



Medical Pavilion

25 Hospital Center Boulevard
Hilton Head Island, South Carolina 29926

Property Highlights

- Medical office suites for lease in the heart of Hilton Head's medical and professional office district
- Three story medical complex adjacent to and connected to the Hilton Head Hospital
- Entire second floor is leased to the Hilton Head Hospital
- Hospital Center Common and Island Medical Plaza (largely medical developments) next door
- Varying layouts to suit a multitude of practices
- Current Tenants include Hilton Head Regional Physicians Network, Hilton Head Cardiology, Hilton Head Health System, Optim Orthopedics, The Radiation Oncology Center for St. Joseph's Candler, Bio-Medical Applications of South Carolina, and Irish Dental,.

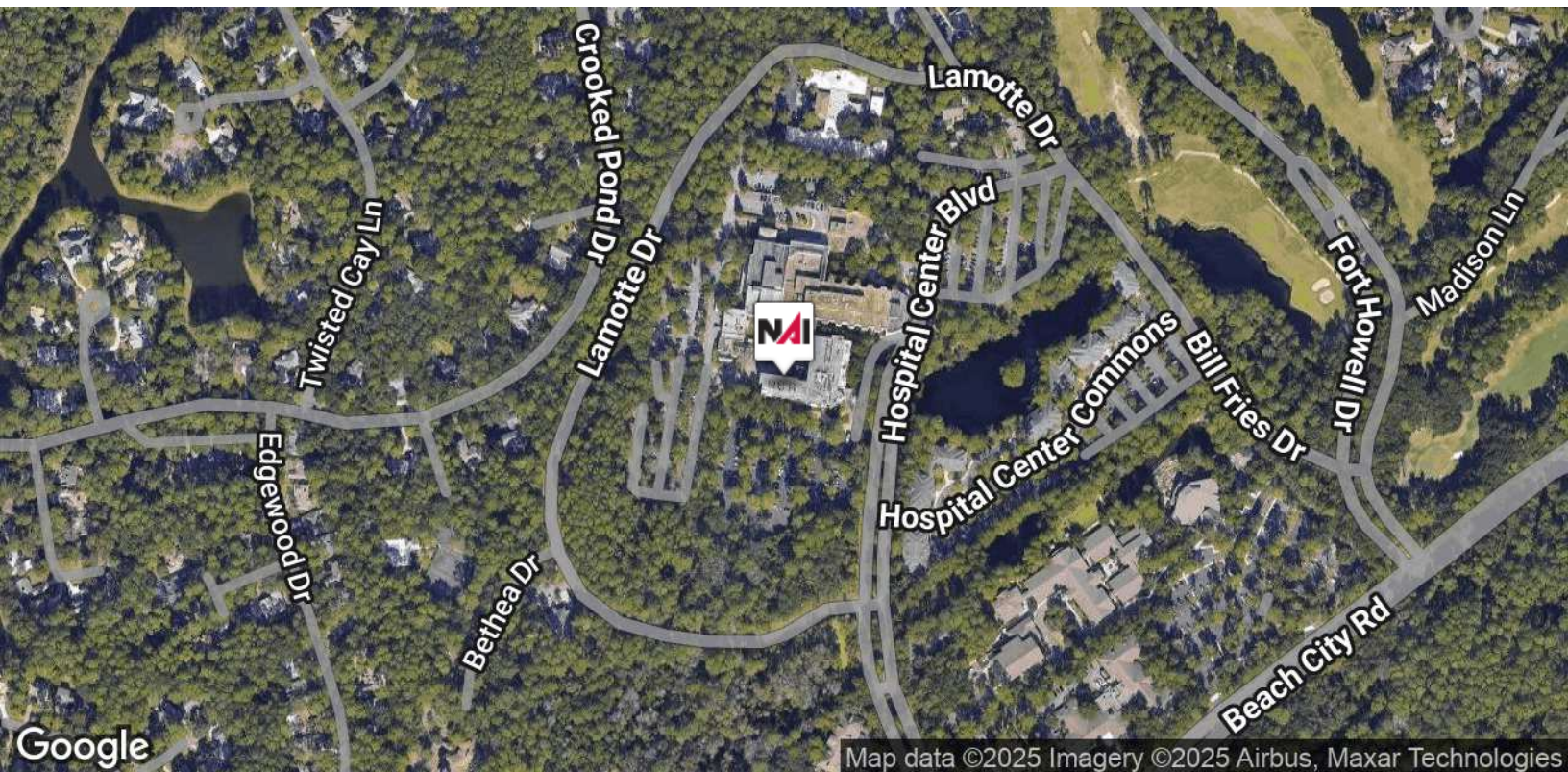
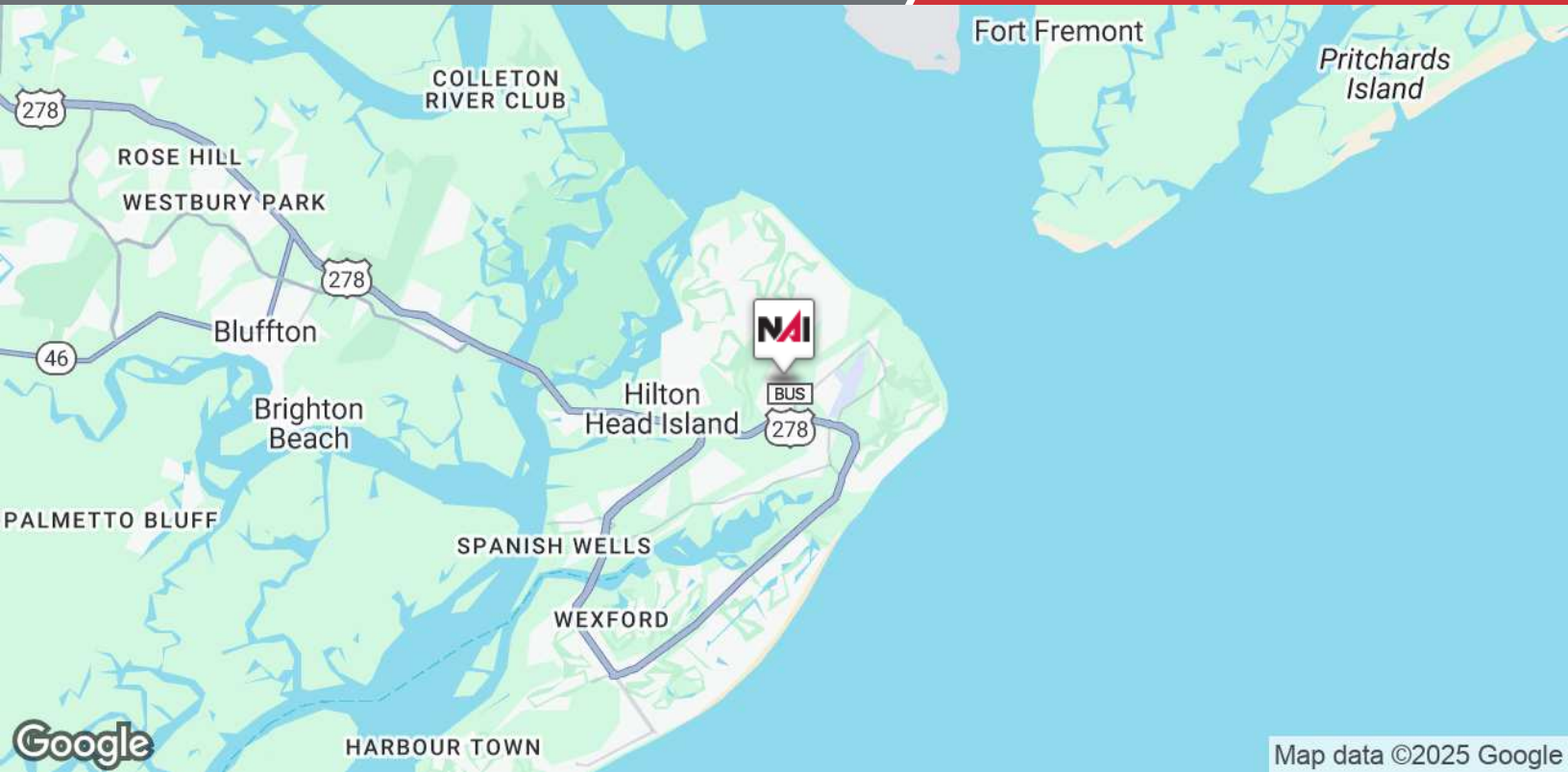
Offering Summary

