



HUGH R. BLACK PAVILION

1650

For lease

On-campus medical office space available

Hugh R. Black Pavilion
1650 Skylyn Drive | Spartanburg, SC 29307





Mary Black Campus

A Facility of Spartanburg Medical Center

For more than 90 years, Spartanburg Medical Center - Mary Black Campus has provided healthcare to the Upstate. Now a part of Spartanburg Regional Healthcare System (SRHS), the facility features surgical suites, nationally credentialed (CARF) inpatient rehabilitation, a 24-bed emergency department, intensive care unit, geriatric psychiatric services, a joint care program, cardiology services and a sleep center.

Outpatient services include imaging, endoscopy, wound care, rehabilitation and a women's breast health center. A patient-centered, professional, highly-skilled facility, we provide continuity of care through the dedicated work of our nurses, physicians, staff and volunteers.



Spartanburg Regional Healthcare System

Our Mission Provide excellence in health

Our Vision Become a national leader in healthcare quality



Employees
>9,000



Physicians
>700



Emergency Center
>200,000 visits/year



Surgical procedures
>25,000/year



Babies delivered
>4,000/year

Property highlights

- Class A medical office space unique to the Spartanburg market
- Generous TI allowance for credit tenants
- Lower NNN fees than any comparable properties
- Institutional ownership
- Flexible floor plans
- Excellent credit anchor tenant
- Abundant parking
- Strategically located on a large medical campus in a high growth area
- On-site gym with pool and snack bar
- Complimentary tenant mix for any medical use including outpatient therapy services, orthopedics, mammography, surgery center and more





Property overview

The Hugh R. Black Pavilion offers premier class A medical office space unique to the Spartanburg market. Strategically positioned at the center of the Spartanburg Regional Hospital System’s Mary Black campus, the building benefits from beautifully maintained landscaping, tranquil water features, and direct access to the Drayton Mills Trail. The lobby features marble floors and two large elevators able to accommodate hospital beds.

Originally developed for Steadman Hawkin’s Orthopedics, the first floor includes a wellness-focused amenity suite featuring a fitness gym, swimming pool, and smoothie bar exclusively for building tenants.

This building is located in a prime location near the vibrant Drayton Mills mixed-use development, directly across from Spartanburg Day School and adjacent to Drayton Mills Elementary School—making it an ideal setting for healthcare providers seeking convenience, visibility, and community integration.

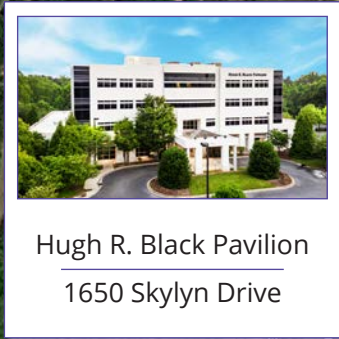
Summary

Building size	108,878 sf
Space type	Medical office
Parking spaces	300 (on-site)
Zoning	CO
Municipality	Spartanburg
County	Spartanburg

