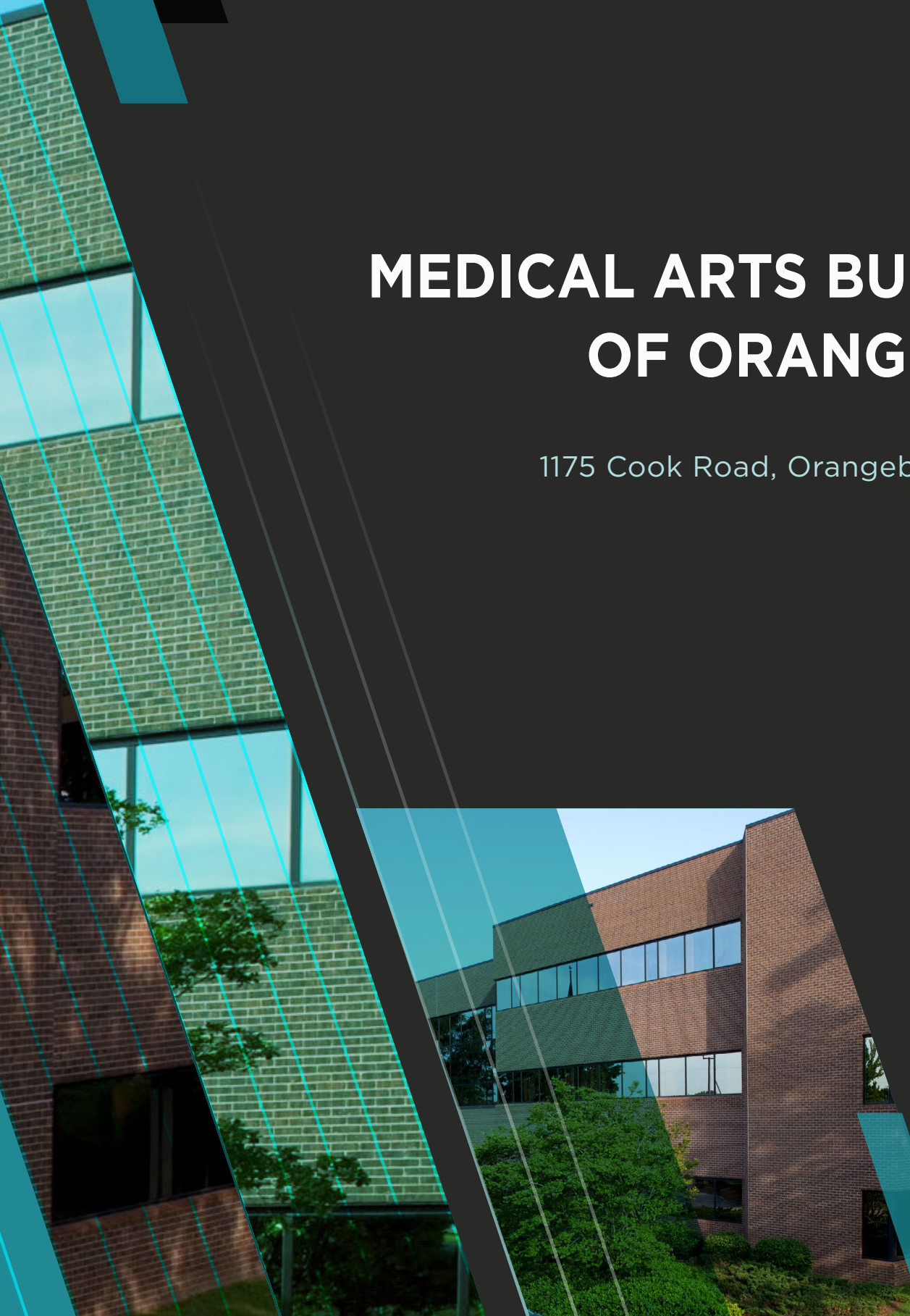


MEDICAL ARTS BUILDING OF ORANGEBURG

1175 Cook Road, Orangeburg, SC 29118



Creating Exceptional

The Medical Arts Building of Orangeburg, located at 1175 Cook Road in Orangeburg, South Carolina is a 49,690 square-foot, three-story medical office building (MOB) dedicated to exceptional care. This MOB is strategically located on the Regional Medical Center of Orangeburg and Calhoun County Campus, providing patients and practitioners seamless access to a community of comprehensive medical care professionals.