Available SF:	1,234 - 7,785 RSF
Lease Rate:	Contact Agent
Tenant Improvement Allowance:	Negotiable
Lease Term:	Contact Agent
Showing Instructions:	Contact Agent

For More Information

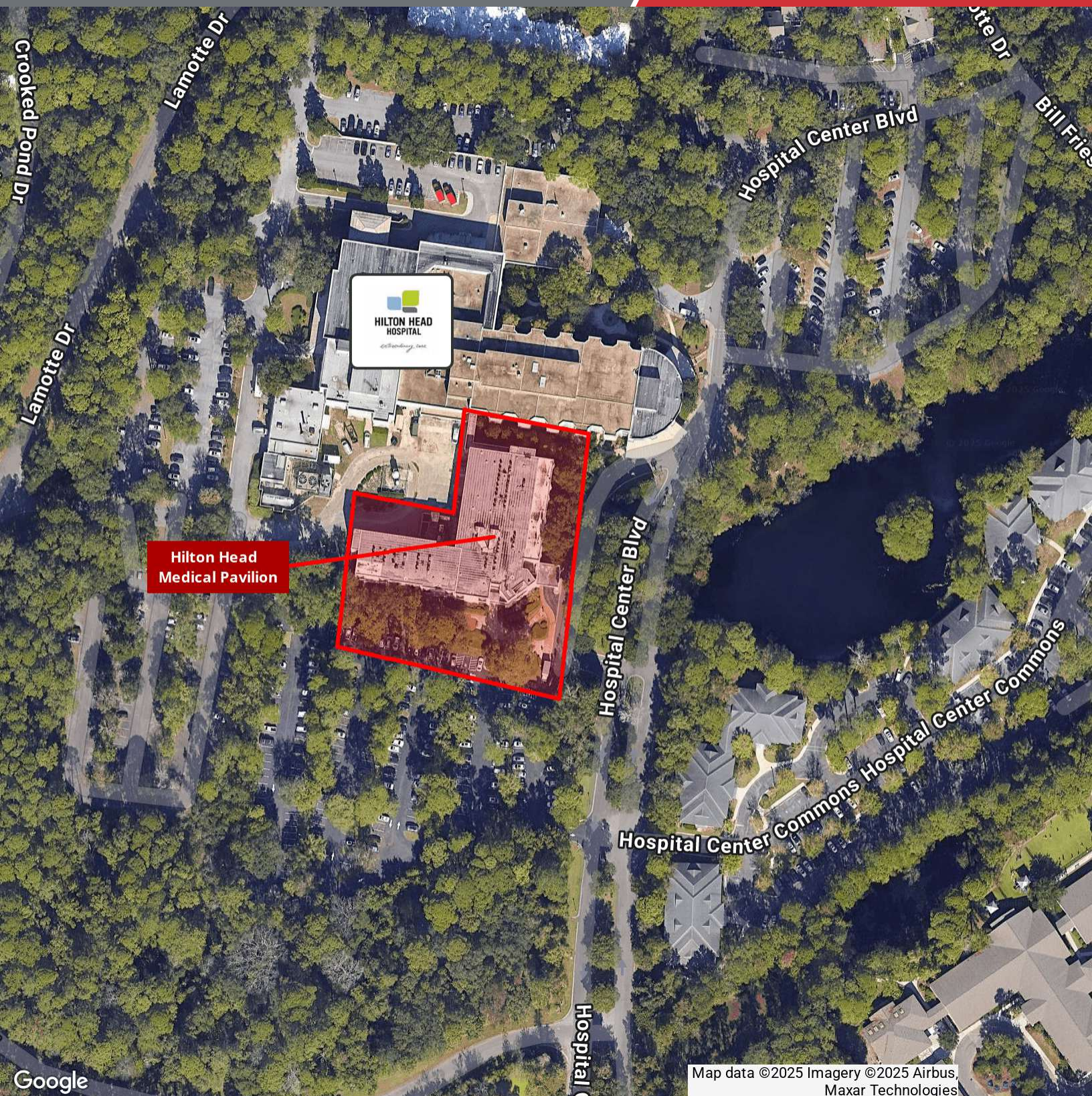
David Bachelder Jr.

