



MEDICAL OFFICE SPACE FOR LEASE

410 UNIVERSITY PARKWAY, AIKEN, SC, 29801



OFFERING DETAILS

| | | | |
|---------------|---------------------------|----------------|-------------------|
| Size: | ±7,813 | Leasable Area | ±1,870 - 7,813 |
| Lease Rate | \$22/SF | Configuration: | Can Be Subdivided |
| Lease Type | NNN | Patient Rooms: | 20 |
| Location | Medical Corridor of Aiken | Offices: | 11 |
| Accessibility | ADA Compliant | Restrooms: | 7 |

OFFERING MEMORANDUM

LEASE RATE: \$22/SF | NNN LEASE STRUCTURE
ADJACENT TO AIKEN REGIONAL MEDICAL CENTER
±1,870-7,813 SF AVAILABLE | TURNKEY MEDICAL SPACE





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MEDICAL SPACE FOR LEASE

TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY
01

SECTION LOCATION OVERVIEW
02

SECTION PROPERTY PHOTOS
03

SECTION AREA OVERVIEW
04

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

MEDICAL OFFICE FOR LEASE

WHY THIS SPACE?



LOCATION

±0.2 Miles to Aiken Regional



MEDICAL HUB

Strong Medical Corridor



CONNECTIVITY

Convenient Location



PARKING AVAILABILITY

Plentiful Parking Spaces



OPERATIONAL FLEXIBILITY

Layout Supports Full-Service Practice



MARKET REACH

Convenient to Augusta and Columbia

OFFERING OVERVIEW

| | |
|-------------------|-----------------------------------|
| Address | 410 University Parkway, Aiken, SC |
| Lease Rate | \$22/SF NNN |
| Total Square Feet | ±7,813 SF |
| Tax Parcel ID | 041-420-2000 |
| Unit Type | Condo |

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present a strategic medical office opportunity at 410 University Parkway in Aiken, SC. Situated in close proximity to Aiken Regional Medical Center, this 7,813-square-foot facility offers an exceptional chance for healthcare practices from the Augusta, GA MSA or Columbia, SC MSA to establish a strategic foothold in the growing Aiken market.

This medical office, formerly occupied by Aiken Obstetrics and Gynecology, is thoughtfully designed to support a variety of healthcare specialties. It consists of three interconnected units: Unit 1550 (4,450 square feet), Unit 1530 (1,493 square feet), and Unit 1510 (1,870 square feet). Together, these units form a contiguous space that is well-suited for a large, cohesive practice, while also offering a flexible configuration to meet specific operational needs.

The facility is optimized for patient care and provider efficiency, featuring 20 patient rooms, a spacious waiting area with seating for 42 and 6 administrative stations, and 11 private provider offices. Seven restrooms are conveniently distributed throughout the building, enhancing accessibility for both patients and staff. Additionally features one lead-lined room (previously used for mammography), two lab areas, 6 workstations, and a dedicated staff breakroom with a kitchen contribute to the overall functionality of the space.

Adjacent to Aiken Regional Medical Center, this property is perfectly positioned for healthcare providers looking to establish or expand their presence in Aiken's medical community. Its strategic location and purpose-built layout provide an outstanding opportunity to deliver comprehensive care while strengthening ties to the region's growing patient base.

