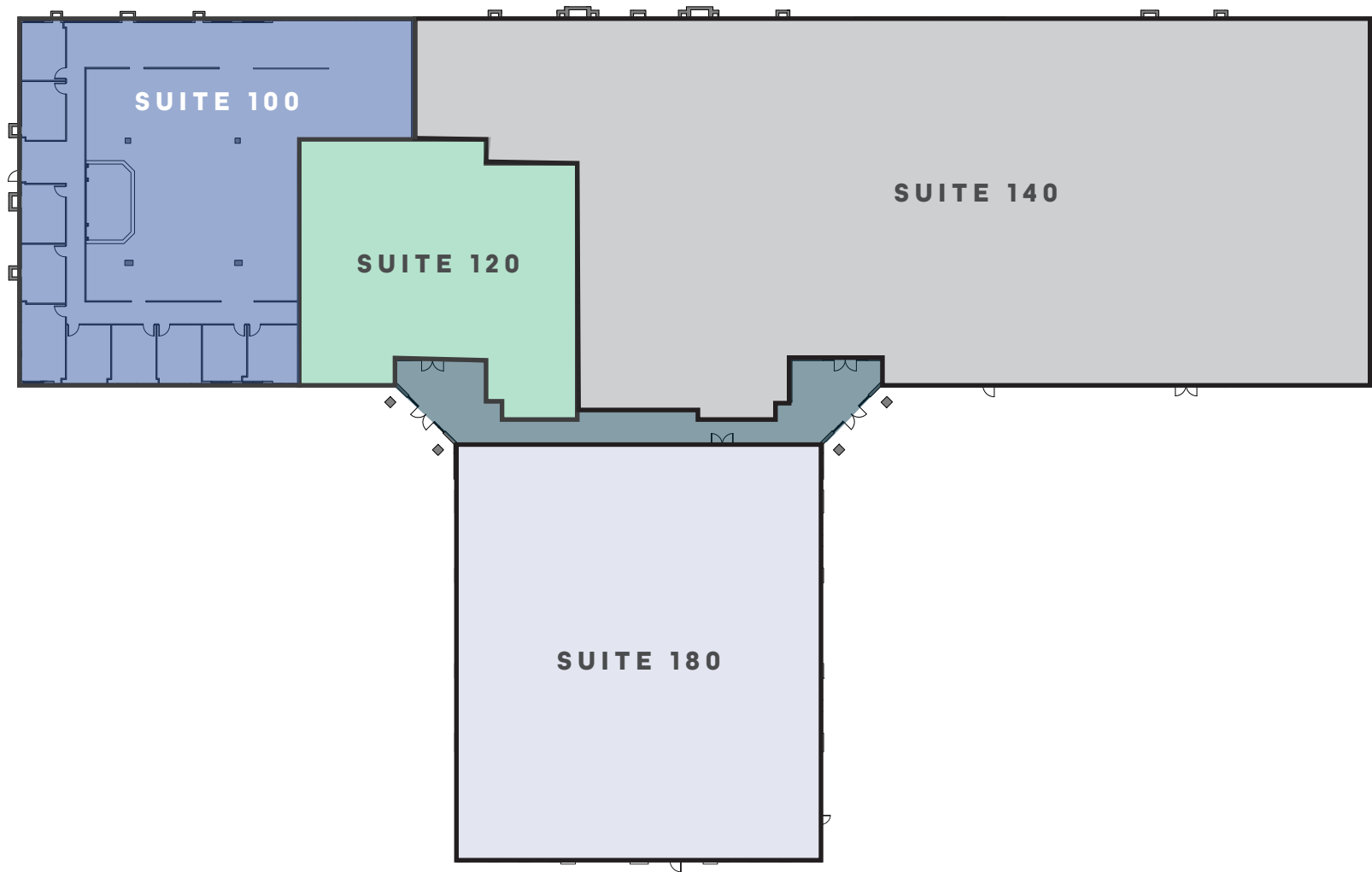
The location of the property benefits from unparalleled access to key infrastructure and a dense concentration of medical facilities and support services. To visually underscore the rich medical ecosystem, the following Medical Map highlights the myriad of nearby hospitals, specialty clinics, physician offices, and related healthcare businesses.