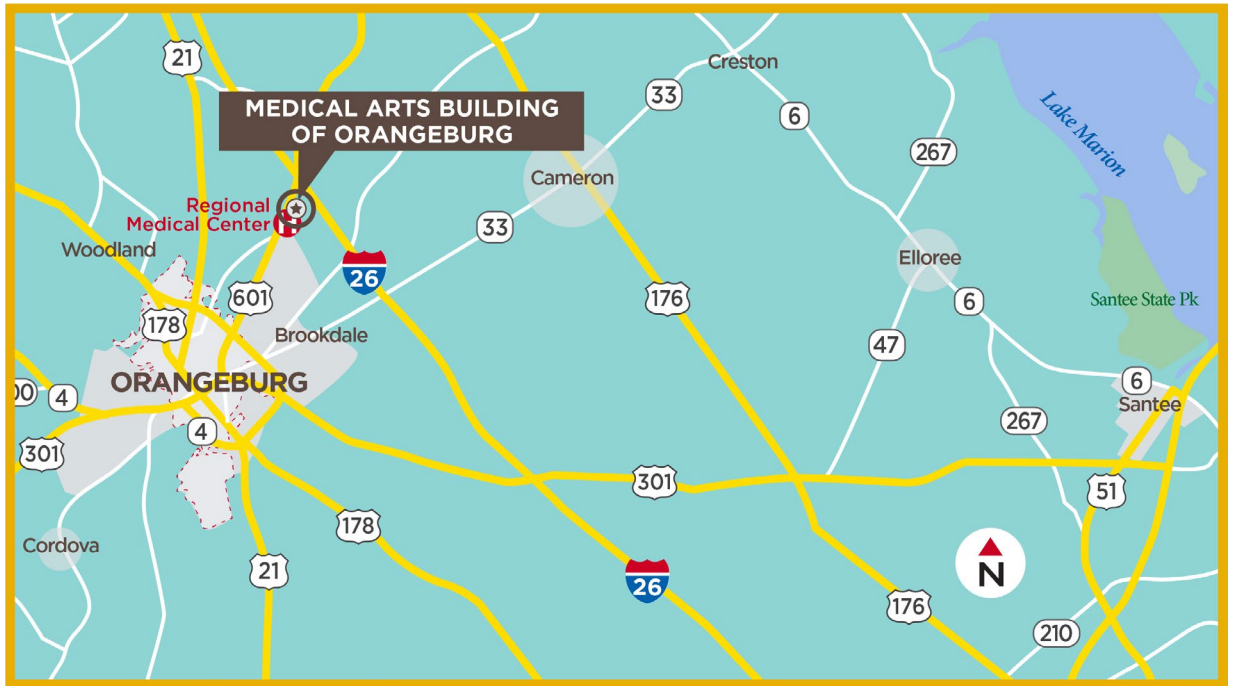
The Medical Arts Building of Orangeburg is home to a balanced mix of healthcare specialties, takes pride in its exceptional 24/7 management staff, and features a web-based work order system for promptly addressing any service requests. Tenants enjoy great patient referrals from surrounding physicians, enhancing the professional opportunities for the community.

This MOB also features spacious suites with multiple exam rooms and office areas. With 236 parking spaces available and easy access to I-26, reaching the Medical Arts Building of Orangeburg is a breeze for both patients and healthcare providers.