410 UNIVERSITY PARKWAY

FLOOR LAN



LOCATION OVERVIEW

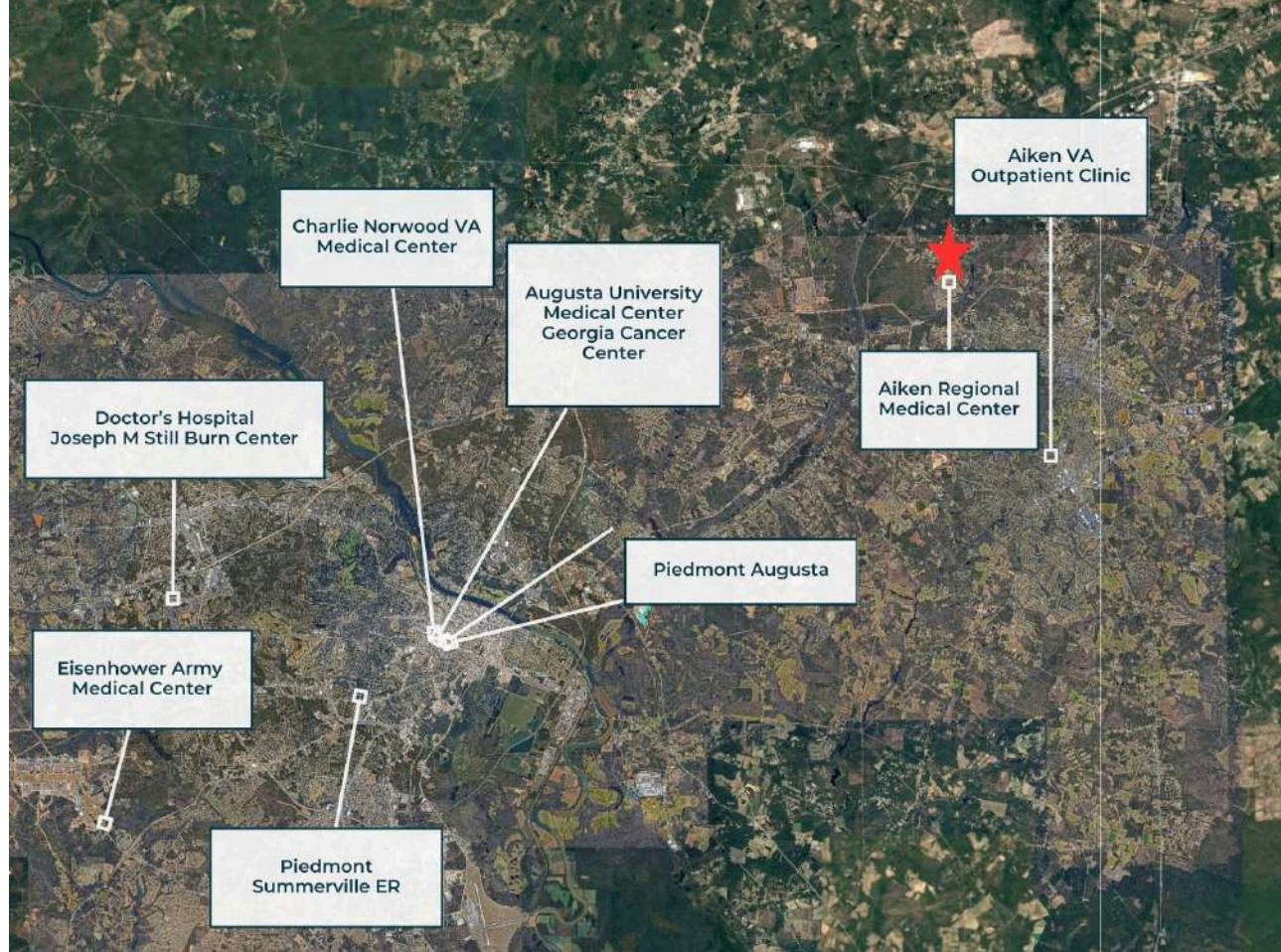
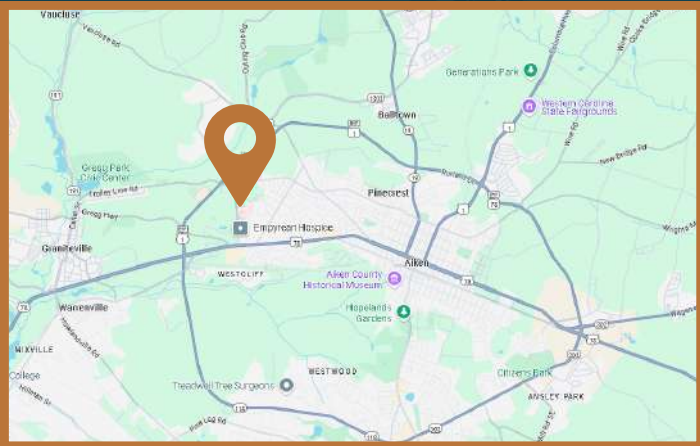
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Hospitals within the CSRA

