




ColonyCapital

OKATIE OUTPATIENT CENTER

40 OKATIE CENTER BLVD, SOUTH
OKATIE, SC 29909

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A photograph of the Okatie Outpatient Center building, a large, multi-story, light-colored structure with numerous arched windows and a covered entrance area. The building is surrounded by greenery and a paved road.

Okatie Outpatient Center

40 Okatie Center Blvd. S, Okatie, SC

Property Summary



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OFFERING SUMMARY

Available SF:	553 - 5,050 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Year Built:	2001
Building Size:	47,114 SF
Zoning:	Medical
Market:	Bluffton / Hilton Head
Submarket:	Okatie

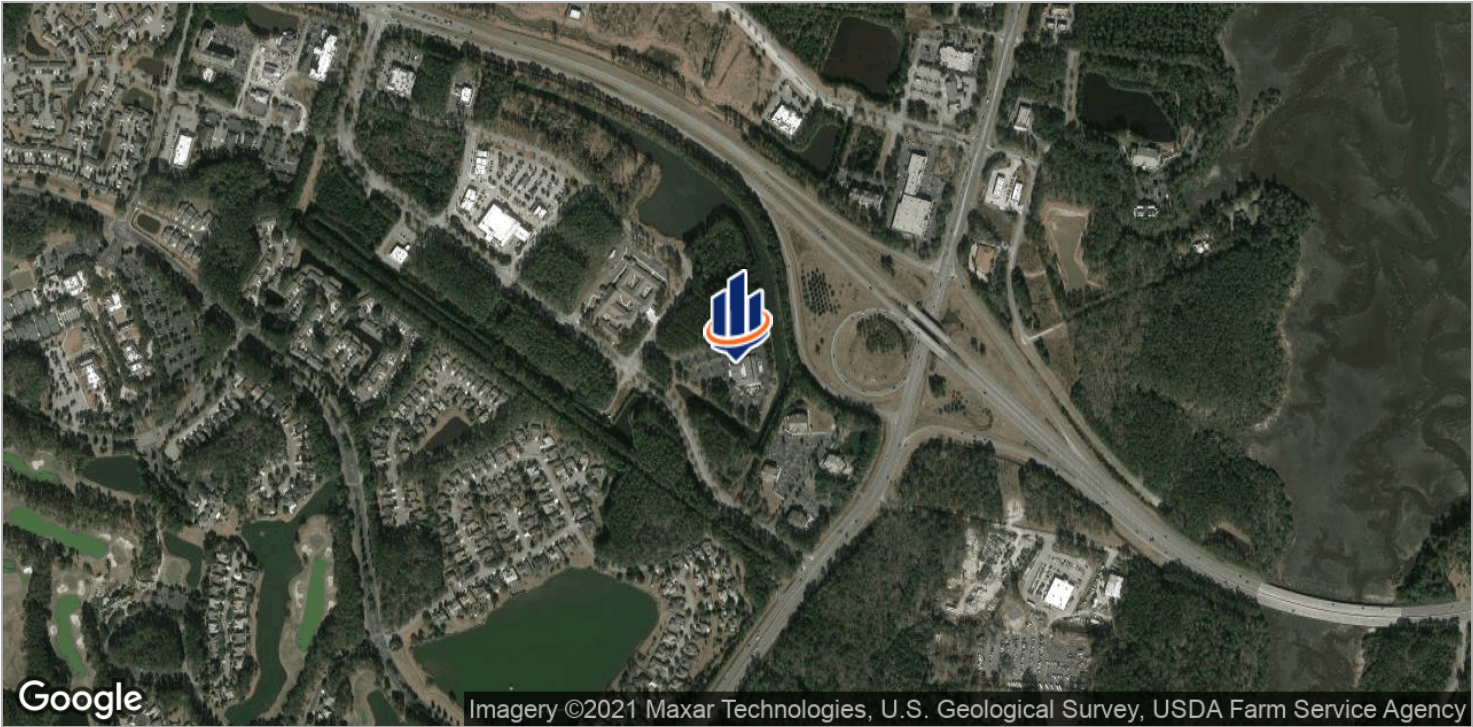
PROPERTY OVERVIEW

Sperry Van Ness is pleased to present Class A office space for lease at the Okatie Medical Center, a beautiful, 3-story, 47,114 square foot facility offering a variety of quality medical services, including primary care, ambulatory surgery, lab and diagnostics/imaging, physical therapy and dentistry. Built in 2001, the building has been well-maintained and all common areas have been or are in the process of being substantially updated. The building affords a lot natural light and abundant surface parking. We can provide second generation space immediately or shell space for those who desire a custom layout. Generous TI allowance is available.

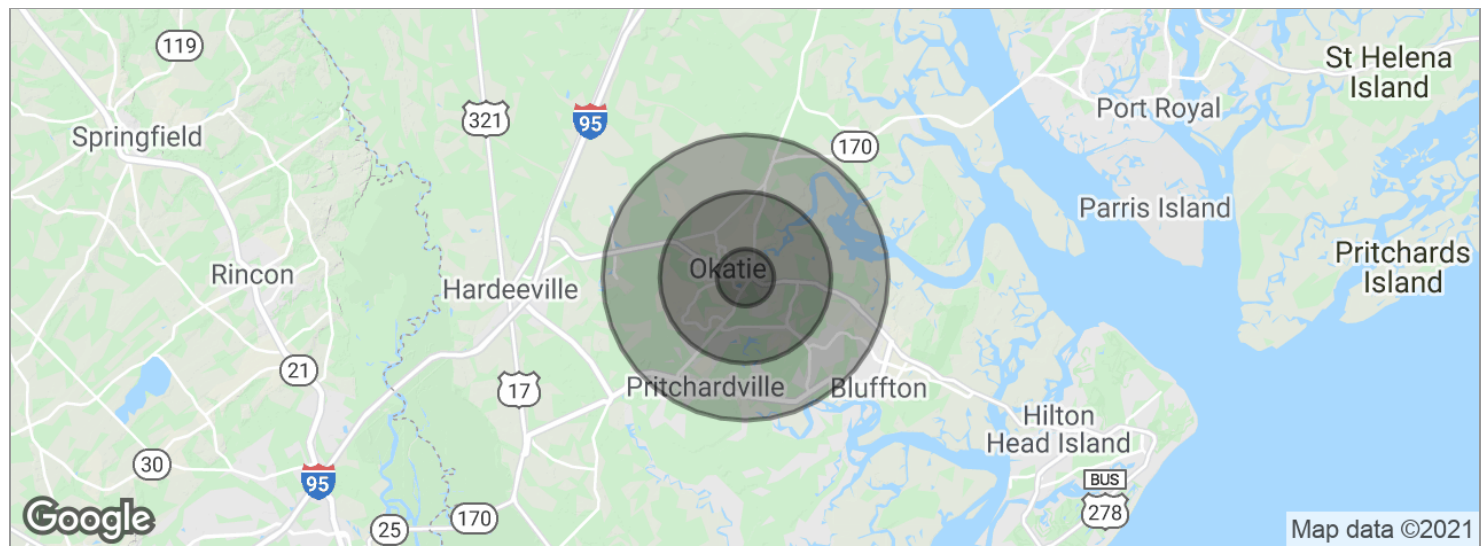
LOCATION OVERVIEW

Located near the major intersection of Highway 278 and Highway 170 within Okatie Center, a 268-acre planned commercial development, the site is immediately adjacent to Sun City Hilton Head, with 15,000 residents, age 50+, and minutes from the two colleges (USC and the Technical College). There is also a grocery anchored shopping center adjacent to the property. This is a high-growth area and is well situated to capitalize on the Savannah, Hilton Head, Beaufort and surrounding areas and represents a great opportunity to join a dynamic medical environment servicing the surrounding communities.

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,196	13,858	31,819
Median age	60.1	54.7	46.9
Median age [Male]	59.8	54.2	46.7
Median age [Female]	59.9	54.8	46.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,118	6,642	14,105
# of persons per HH	2.0	2.1	2.3
Average HH income	\$76,452	\$77,198	\$75,817
Average house value	\$275,975	\$278,118	\$293,946

* Demographic data derived from 2010 US Census