Medical Arts Building of Orangeburg

Location Map







Aerial Map



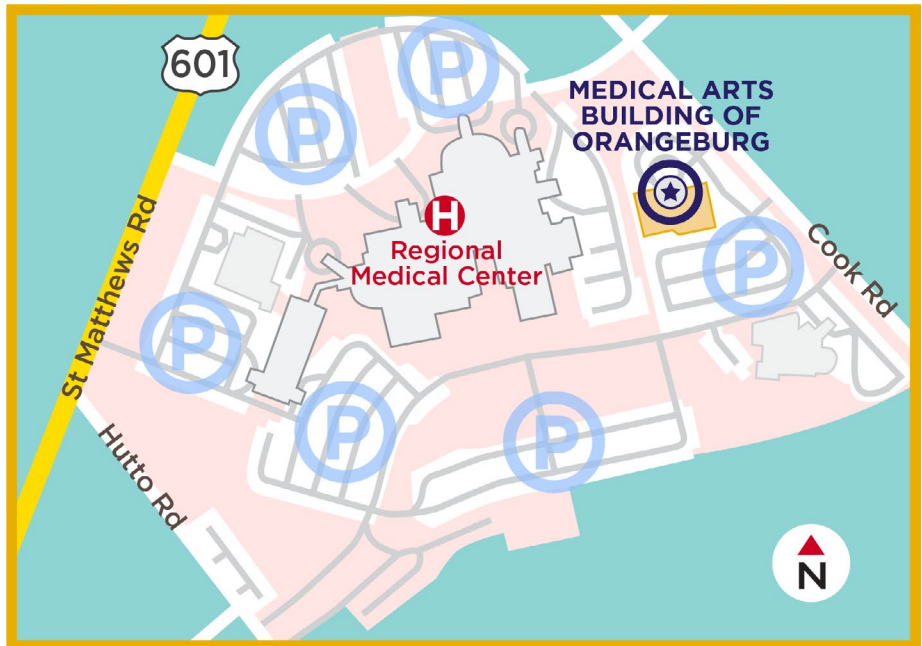
Medical Arts Building of Orangeburg

1175 Cook Road, Orangeburg, SC

The Medical Arts Building of Orangeburg is centrally located 2.5 miles from downtown Orangeburg and is adjacent to Interstate 26, ensuring easy access for patients and practitioners from Orangeburg and the surrounding communities. Its strategic position on the Regional Medical Center Campus fosters collaboration opportunities and patient referrals from surrounding physicians, creating a dynamic network of care.

TRANSPORTATION		
	INTERSTATE	
I-26	5 min drive	1.3 mi
Hwy 601	2 min drive	.3 mi
	AIRPORT	
Orangeburg Municipal Airport	15 min drive	6.5 mi
	NEARBY HOSPITALS	
Regional Medical Center	4 min walk	.2 mi
	DOWNTOWN	
MUSEUMS, LANDMARKS, RESTAURANTS, PARKS & SHOPPING		
Downtown Orangeburg	14 min drive	5.5 mi

Campus Map



DEMOGRAPHICS



**MEDICAL ARTS BUILDING
OF ORANGEBURG**

POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	281	30,279
2027 Total Population	271	29,669
Average Age	39.00	39.60
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	112	11,502
2027 Total Households	108	11,262
Average Household Size	2.50	2.40
Median Home Value	\$137,500	\$112,050
Median Year Built	1973	1974

AVAILABLE SPACE

MEDICAL ARTS BUILDING OF ORANGEBURG

49,690 SF

- Three-story, class-B medical office building
- Located on the Regional Medical Center campus
- Flexible suite sizes
- Abundant surface parking with 236 spaces
- Balanced mix of healthcare specialties
- Strong network of nearby physicians
- Exceptional 24/7 management staff
- Fast, web-based work order system
- Energy Star certified building
- Competitive lease packages
- 2.5 miles to downtown Orangeburg
- Easy access to Interstate 26