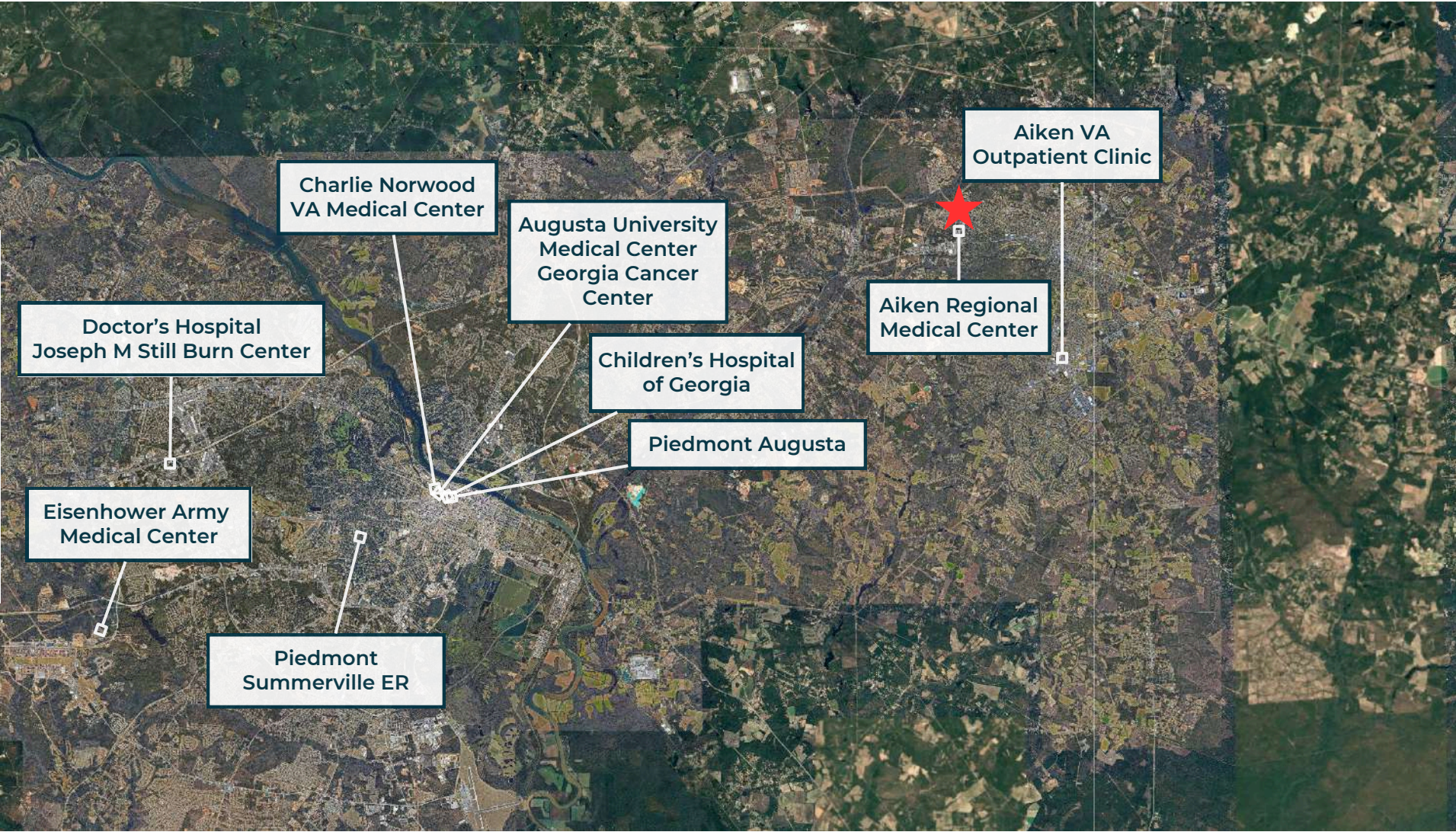
| | |
|----------------------------------|------------|
| Aiken Regional Medical Center | 0.2 Miles |
| Piedmont Augusta | 15.7 Miles |
| Children's Hospital of Georgia | 16.4 Miles |
| Wellstar MCG | 16.6 Miles |
| East Central Regional Hospital | 21.3 Miles |
| Doctor's Hospital | 25.1 Miles |
| Eisenhower Army Medical Center | 30.9 Miles |
| Wellstar Grovetown (Coming Soon) | 31.9 Miles |



