

Medical Office for Lease

Spartanburg, South Carolina

391 Serpentine Drive



Greyson Furnas, CCIM

Brokerage Associate
+1 864 527 5454
greyson.furnas@colliers.com

John Montgomery, SIOR

Managing Director
+1 864 527 5422
john.montgomery@colliers.com

Colliers International
145 W Main Street | Suite 300
Spartanburg, SC 29306
P: +1 864 297 4950





391 Serpentine Dr

Spartanburg Medical Center

391 Serpentine Drive



New Elevators
coming 2022



232 parking spaces
(29 covered)



Exhaust System
2nd floor



Security System
with card access



LED Lighting
Windows along all
4 sides of building



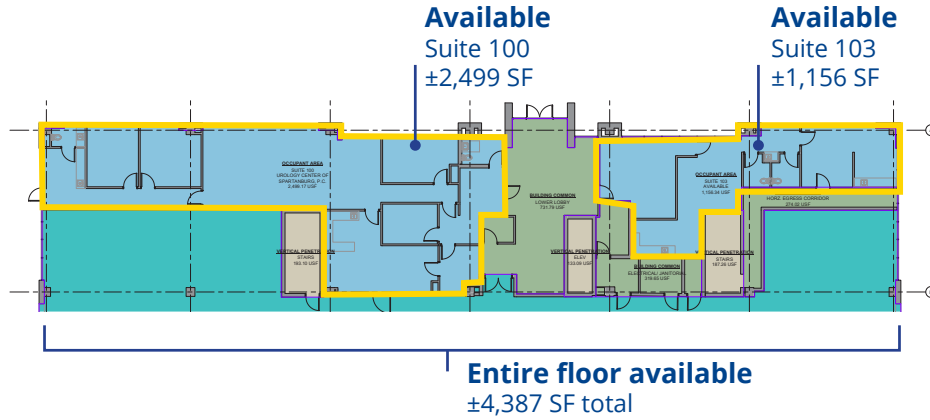
Common Area Updated
Modern fixtures

±12,567

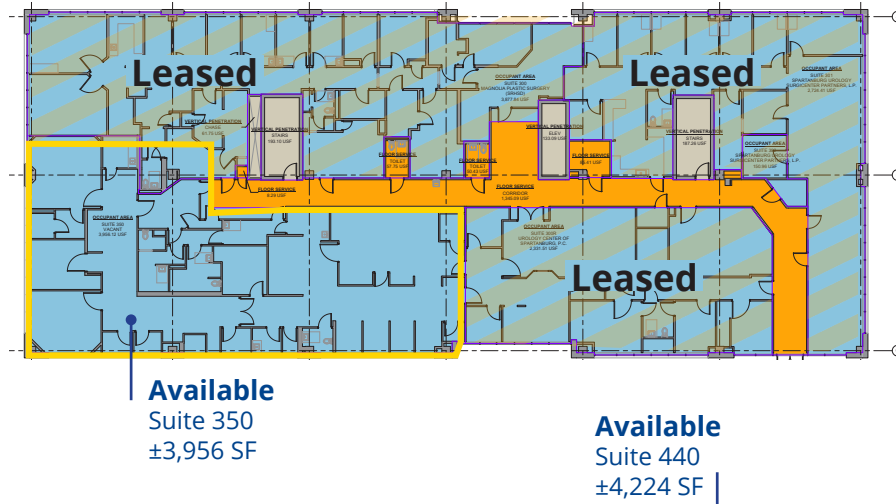
SF Available

Excellent location and opportunity for medical offices
adjacent to Spartanburg Regional Medical Hospital

1st Floor



3rd Floor



4th Floor



* 15% core factor incorporated in the building

391 Serpentine Drive

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Specifications

Lease Rate	Call for pricing details
SF Available	±12,567 SF (±1,156 SF - ±4,387 SF)
Common area	15% core factor incorporated in the building
Stories	5 floors
Access	East Pearl St and Serpentine Dr
Finishes	Tile flooring, sheetrock walls and tile ceiling, fluorescent lighting
Elevators	2 passenger cars (maker Schindler)







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	5 miles	10 miles	15 miles
 Population	103,639	209,048	298,269
 Median Age	36.7	38.7	39.4
 Avg HH Income	\$61,168	\$72,114	\$72,206
 2025 Projected Population	109,814	223,319	319,291



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About the area



Spartanburg Regional Healthcare Medical Campus

Spartanburg Regional Healthcare System is an integrated healthcare delivery system which has been a partner in the community for more than 90 years. This provider has earned a reputation for technological excellence and innovation, and employs approximately 9,000 people with more than 700 physicians on staff.

Spartanburg Medical Center (SMC) is a research and teaching hospital with two locations: Spartanburg Medical Center campus on East Wood Street and Spartanburg Medical Center — Mary Black Campus on Skylyn Drive. The East Woods Street campus is the primary campus and serves patients throughout the region from its central location in the upstate. With a total of 747 beds, the center's services include emergency, surgical, maternity, cancer, heart center and inpatient rehabilitation.



Spartanburg, South Carolina

Located at the intersection of Interstates 85 and 26, Spartanburg is within driving distance of three international airports and less than a half-day's drive from Atlanta, Charlotte, Charleston, Greenville and Nashville. Spartanburg has ±40,000 residents, ±15,000 college students and seven universities.

Spartanburg County is the 4th largest in South Carolina, home to more than 301,000 people and 13 unique municipalities.

The city enjoys a growing downtown with many new shops and restaurants and public art installations on every corner. International companies and countless small businesses offer career opportunities here and the county offers assistance with labor and career development. Residents also enjoy a high quality of life with miles of trails, blueways and incredible outdoor recreation offerings.

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