O: 843 837 4460 x4
davidjr@naicarolinacharter.com



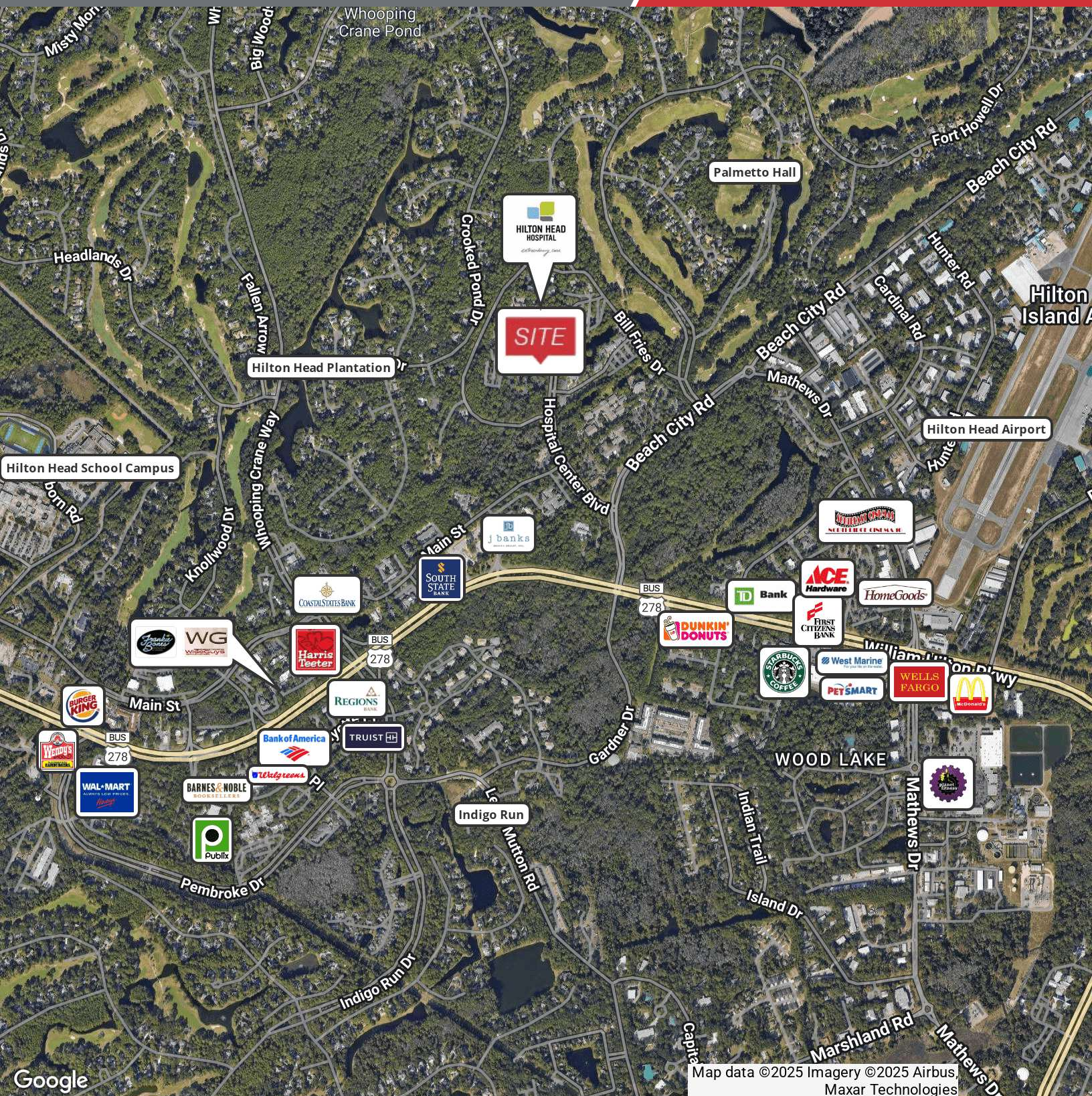
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com



Lease Information

Lease Type:	NNN	Lease Term:	Contact Agent
Total Space:	1,234 - 7,785 RSF	Lease Rate:	Contact Agent