Strategically located within the Aiken Medical Center, this office is adjacent to Aiken Regional Medical Center, offering an ideal position for healthcare practices seeking close hospital proximity and convenient regional access. Just 19 miles from Augusta, GA, and 45 miles from Lexington, SC, this location provides excellent connectivity to key markets. Its placement near Aiken Regional is well-suited for practices requiring frequent hospital interaction or looking to establish a competitive presence among the area's major healthcare providers. Nearby networks, including Aiken Regional, Piedmont, Wellstar, Prisma, Doctors Hospital, Lexington Medical, Medical University of South Carolina (MUSC), and Providence Health, enhance opportunities for referrals and professional collaboration.



410 UNIVERSITY PARKWAY HOSPITAL MAP



410 UNIVERSITY PARKWAY

CSRA HOSPITAL OVERVIEW



AIKEN REGIONAL MEDICAL CENTER

Aiken Regional Medical Centers (ARMC), located at 302 University Parkway in Aiken, South Carolina, is a 273-bed acute care hospital offering a comprehensive range of medical services.

Services Provided

Emergency Care: The hospital's emergency department treats approximately 48,000 patients annually.

Oncology: Specialized cancer care is available through the Cancer Care Institute of Carolina, located within the hospital.

Women's Health: The Women's LifeCare Center offers comprehensive services for women's health needs.

Behavioral Health: The Aurora Pavilion provides behavioral health services to the community.

Recognition and Awards

U.S. News & World Report: Recognized as a High Performing Hospital for Heart Attack and Heart Failure for 2024-2025.

Zero Harm Awards: Received four Zero Harm Awards in 2023 for excellence in preventing surgical site infections and central line bloodstream infections.

Leapfrog Hospital Safety Grade: Earned an "A" grade in the Fall 2023 Leapfrog Hospital Safety Grade.



WELLSTAR MCG HEALTH MEDICAL CENTER

Wellstar MCG Health Medical Center, located at 1120 15th Street in Augusta, Georgia, is a 520-bed tertiary hospital offering advanced, comprehensive care to the Augusta community and surrounding areas.

Services Provided

Emergency Care: Designated as a Level I Trauma Center, offering the highest level of emergency care.

Stroke Care: Recognized as an Advanced Comprehensive Stroke Center, providing specialized stroke treatment.

Transplant Services: Home to a Kidney and Pancreas Transplant Program, offering advanced transplant care.

Pediatric Care: Affiliated with the Children's Hospital of Georgia, providing specialized pediatric services.

Recognition and Awards

U.S. News & World Report: Recognized for high performance in multiple specialties.

Leapfrog Hospital Safety Grade: Earned an "A" grade in the latest Leapfrog Hospital Safety Grade assessment

Affiliations: Wellstar MCG Health Medical Center is affiliated with the Medical College of Georgia, providing a platform for medical education and research.

410 UNIVERSITY PARKWAY CSRA HOSPITAL OVERVIEW



PIEDMONT AUGUSTA

Piedmont Augusta, formerly known as University Hospital, is a non-profit, private hospital located at 1350 Walton Way in Augusta, Georgia. Established in 1818, it stands as one of the oldest hospitals in the United States, providing comprehensive healthcare services to the Central Savannah River Area (CSRA).

Services Provided

Cardiology and Vascular Care: The hospital features a state-of-the-art Heart Institute, offering services such as open-heart surgery, electrophysiology therapies, and comprehensive vascular treatments.

Orthopedics and Spine: Services include total hip and knee replacements, spine surgery, and hand, elbow, and shoulder reconstruction.

Surgical Services: Equipped with advanced technology like the Da Vinci Xi robotic system for minimally invasive surgeries and the Mako robotic system for hip and knee replacements.

Women's Health: The W.G. Watson, M.D., Women's Center provides comprehensive obstetrics and gynecology care.

Recognition and Awards

U.S. News & World Report: Rated high performing in eight adult procedures and conditions.

Healthgrades: Recognized for excellence in outpatient orthopedic surgery and joint replacement.



Doctors Hospital of Augusta

Doctors Hospital of Augusta, located at 3651 Wheeler Road in Augusta, Georgia, is a 350-bed full-service tertiary care center established in 1973. The hospital is renowned for its comprehensive medical services and specialized care units.

Services Provided

Emergency Care: Offers 24-hour emergency services with a dedicated team of professionals equipped to handle various medical emergencies.

Burn Care: Home to the Joseph M. Still Burn Center, the largest burn center in the United States, providing specialized burn treatment and rehabilitation.

Maternity Services: Features a comprehensive Women's Center offering obstetric and gynecological care, including labor and delivery services.

Oncology Services: Provides advanced cancer care through its Cancer Care Center, offering radiation therapy and other oncology services.

Recognition and Awards

Top 100 Hospital: Named one of the nation's 100 Top Hospitals by Fortune and PINC AI™.

Stroke Care Excellence: Dedicated to ensuring all stroke patients have access to best practices and life-saving care.

Surgical Care Excellence Award™: Acknowledged for superior clinical outcomes in surgical care across various procedures, including cardiac, vascular, joint replacement, and gastrointestinal surgeries.