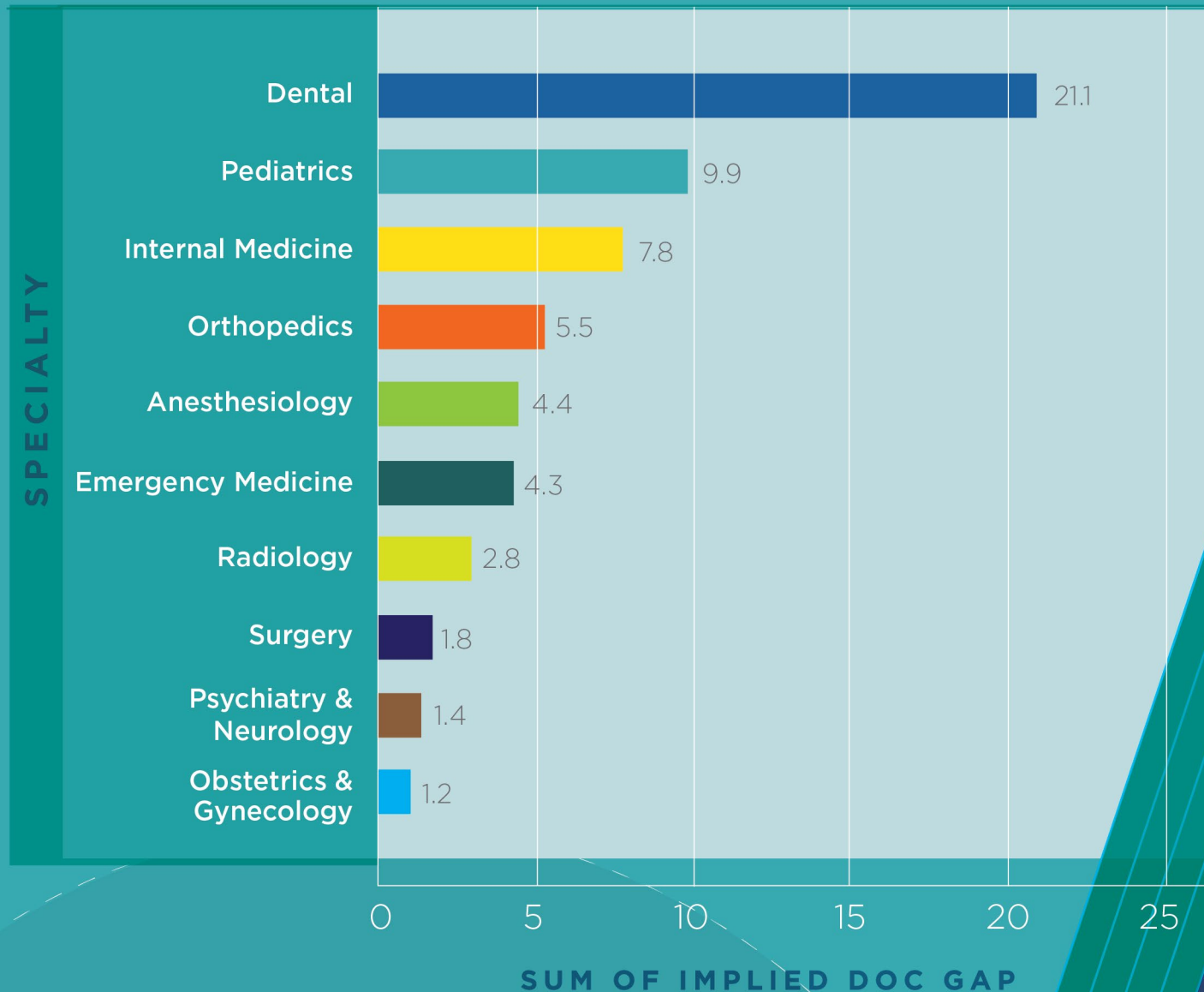


For Leasing Information

Contact Regional Leasing Director
Erreca White at (706) 373-2889
Erreca.White@Lillibridge.com

