



NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

920 DOUG WHITE DRIVE, MYRTLE BEACH, SC



For additional information, please contact:

Adam Cates, CCIM
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NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

AVAILABLE FOR LEASE

HIGHLIGHTS

- 95,000 SF, 5-story building
- On-campus location neighboring Grand Strand Regional Medical Center
- New construction, first generation space
- 48,000 SF pre-leased to HCA-Grand Strand
- Lease rate: \$21.50 PSF + NNN
- Expenses projected at \$9 PSF
- \$70 PSF tenant finish allowance – Generous for market
- Can accommodate the following medical users:
 - Internal Medicine
 - Dermatology
 - ENT
 - Dental
 - Allergy
 - Gastroenterology
 - Endocrinology
 - Eye Centers
 - Family Medicine
 - Pediatrics
 - Hematology
 - Cardiology
 - Nephrology
 - OB-GYN
 - Radiology
 - Surgical Centers

DEMOGRAPHICS

| | 5 minutes | 10 minutes | 15 minutes |
|--------------------|--------------|---------------|---------------|
| Population | 7,505 | 30,446 | 65,343 |
| Households | 3,704 | 13,816 | 27,792 |
| Average HH Income | \$94,968 | \$83,369 | \$77,687 |
| Median Age | 49.6 | 43.2 | 39.4 |
| # Businesses | 666 | 2,308 | 4,944 |
| Total Health Care | \$6,386 | \$5,684 | \$5,322 |
| Health Insurance | \$4,198 | \$3,738 | \$3,502 |
| Lab Tests/X-Rays | \$63.26 | \$57.64 | \$54.99 |
| Other Medical | \$133.96 | \$118.85 | \$110.27 |
| Physician Services | \$2,188 | \$246.28 | \$231.54 |

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LOCATION



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ABOUT GRAND STRAND REGIONAL MEDICAL CENTER

- 369-bed acute care hospital
- 2-freestanding ER facilities – South Strand Medical Center and North Strand ER
- Level 1 trauma center
- Level 2 pediatric trauma center
- Designated teaching hospital in 2015
- 5 residency programs include Emergency Medicine, Family Medicine, General Surgery, Internal Medicine, and Transitional Year
- Only cardiac surgery, neurology, and pediatric intensive care unit(PICU) in Horry and Georgetown Counties



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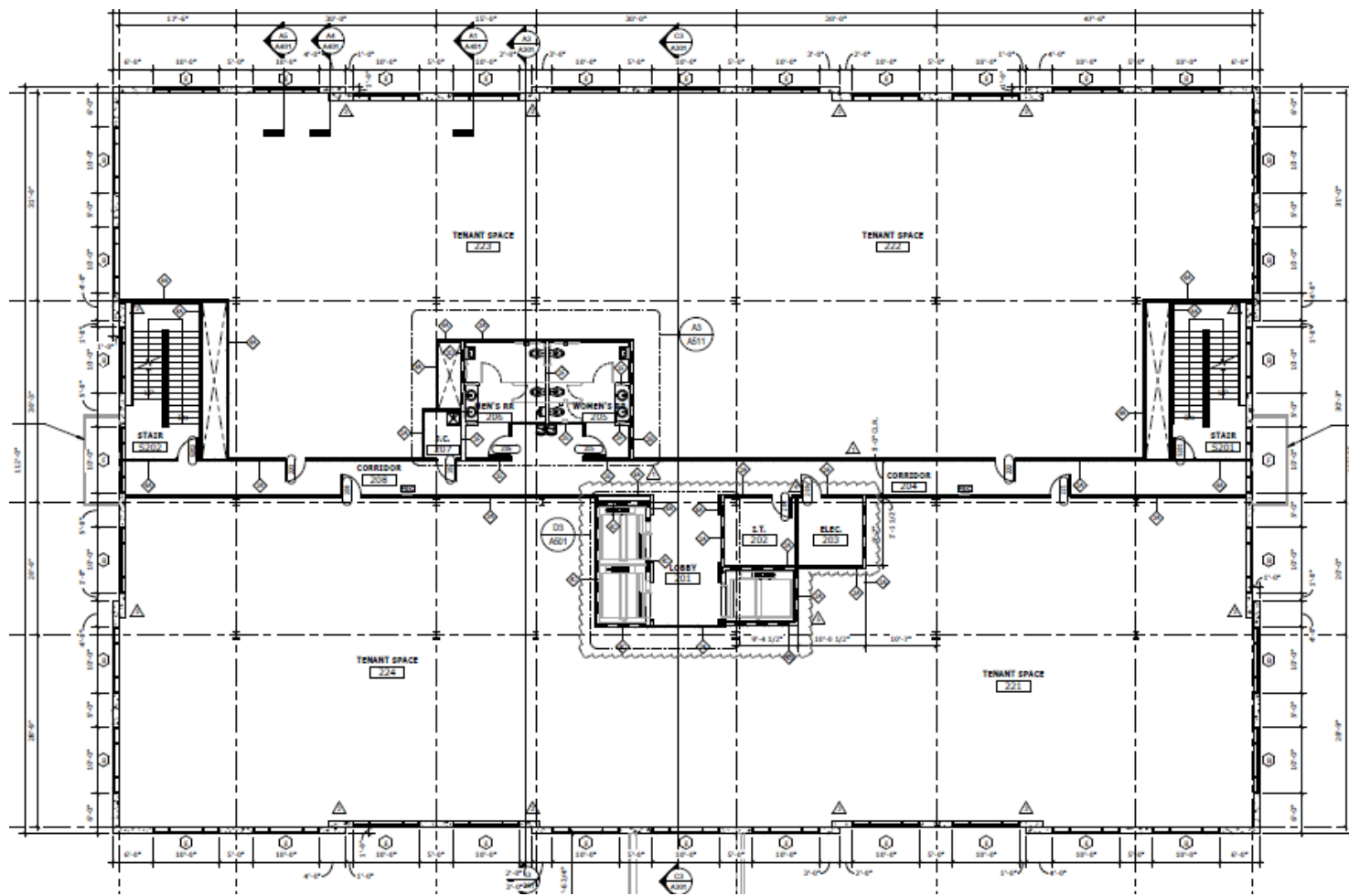
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NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