410 UNIVERSITY PARKWAY

AERIAL OVERVIEW



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AERIAL OVERVIEW



410 UNIVERSITY PARKWAY AERIAL OVERVIEW



410 UNIVERSITY PARKWAY

AERIAL OVERVIEW



DRIVE TIME DEMOGRAPHICS

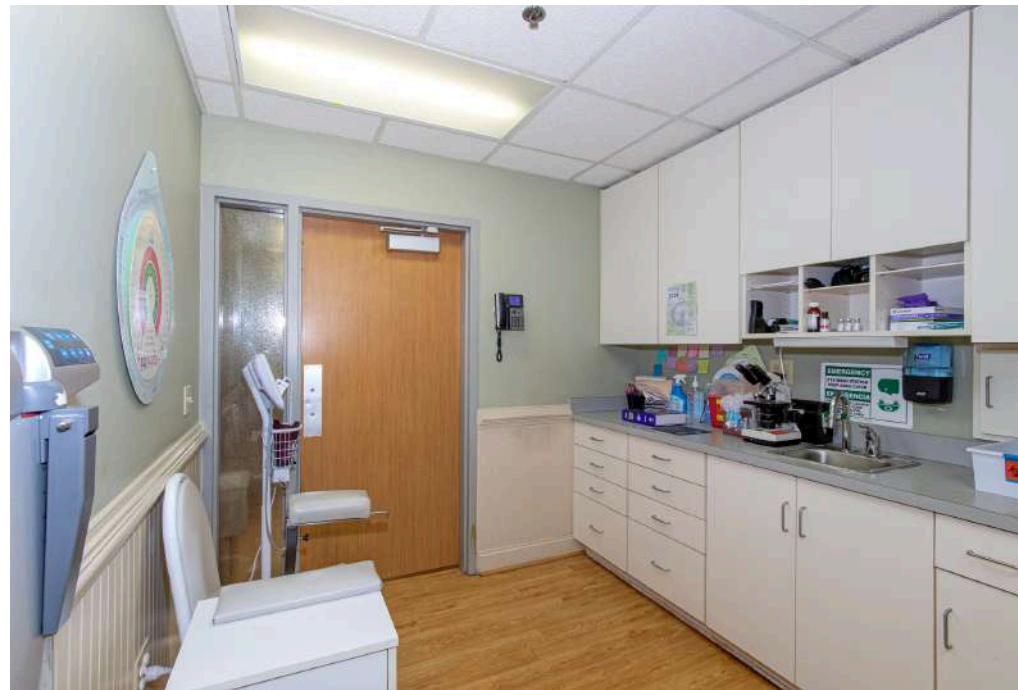


| Drive Time Radii | 5 Min | 10 Min | 15 Min |
|------------------|----------|----------|----------|
| Population | 5,833 | 24,690 | 60,465 |
| Median HH Income | \$65,376 | \$55,648 | \$67,275 |
| Median Age | 38.3 Yrs | 40.6 Yrs | 41.4 Yrs |

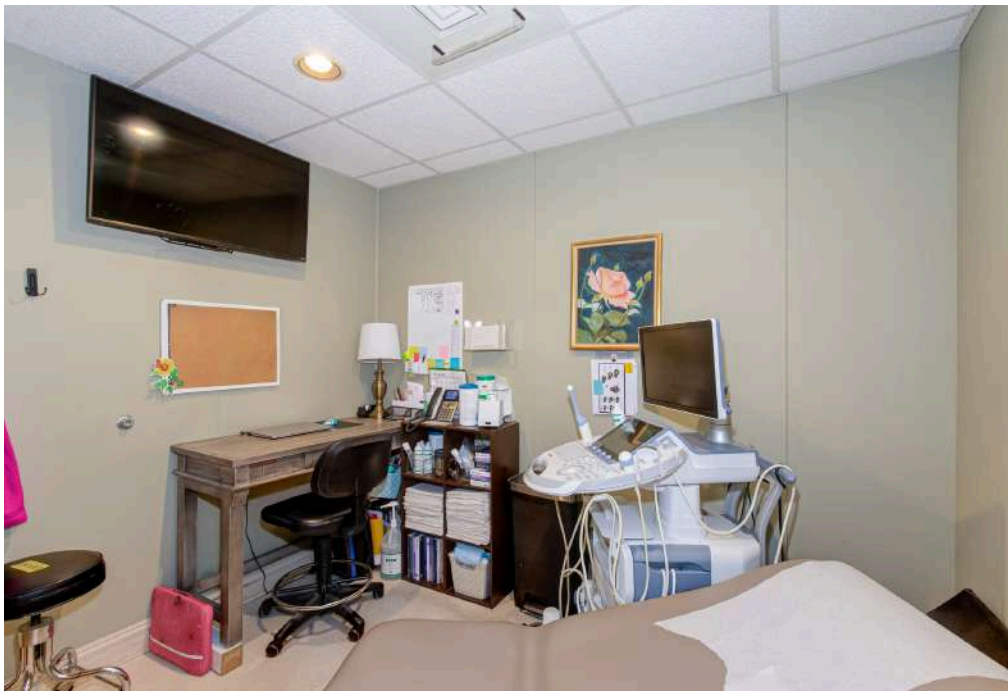












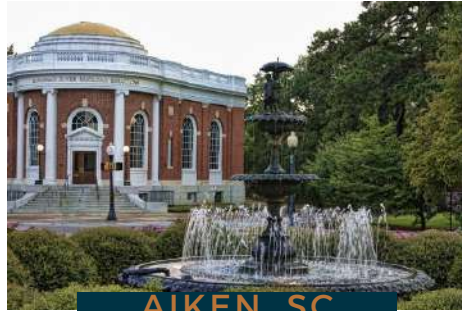
WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

**For inquiries,
contact us.**



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HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on industrial properties, we are track space availabilities, tenant needs, off-market properties and more.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be intersted in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data