Top 10 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 49,712



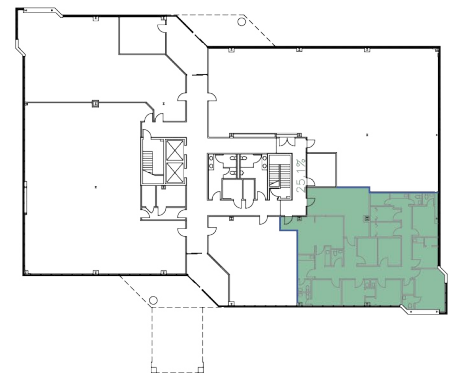
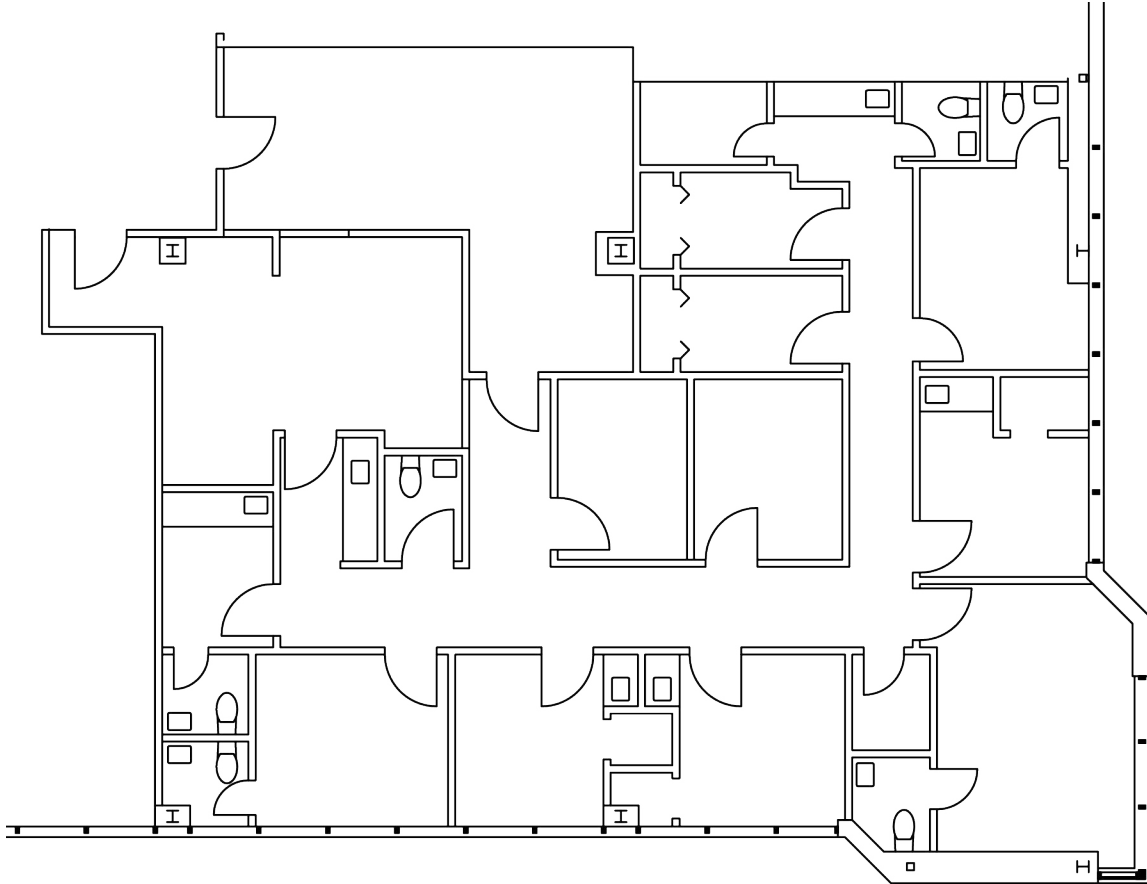
This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