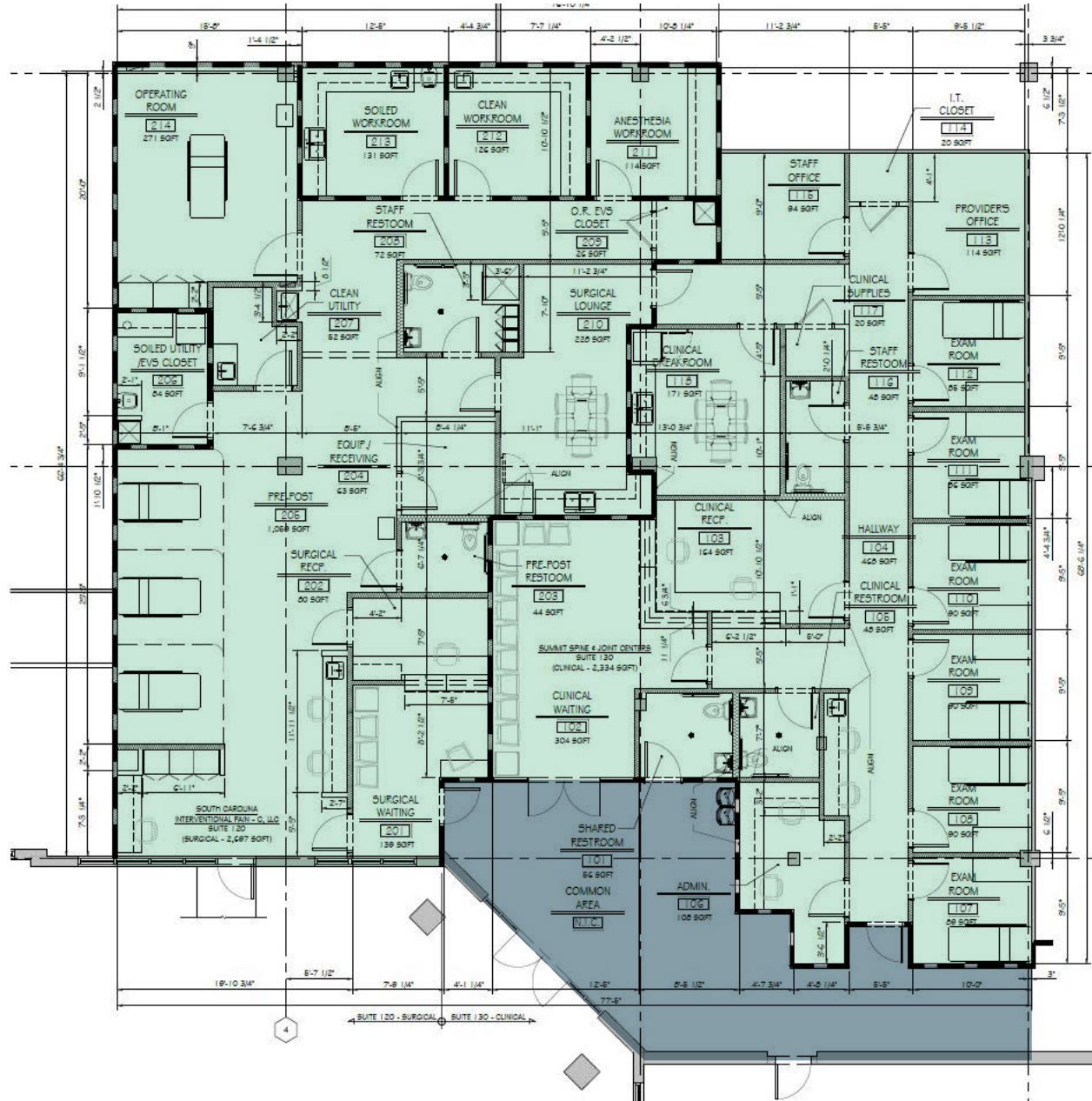
ELEVATE YOUR PRACTICE

Designed for Health. Built for
Success. Ready for Patients.