Location



Berkeley Development
138 town homes
316 patio homes



Hugh R. Black Pavilion
1650 Skylyn Drive



Trailside at Drayton Mill
132 town homes

Drayton Mill Loft Apartments
289 apartments



Hillbrook Neighborhood
~2,900+ residents

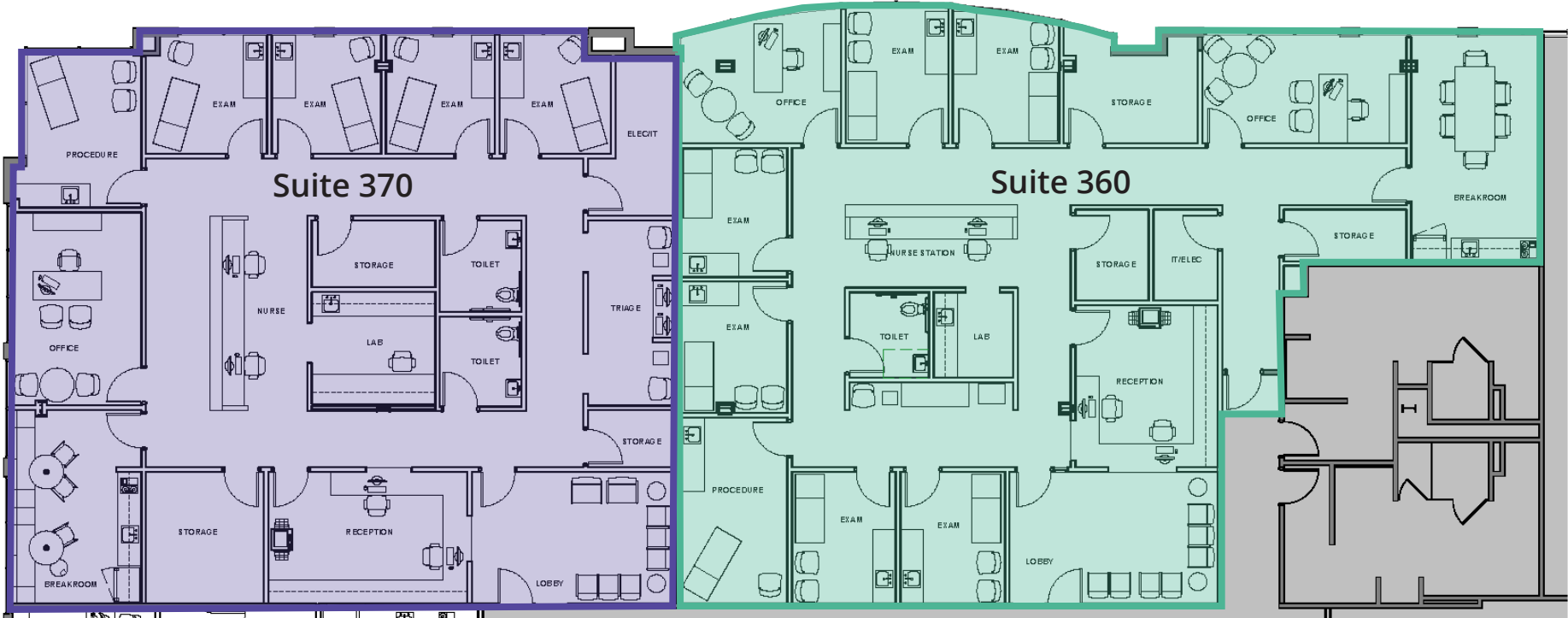


Fernwood Neighborhood
~1,800+ residents

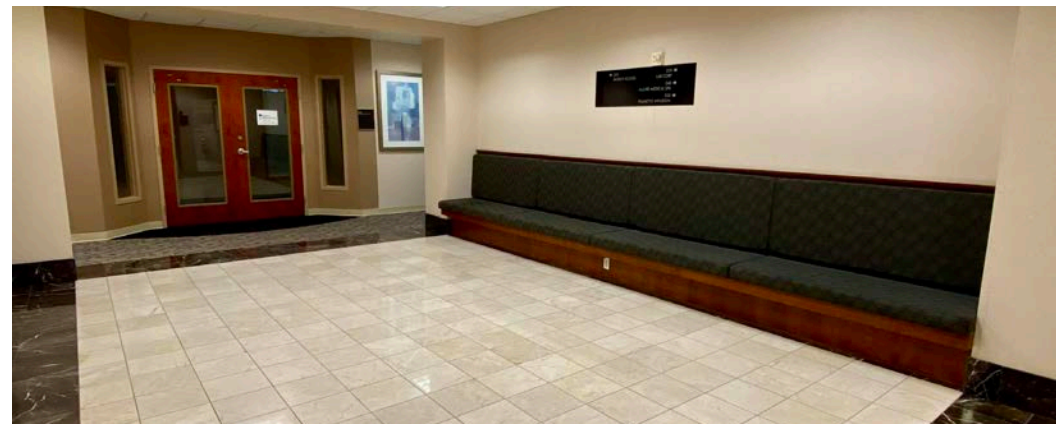
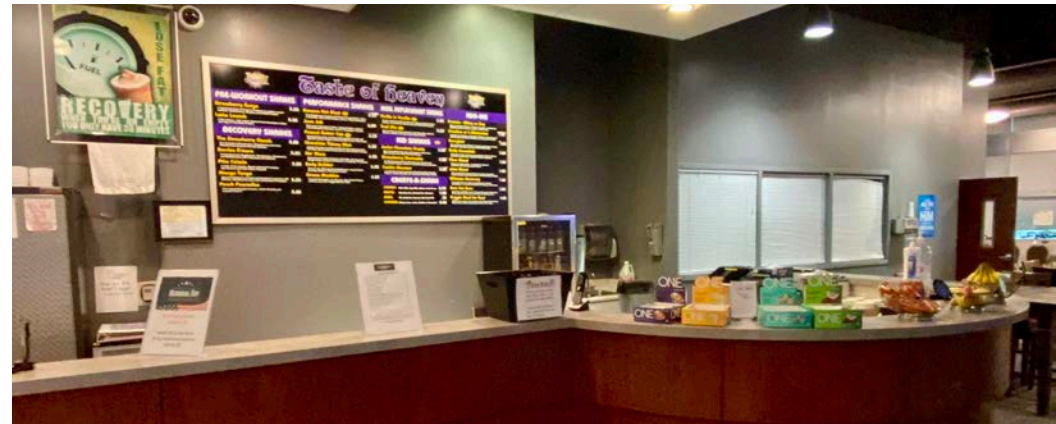
Floorplan

3rd floor

Suite 360	3,598 sf
Suite 370	3,441 sf
Suite 360/370	7,039 sf



Interior photos



**Discover further insights by
reaching out to us.**



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