SUITE PLAN

Medical Arts Building of Orangeburg

1175 Cook Road, Orangeburg, SC

SUITE 110
2,539 SF



For Leasing Information

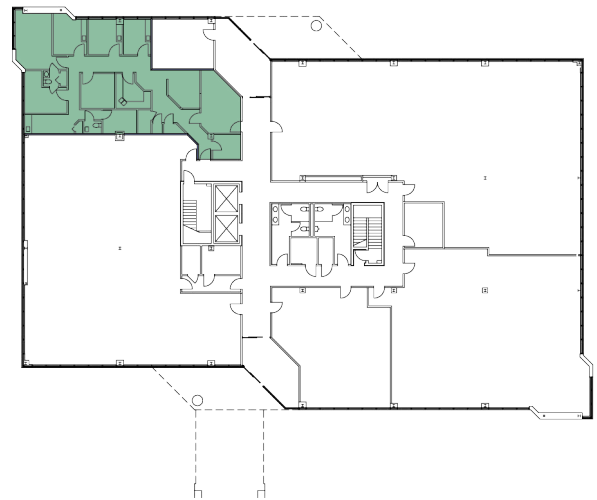
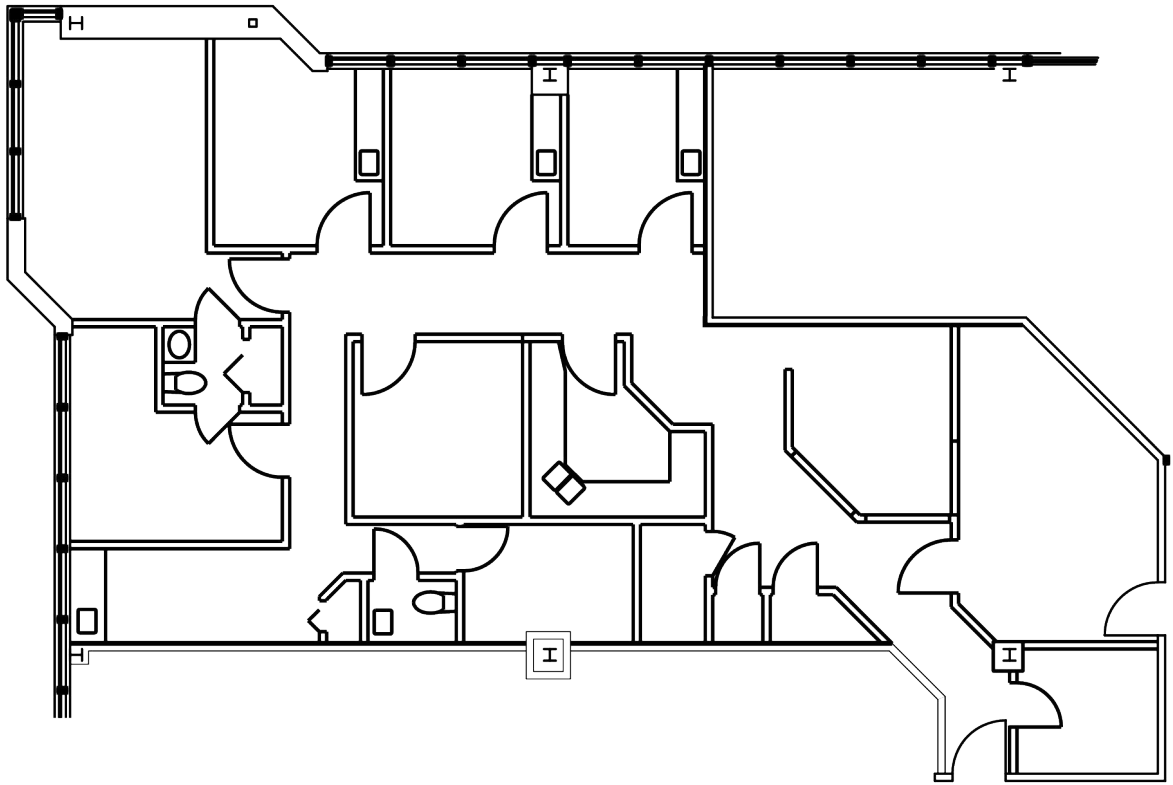
Contact Regional Leasing Director
Erreca White at (706) 373-2889
Erreca.White@Lillibridge.com

SUITE PLAN

Medical Arts Building of Orangeburg

1175 Cook Road, Orangeburg, SC

SUITE 135
1,798 SF



For Leasing Information

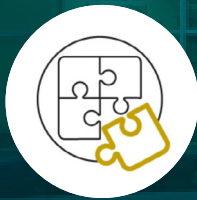
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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

