

MEDICAL OFFICE/OFFICE SPACE AVAILABLE FOR LEASE

9404 HIGHWAY 78

LADSON, SC 29456

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OVERVIEW

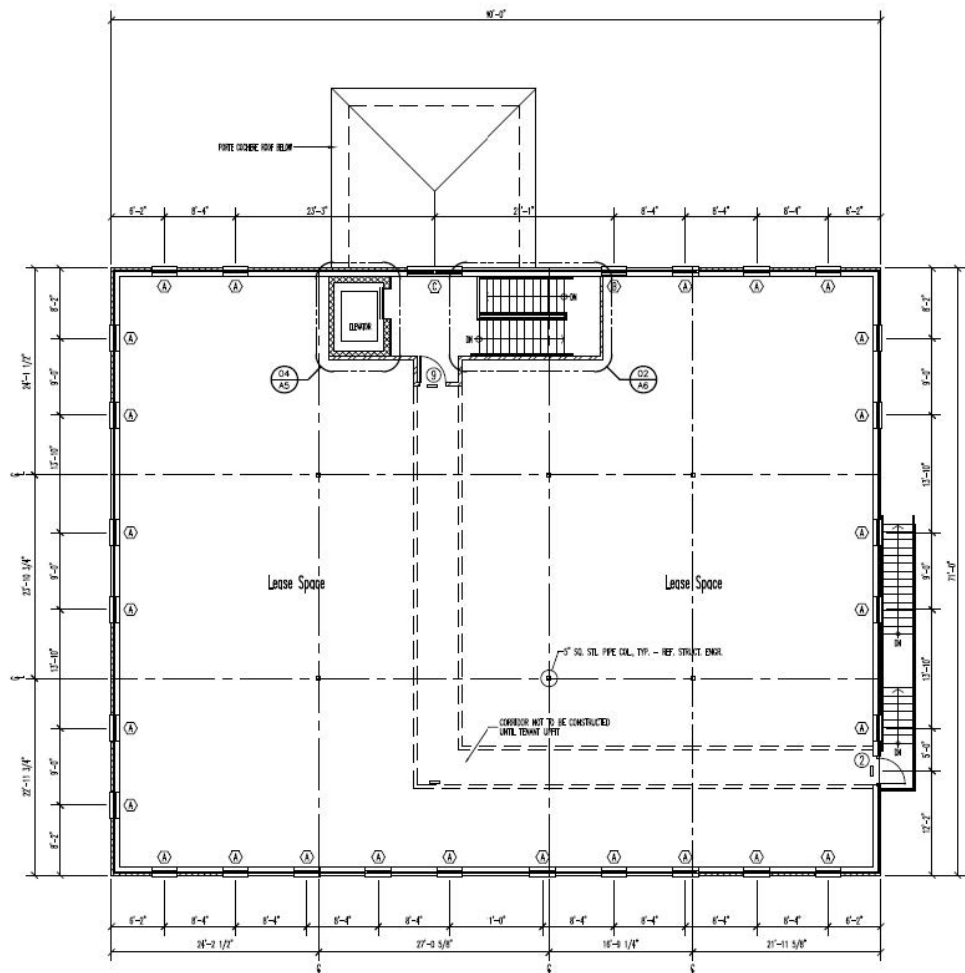
SUMMARY

9404 Highway 78 is a two-story, 12,780-square-foot medical office building situated on a 2.29-acre lot, offering ample space for healthcare operations and parking. Its prime location along a well-trafficked corridor enhances visibility and accessibility, making it ideal for a variety of medical or healthcare tenants. The building features modern amenities and infrastructure suited to support healthcare professionals, while the sizable lot allows for potential future expansion or additional site improvements to meet evolving needs.