SUITE 120

5,284 SF



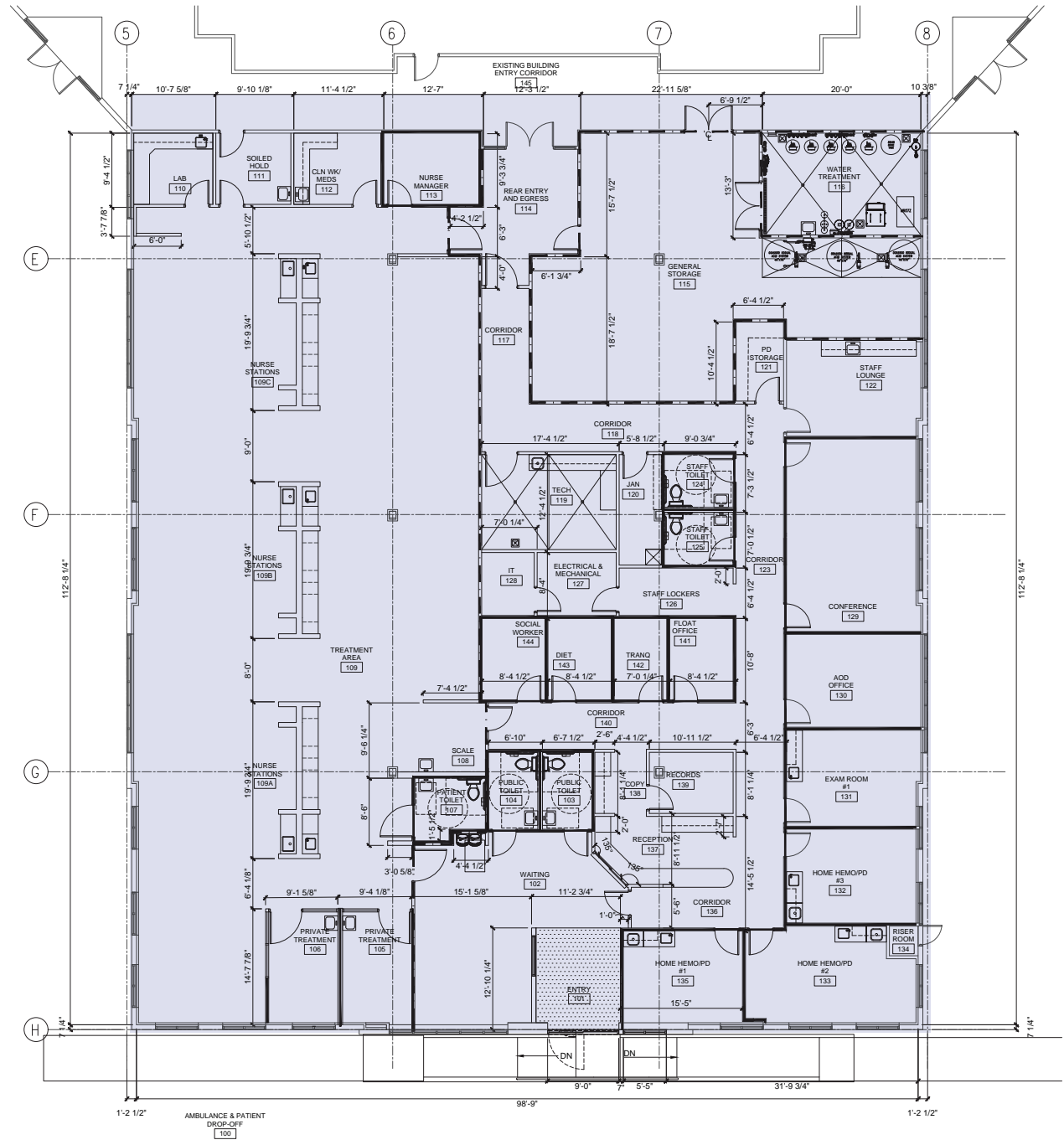
SUITE 140

24,087 SF



SUITE 180

11,736 SF



MARKET VALIDATION

Confidence in Value: Leveraging Recent Sales to Underscore Your Opportunity.

The data presented herein supports the compelling investment opportunity this property represents, reflecting current market dynamics and investor demand for high-quality medical office assets in a rapidly expanding healthcare market.



Property Name Address	The Runway 3300 W Montague Ave North Charleston, SC 29418	Lowcountry Outpatient Surgery Center 93 Springview Lane Summerville, SC 29485	1007 Johnnie Dodds Blvd Mount Pleasant SC 29464
Type	Office	Office	Office
Built/Renovated	1985	2004/ 2017	1990/2014
Size (% Leased)	16,000 SF (85.0%)	17,902 SF	45,605 SF
Sale Date	8/22/2025	02/12/2025	9/3/2025
Price	\$3,410,000 (\$213.13/SF)	\$9,500,000 (\$530.66/SF)	\$11,175,000 (\$245.04/SF)



Property Name Address	Sixty-One West Medical Building 1483 Tobias Gadson Blvd Charleston, SC 29407	3547 Meeting Street North Charleston SC 29405	Trident Professional Park 2910 Tricom St North Charleston, SC 29406
Type	Office	Office	Office
Built/Renovated	1988	1977	2002
Size (% Leased)	43,426 SF (86.0%)	11,200 SF (100%)	29,256 SF (100%)
Sale Date	8/12/2025	11/5/2024	8/1/2023
Price	\$7,400,000 (\$170.40/SF)	\$3,000,000 (\$267.86/SF)	\$10,100,000 (384.67/SF)

1460

Tobias Gadson Blvd.