TYPICAL FLOOR PLAN



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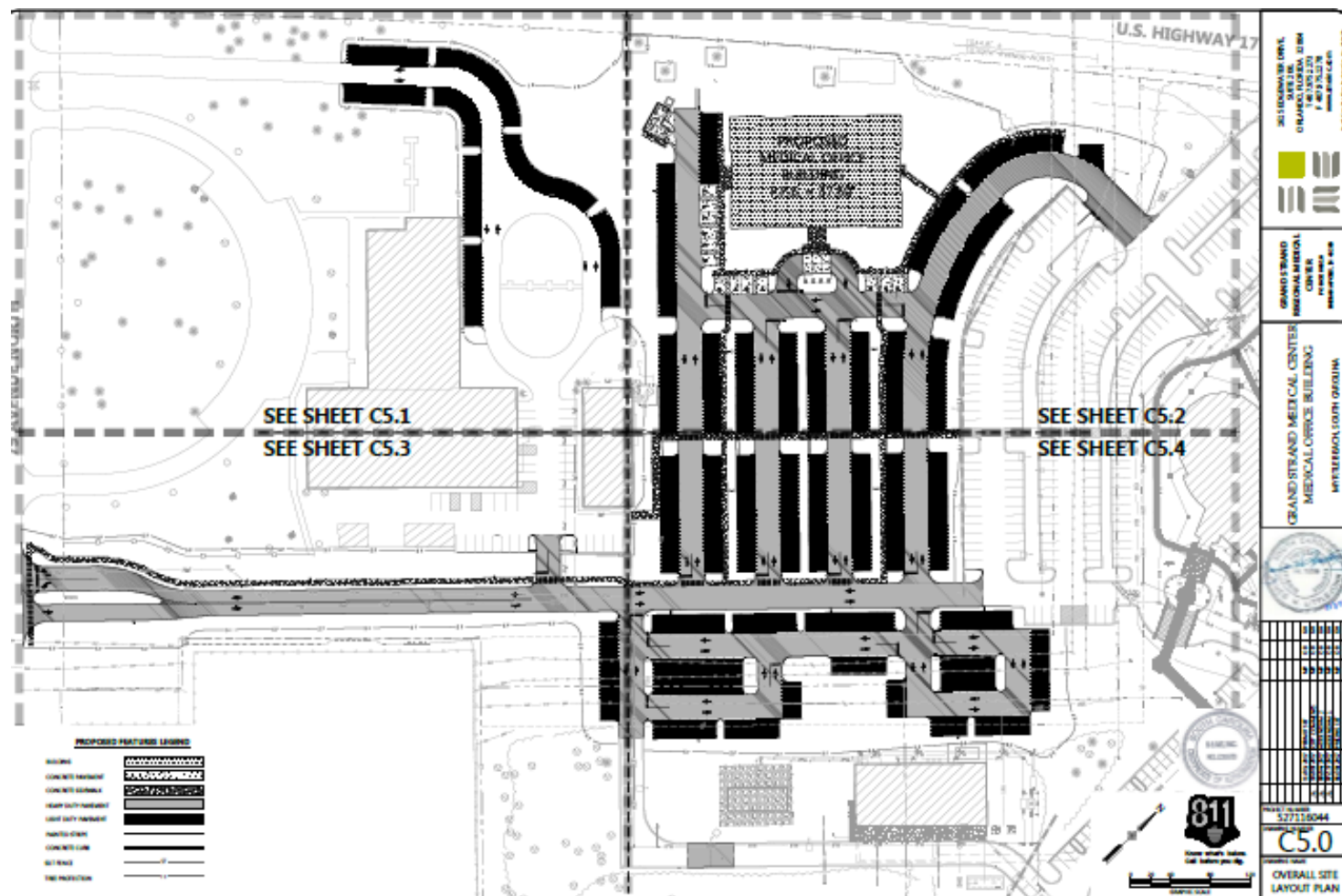
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NEW GRAND STRAND REGIONAL ON-CAMPUS MEDICAL OFFICE BUILDING

SITE PLAN



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