

7,039 SF

ON CAMPUS MEDICAL SPACE AVAILABLE

1650

SKYLYN DRIVE



FOR LEASE

Hugh R. Black Pavilion

1650 SKYLYN DRIVE | SPARTANBURG, SC 29301

**AVISON
YOUNG**

ABOUT

Mary Black Campus

For more than 90 years, Spartanburg Medical Center - Mary Black Campus has provided healthcare to the Upstate. Now a part of Spartanburg Regional Healthcare System (SRHS), the facility features surgical suites, nationally credentialed (CARF) inpatient rehabilitation, a 24-bed emergency department, intensive care unit, geriatric psychiatric services, a joint care program, cardiology services and a sleep center.

Outpatient services include imaging, endoscopy, wound care, rehabilitation and a women's breast health center. A patient-centered, professional, highly-skilled facility, we provide continuity of care through the dedicated work of our nurses, physicians, staff and volunteers.





Property Description

The Hugh R. Black Pavilion is 108,878 sf of class A medical office space unique to the Spartanburg market. This building is located at the heart of the Spartanburg Regional Hospital System's Mary Black campus. Spartanburg Regional Health System is a not-for-profit hospital system serving Spartanburg County and surrounding areas. SRHS is a self-funded system with more than 9,000 employees and 1,376 beds across the Upstate. Spartanburg Regional's Mary Black campus is immaculately landscaped with water features and access from the Drayton Mills Trail. The lobby features marble floors and two large elevators able to accommodate hospital beds. Originally built for Steadman Hawkin's Orthopedics, the first floor features a fitness gym with a pool and smoothie bar for the building's employees.

This building is located in close proximity to the new Drayton Mills mixed-use development. It sits across the street from Spartanburg Day School and adjacent to Houston Elementary School.

Offering Summary

Building Size:	108,878 SF
Parking Spaces:	300 on-site spaces
Zoning:	CO
County:	Spartanburg
Municipality:	Spartanburg

Spaces

Space Size

Suite 360	3,598 - 7,039 SF
Suite 370	3,441 - 7,039 SF

Location Map



1650 Skylyn Drive
Hugh R. Black Pavilion

Cancer Center of the Carolinas

Carolina Neurology

Spartanburg Regional Health System

Spartanburg Day School

Drayton Mills Trail

Drayton Mills Loft Apartments & Marketplace

Drayton Mills Elementary School

Spartanburg Pediatric Dentistry

Wren and Wyatt Home goods store



Location Information

Building Name	Hugh R. Black Pavilion
Street Address	1650 Skylyn Drive
City, State, Zip	Spartanburg, SC 29307
County	Spartanburg

Property Highlights

- Class A medical office space unique to the Spartanburg market
- Co-operating brokers earn 3% commission
- Generous TI allowance for credit tenants
- Lower NNN fees than any comparable properties
- Institutional ownership
- Flexible floor plans
- Excellent credit anchor tenant
- Abundant parking
- Strategically located on a large medical campus in a high growth area
- On-site gym with pool and snack bar
- Complimentary tenant mix for any medical use including outpatient therapy services, orthopedics, mammography, surgery center and more





HIGHLIGHTS

1650 Skylyn

About Spartanburg Regional Healthcare System

Our Mission

Provide excellence in health

Our Vision

Become a national leader in healthcare quality

Fast Facts



Number of
Employees
>9,000



Number of
Physicians
>700



Number of Emergency
Center Vists per Year
>200,000

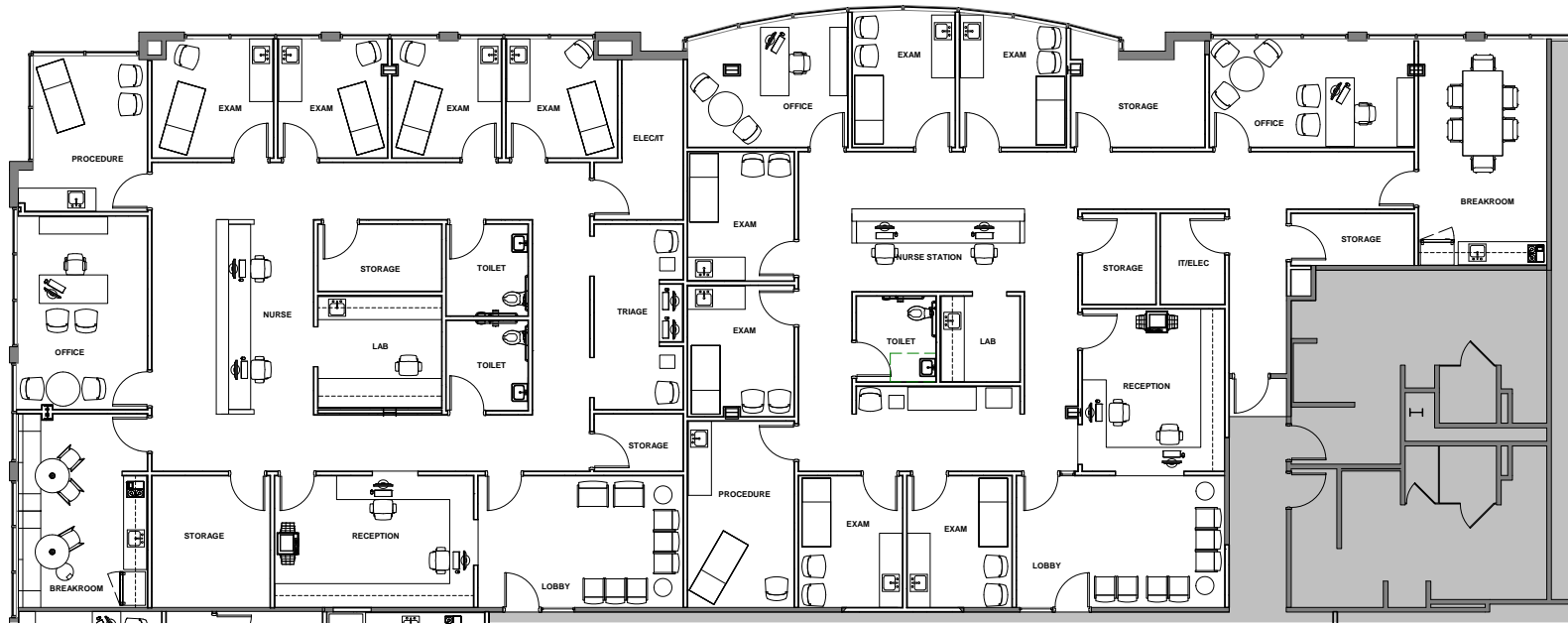


Surgical Procedures
per Year
>25,000



Babies Delivered
per Year
>4,000

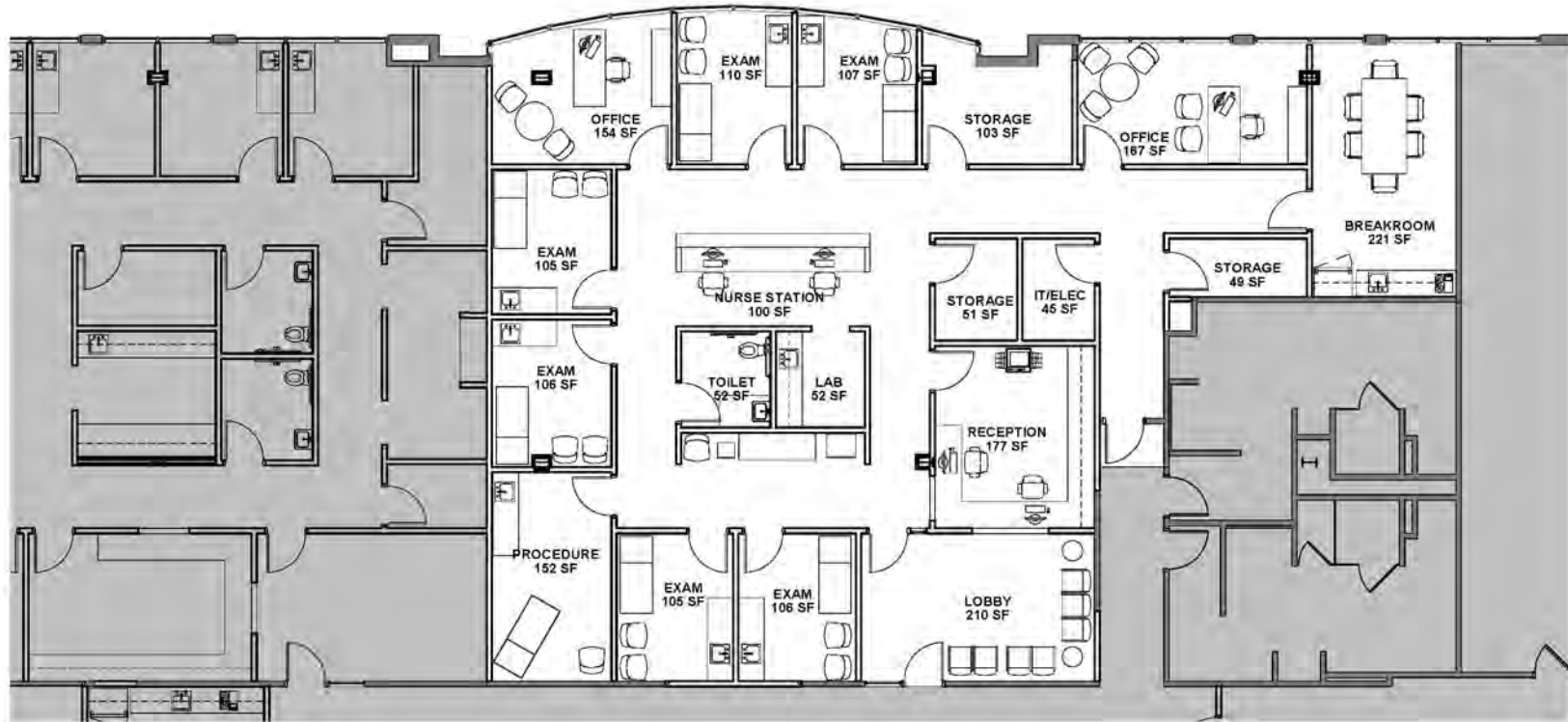
Third Floor Plan



DP3
ARCHITECTS

DP3 Architects, Ltd.
15 South Main Street, Suite 400
Greenville, SC 29601
864.232.8200
www.DP3architects.com

Suite 360





Chris Prince, MBA, LEED® Green Associate™

Vice President - Office Team

C: 864.430.4957

chris.prince@avisonyoung.com



Ned Reynolds

Vice President - Office Team

C: 336.260.3148

ned.reynolds@avisonyoung.com