400+

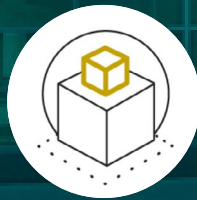
Medical Office
Buildings



WE ADVISE

150+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

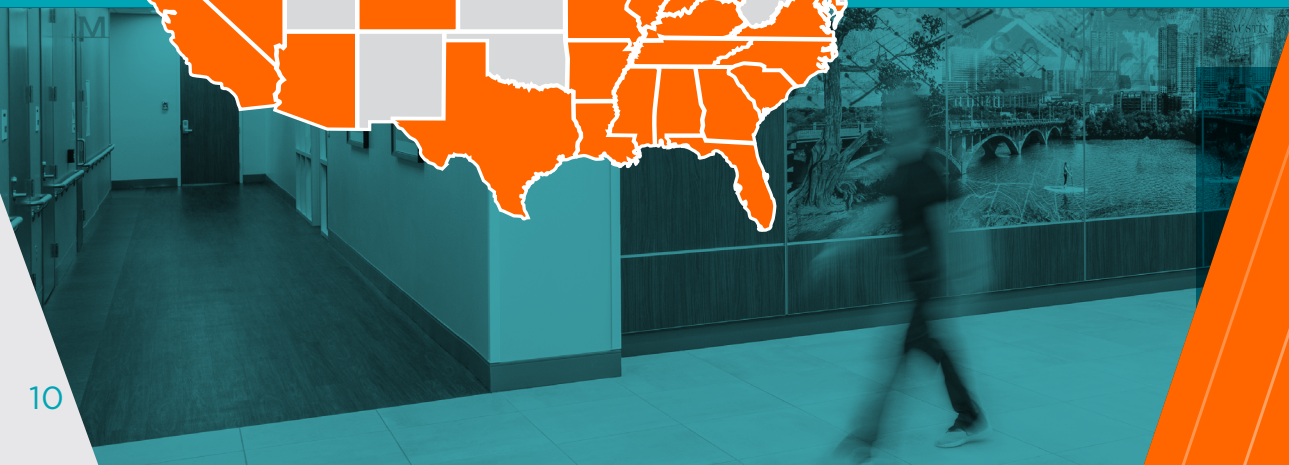
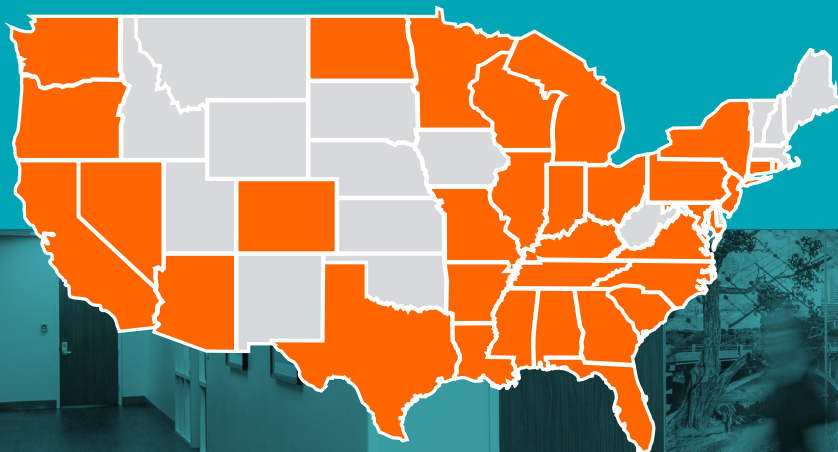
Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.

 <p>2023 TENANT SATISFACTION KINGSELEY EXCELLENCE <small>Since 1981 Kingsley Europe</small></p>	<p>KINGSELEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION</p>	 <p>2023 ELITE 5 TENANT SATISFACTION <small>Since 1981 Kingsley Europe</small></p>
 <p>TOBY AWARDS <small>BOMA</small> <small>Excellence in Building Management</small></p>	<p>TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S</p>	
<p>ESG ACHIEVEMENTS</p>		
	<p>IREM® CERTIFIED SUSTAINABLE PROPERTY</p>	
	<p>CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR</p>	

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



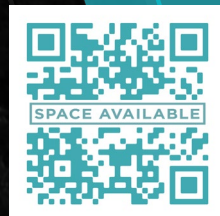
MEDICAL ARTS BUILDING OF ORANGEBURG

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