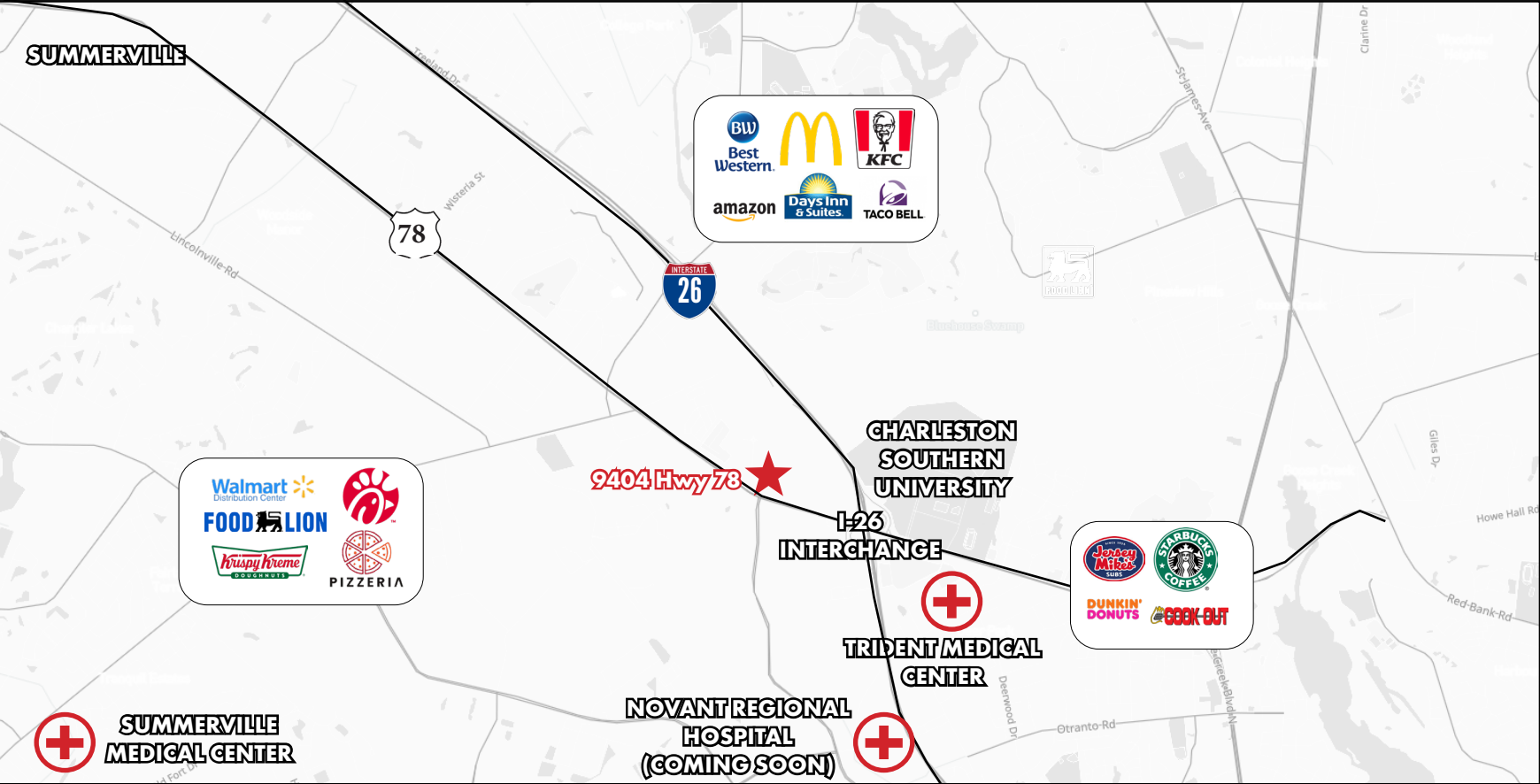
PROPERTY INFO

Property Address:	9404 Highway 78 Ladson, SC 29456
Premises:	Suite 200
Size:	6,390 rentable square feet
Base Rental Rate:	\$32.00/RSF, NNN
TI Allowance:	\$55.00/RSF
Estimated OPEX:	\$5.25/RSF
Tenant responsible for electrical and janitorial services	



[illegible]

LOCATION MAP



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