C O N T A C T S

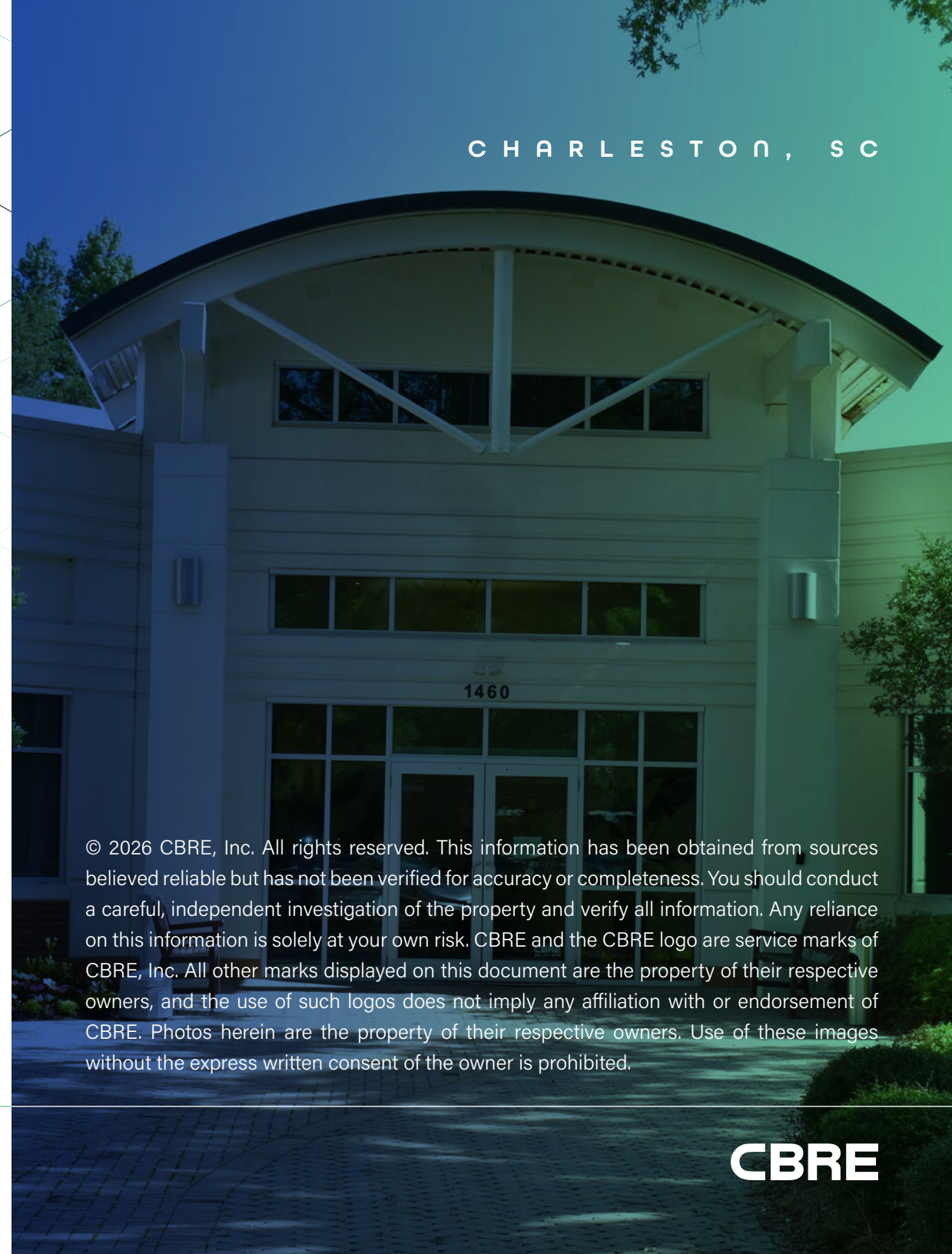
Chip Shealy, SIOR

First Vice President

+1 843 577 1164

chip.shealy@cbre.com

C H A R L E S T O N , S C



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE