

# 391 SERPENTINE DRIVE

SPARTANBURG, SOUTH CAROLINA

MEDICAL OFFICE SPACE FOR LEASE



Contact for more information  
or to schedule a tour:

**Greyson Furnas, CCIM**  
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Colliers  
INTERNATIONAL



**ADA Compliant**  
wheelchair accessible



**232 parking spaces**  
(29 covered)



**Exhaust System**  
2nd floor



**Security System**  
with card access



**LED Lighting**  
Windows along all  
4 sides of building

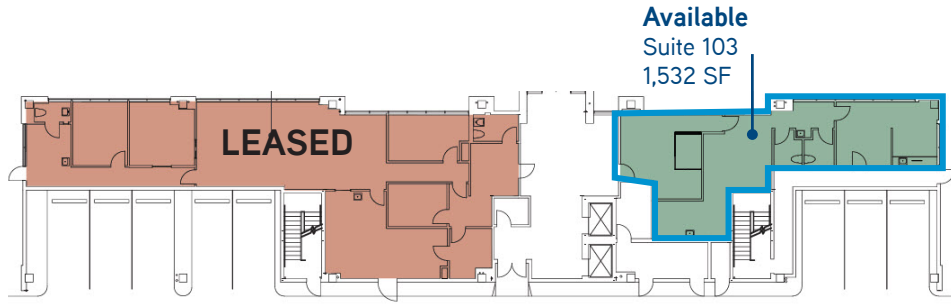


**5 floors**  
2 elevators

±12,500  
SF AVAILABLE

An excellent location and opportunity for medical office  
adjacent to Spartanburg Regional Medical Hospital

## 1ST FLOOR



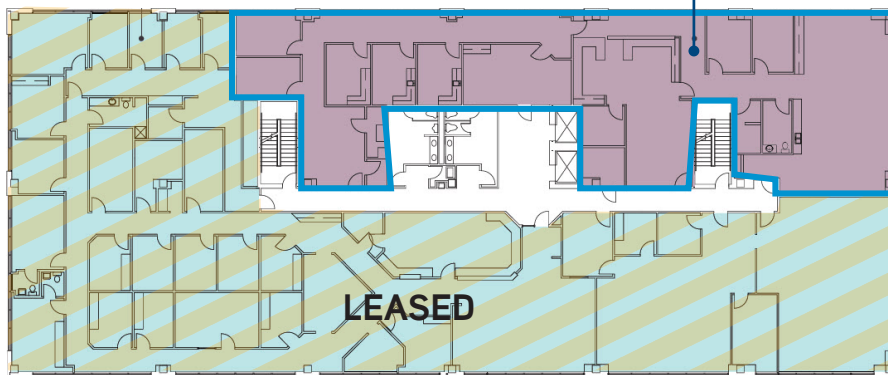
## 3RD FLOOR



Available Suite 302  
6,129 SF

Available Suite 440  
4,860 SF

## 4TH FLOOR





## SPECIFICATIONS

Lease Rate	Call for pricing details
SF Available	±12,500 SF
Stories	5
Access	East Pearl St and Serpentine Dr
Finishes	Tile flooring, sheetrock walls and tile ceiling, fluorescent lighting
Elevators	2 passenger cars (maker Schindler)



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## AREA DEMOGRAPHICS:

	5 MILE	10 MILE	15 MILE
 POPULATION	103,639	209,048	298,269
 MEDIAN AGE	36.7	38.7	39.4
 AVG HH INCOME	\$61,168	\$72,114	\$72,206
 2025 PROJECTED POPULATION	109,814	223,319	319,291

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## ABOUT SPARTANBURG REGIONAL HEALTHCARE SYSTEM

Spartanburg Regional Healthcare System is an integrated healthcare delivery system which has been a partner in the community for more than 90 years. This provider has earned a reputation for technological excellence and innovation, and employs approximately 9,000 people with more than 700 physicians on staff.

Spartanburg Medical Center (SMC) is a research and teaching hospital with two locations: Spartanburg Medical Center campus on East Wood Street and Spartanburg Medical Center — Mary Black Campus on Skylyn Drive. The East Woods Street campus is the primary campus and serves patients throughout the region from its central location in the upstate. With a total of 747 beds, the center's services include emergency, surgical, maternity, cancer, heart center and inpatient rehabilitation.



## ABOUT THE AREA

Located at the intersection of Interstates 85 and 26, Spartanburg is within driving distance of three international airports and less than a half-day's drive from Atlanta, Charlotte, Charleston, Greenville and Nashville. Spartanburg has ±40,000 residents, ±15,000 college students and seven universities.

Spartanburg County is the 4th largest in South Carolina, home to more than 301,000 people and 13 unique municipalities.

The city enjoys a growing downtown with many new shops and restaurants and public art installations on every corner. International companies and countless small businesses offer career opportunities here and the county offers assistance with labor and career development. Residents also enjoy a high quality of life with miles of trails, blueways and incredible outdoor recreation offerings.

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