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Description
100	Available	2,428 SF	NNN	Medical Office
102-A	Available	1,234 SF	NNN	Medical Office
104	Available	2,430 SF	NNN	Medical Office
106	Available	2,337 SF	NNN	Medical Office
300	Available	2,774 SF	NNN	Medical Office
301/303-A	Available	3,810 SF	NNN	Medical Office
302/304	Available	5,010 SF	NNN	Medical Office
307	Available	2,411 SF	NNN	Medical Office
308	Available	2,424 SF	NNN	Medical Office



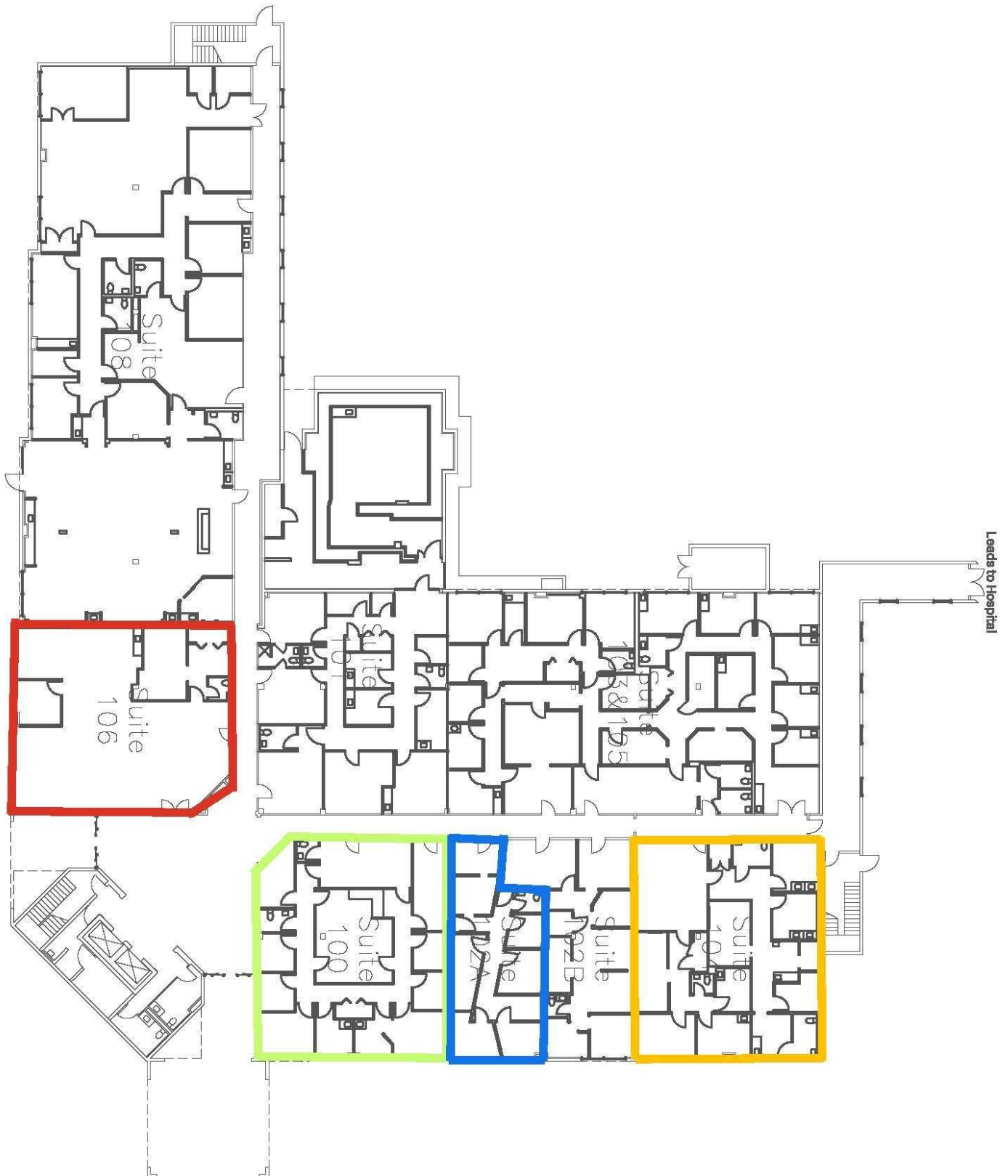
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

