

**Building Specifications**  
**202 Overland Drive**  
**Greenwood SC**

**Medical Grade Construction, Built in 2005 by an Eye Surgeon**

24-room medical office was custom built by a practicing eye surgeon with workflow and efficiency in mind. This turn-key medical facility is ideal for an ophthalmology group, multi-specialty practice, or healthcare investor seeking a top-tier location and a purpose-built space ready for immediate use or adaptation. Medical-Grade Construction future expansion in mind.

- 5,130 sqft brick facility
- 8 fully equipped exam rooms
- Spacious, welcoming waiting room
- Business office suite with open-concept reception, scheduling, and checkout desks
- Public restroom accessible from waiting area
- Dedicated optical workroom
- Sub-waiting area for patient flow control
- Visual fields testing room & contact lens room
- Private insurance office & secure medical records room
- Large break room with kitchen for staff
- Separate staff restroom
- Executive doctor's office suite designed to accommodate up to 3 physicians
- 2 storage rooms, telecom/communications room, and dedicated electrical control room
- Expediter call button lighting system installed in all exam rooms and support areas
- Building engineered with future expansion in mind—plans allow for an additional wing to be added
- 28 designated parking spaces, professionally landscaped grounds.
- Fire Safety Zoning: The building includes three fire-rated safety zones within the occupied areas, with all doors being self-closing and fire-rated as required by code.
- Sprinkler System & Fire-Rated Ceilings. A fire suppression sprinkler system is installed above the acoustical ceiling, and the upper ceiling structure is fully fire-rated.
- Fire-Resistant HVAC Protection: All HVAC return ducts are equipped with fire-activated, self-closing steel dampers to prevent the spread of fire through the ventilation system.
- Fire-Rated Attic Partitions: The attic is subdivided with fire-rated walls and fitted with steel fire doors, creating compartmentalized zones for added safety.
- Emergency Lighting & Egress: All exit doors are equipped with illuminated emergency lights and lighted exit signs for compliance with egress safety standards.
- Fresh Air Ventilation: Each HVAC system is designed to blend a required percentage of fresh outside air with recirculating air, maintaining healthy indoor air quality across all zones.
- Efficient Climate Control: The building includes 7 independent, programmable HVAC units that enhance comfort while reducing energy costs.

- Steel Conduit Wiring for Fire Code Compliance: All AC electrical circuits (including outlets, switches, and light fixtures) are installed in steel conduit. Likewise, all low-voltage/data cabling that crosses rooms is enclosed in conduit above the ceiling.
- Fire Department Knox Box Access: A Knox Box is installed at the staff entrance, giving the Greenwood Fire Department immediate access.
- Dedicated Landscape Irrigation Well: A high-capacity well (approx. 60+ gallons/min) supplies water to the irrigation system, reducing long-term costs by eliminating reliance on municipal water for landscaping.
- Isolated Power for Technology Systems: The data/telecom room has its own dedicated and grounded electrical system to protect sensitive equipment from voltage surges and electrical disturbances. Fully Wired for Connectivity: All telecom and computer receptacles are pre-wired and connected to server hardware, ready for immediate integration with the owner's systems.
- A fully wired burglar alarm system is tied into the emergency lighting grid and transmits alerts via a modern wireless (cellular) signal to the monitoring company
- Roof replaced in 2019