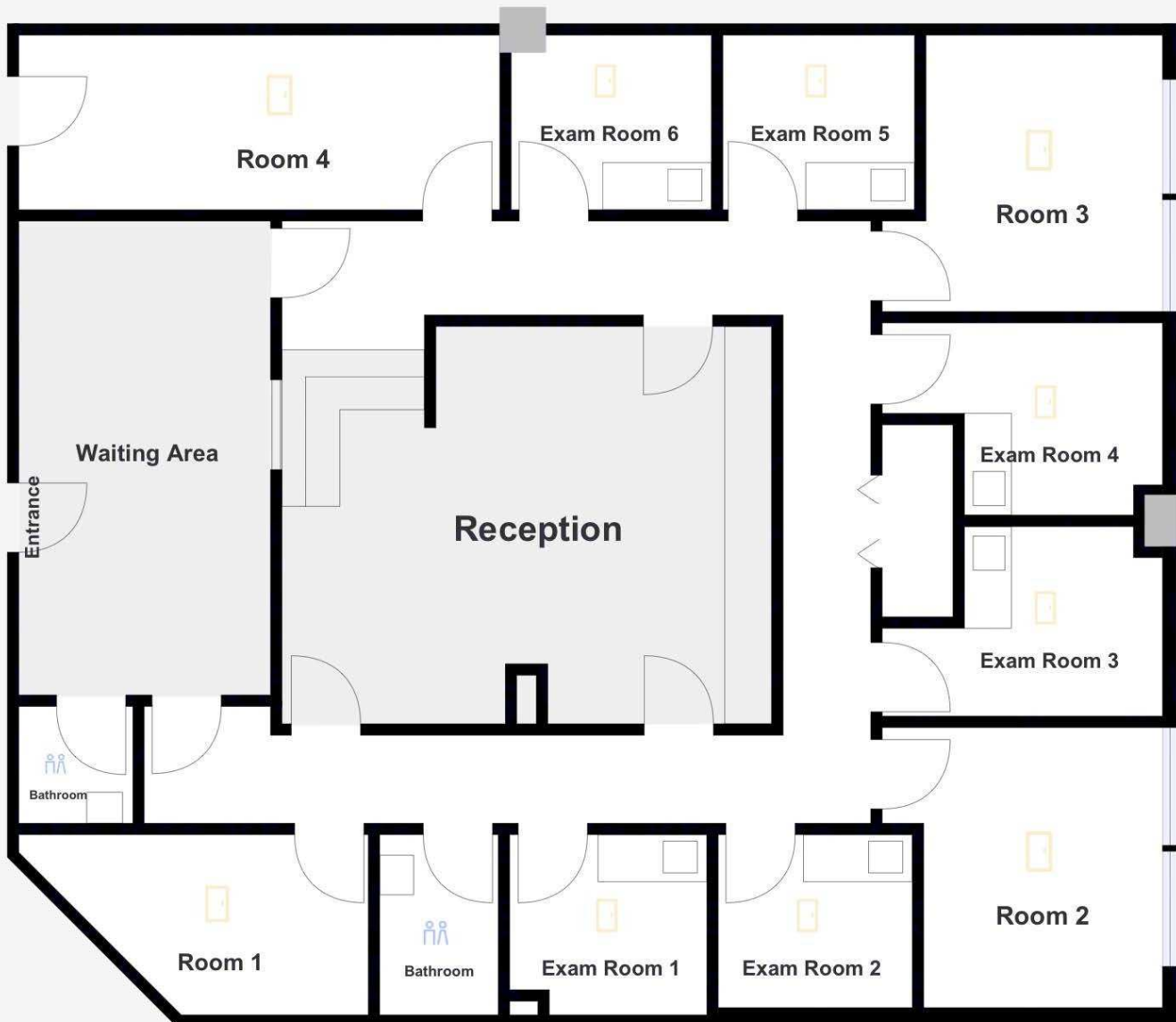


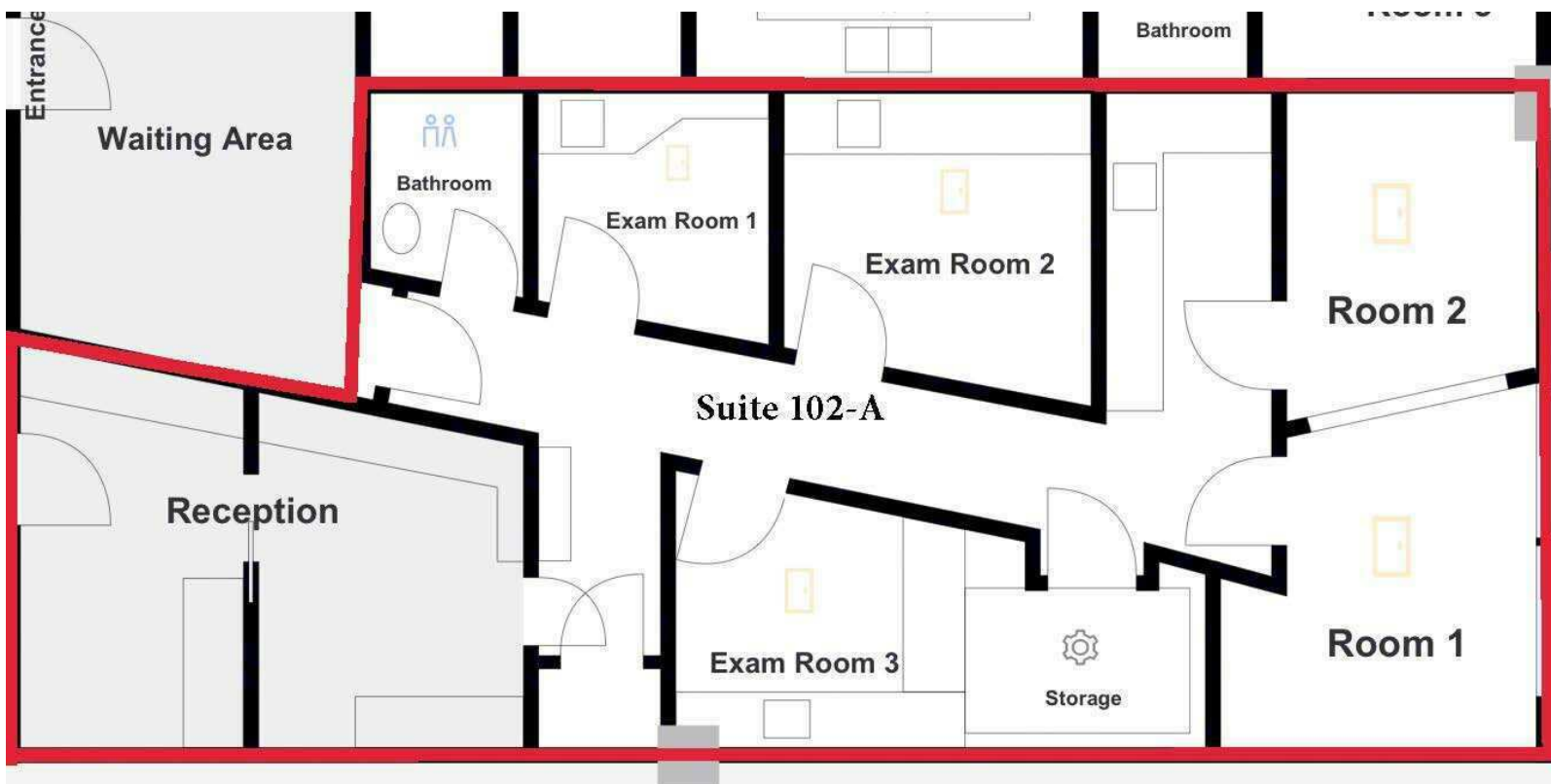
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

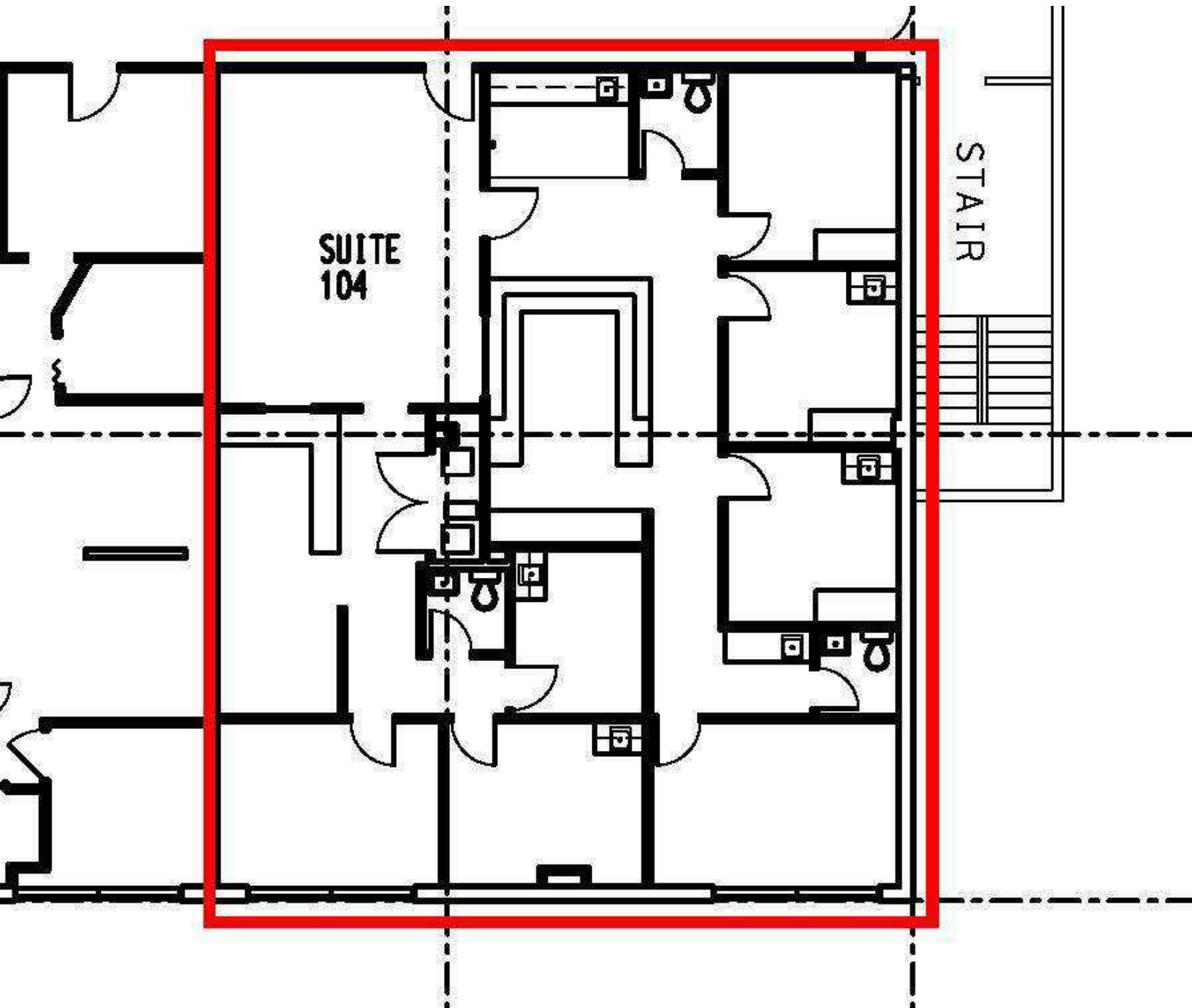
1227 May River Road, Suite 100
Bluffton, SC 29910
843 837 4460 tel
naicarolinacharter.com

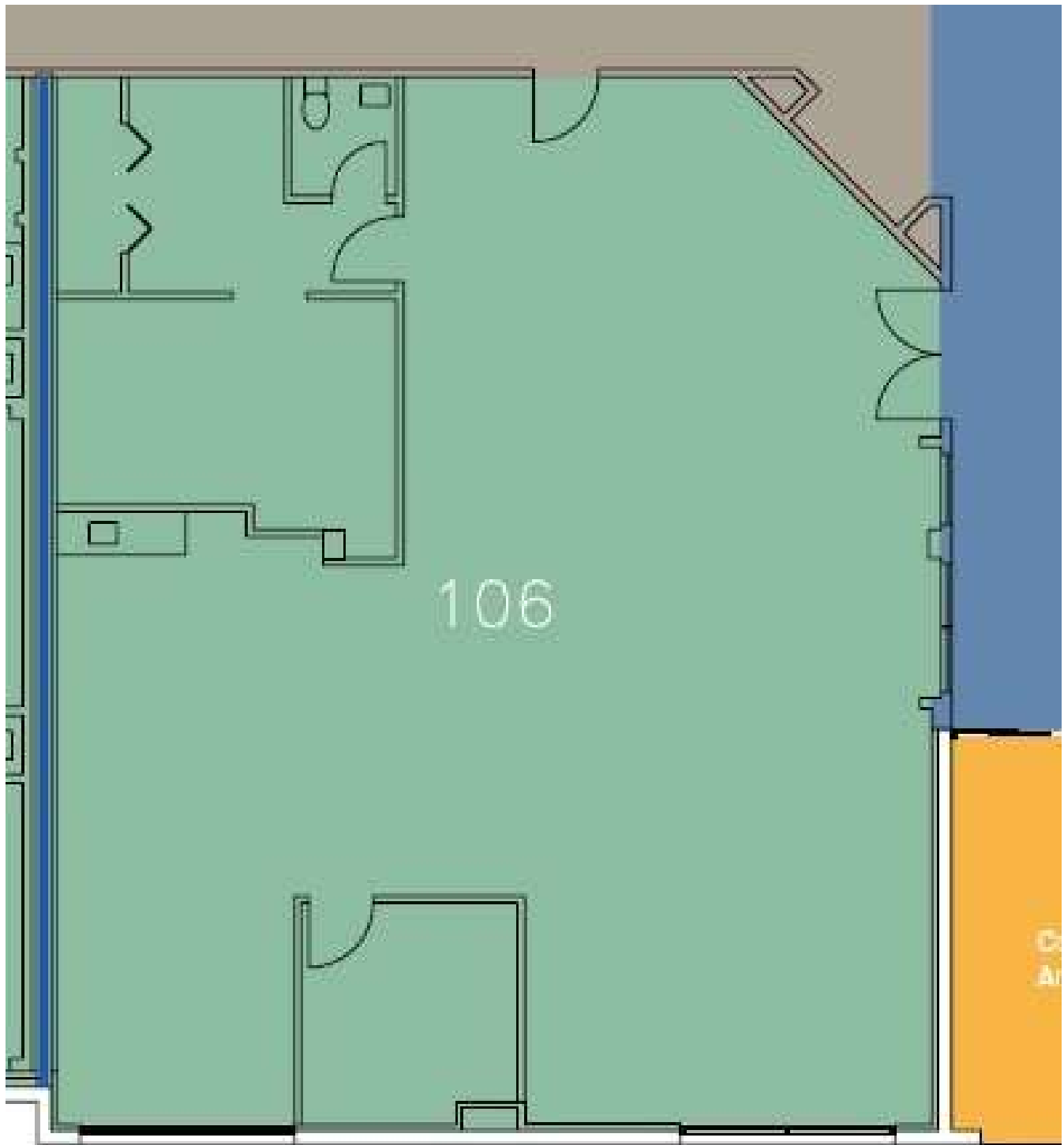




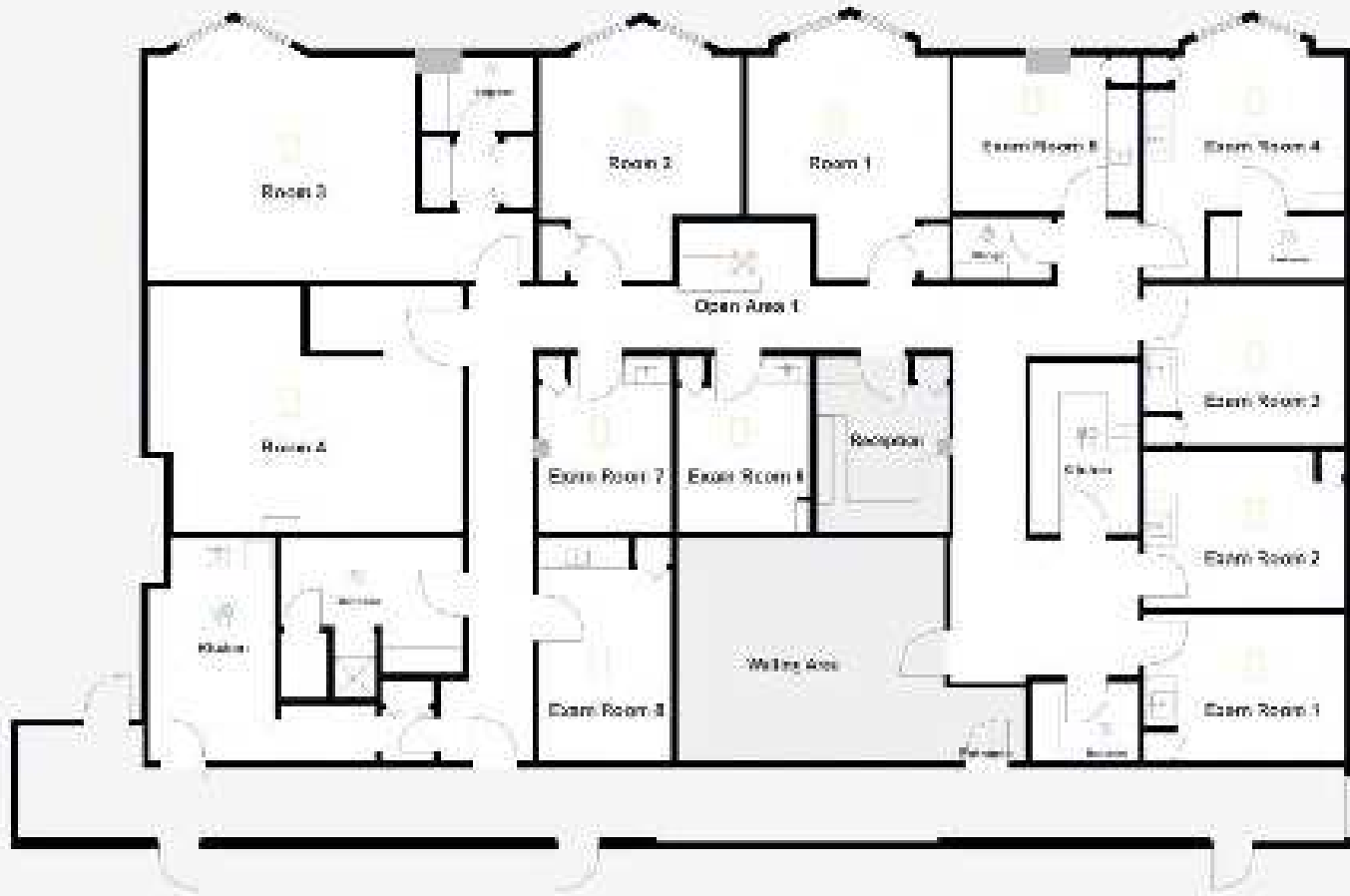






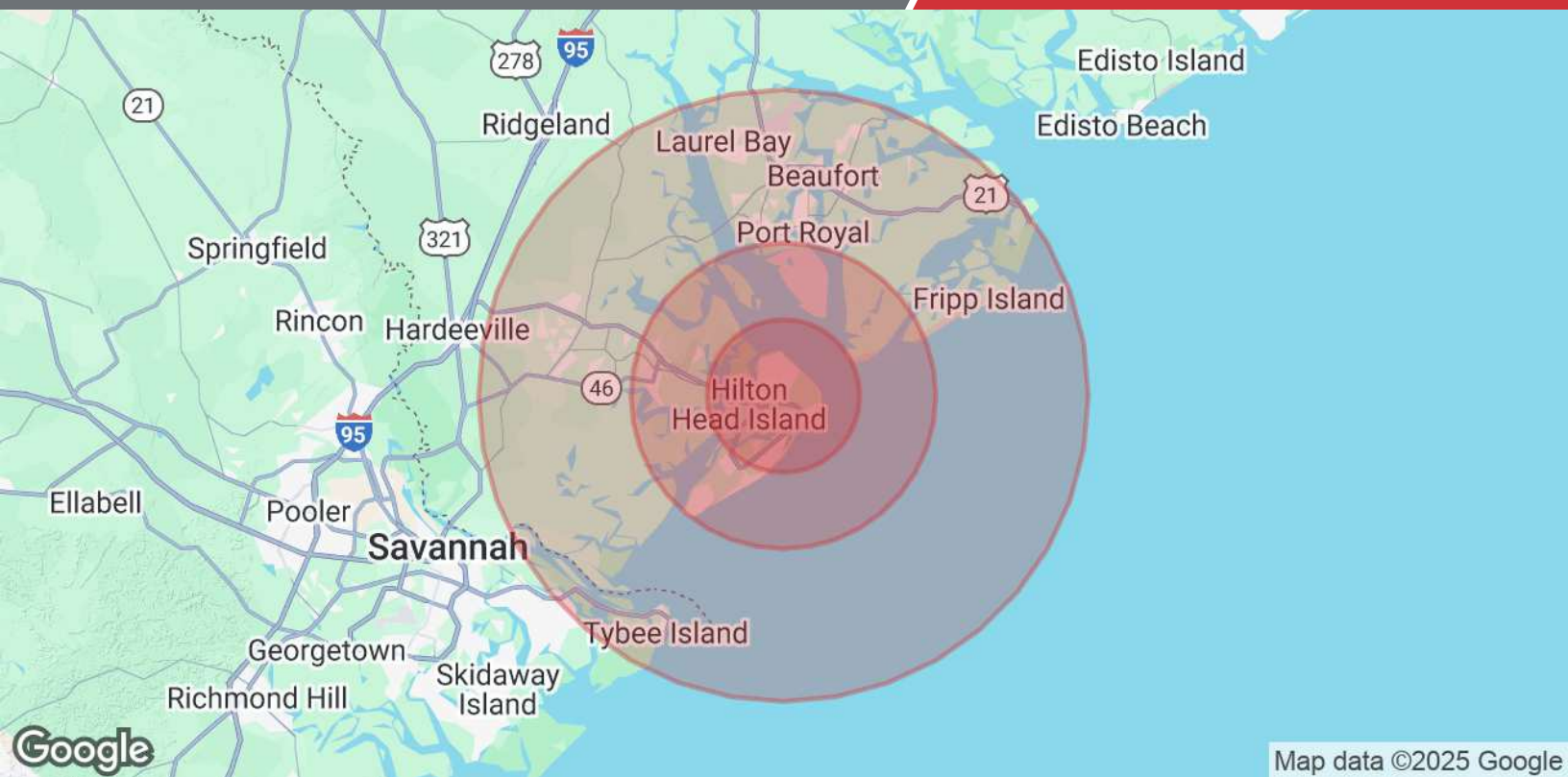












Population	5 Miles	10 Miles	20 Miles
Total Population	32,836	68,298	196,476
Average Age	55.2	50.2	46.5
Average Age (Male)	53.4	49.3	45.2
Average Age (Female)	57.0	51.0	47.7
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	23,112	47,052	106,083
# of Persons per HH	1.4	1.5	1.9
Average HH Income	\$79,144	\$70,717	\$73,490
Average House Value	\$516,134	\$488,694	\$367,399

2020 American Community Survey (ACS)