

# North Hills Medical Center

## 800 PELHAM ROAD

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*GREENVILLE, SC 29615*

Up to  $\pm 31,484$  SF of Medical/Office Space Available





for this child we h

enjoy THE LITTLE THINGS

# 800 Pelham

## Property Highlights:

- Excellent Location Neighboring Prisma and Bon Secours Medical Campuses on the Eastside
- Marquee Signage Opportunity on Pelham Road
- 2nd Generation Space, Former Clinical Lab Space
  - Existing Clinical Infrastructure can be Repurposed for New Use
- Free Surface Parking Available On-Site
  - Parking Ratio: 4.93 per 1,000 SF

**BUILDING SIZE:**  
±46,932 SF

**AVAILABLE SPACE:**  
±5,000 - ±31,484 SF

**YEAR BUILT:**  
1985

**LEASE RATE:**  
\$18.00 NNN

3

## FLOORS

Approximately 16K floorplates that can be demised

2

## MAJOR HOSPITAL SYSTEMS

800 Pelham Neighbors Bon Secours and Prisma Eastside Campuses

38.3k

## SQUARE FEET

Of Office/Medical Space Available for Lease

50+

## RESTAURANTS

Within short driving distance




**Marquee Visibility.**

Signage Opportunity with Excellent Exposure.


**Premier Location.**

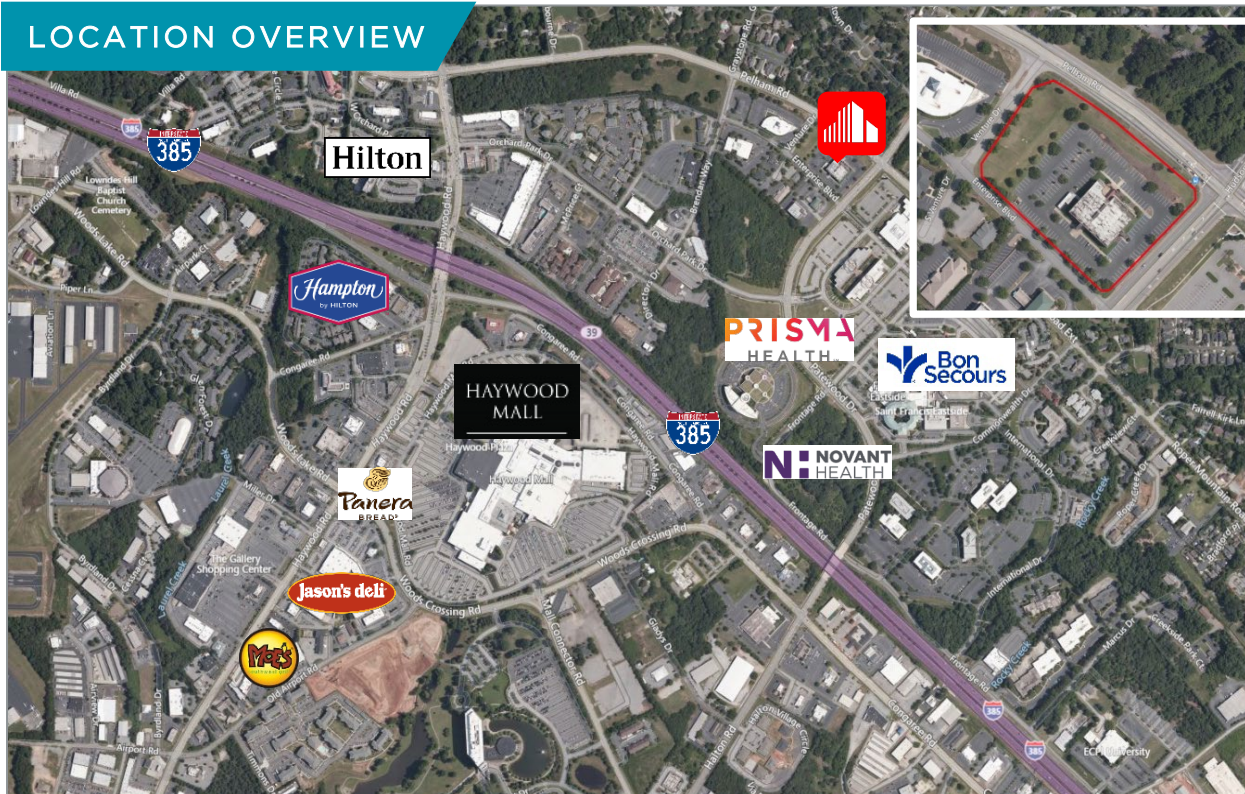
Convenient Proximity to I-385 and I-85.


**Major Hospital System.**

Neighboring Prisma and Bon Secours Medical Campuses.


**Amenities.**

Adjacent to Retail and Hospitality Corridor.

**LOCATION OVERVIEW**

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	6,870	69,462	181,433
No. of Households	3,624	31,215	79,639
Median HH Income	\$73,537	\$72,963	\$78,599
Daytime Population	19,745	103,854	256,009
# Businesses	1,089	4,687	11,753
Total Health Care	\$23,007,179	\$208,926,017	\$595,708,794
Health Insurance	\$14,906,868	\$135,510,227	\$386,576,650
Lab Tests/ X-Rays	\$257,422	\$2,375,128	\$6,780,455
Other Medical	\$119,261	\$1,085,302	\$3,108,651
Physician Services	\$1,015,515	\$9,258,556	\$26,294,279

# FLOORPLAN

PATEWOOD DRIVE

## Floor 1

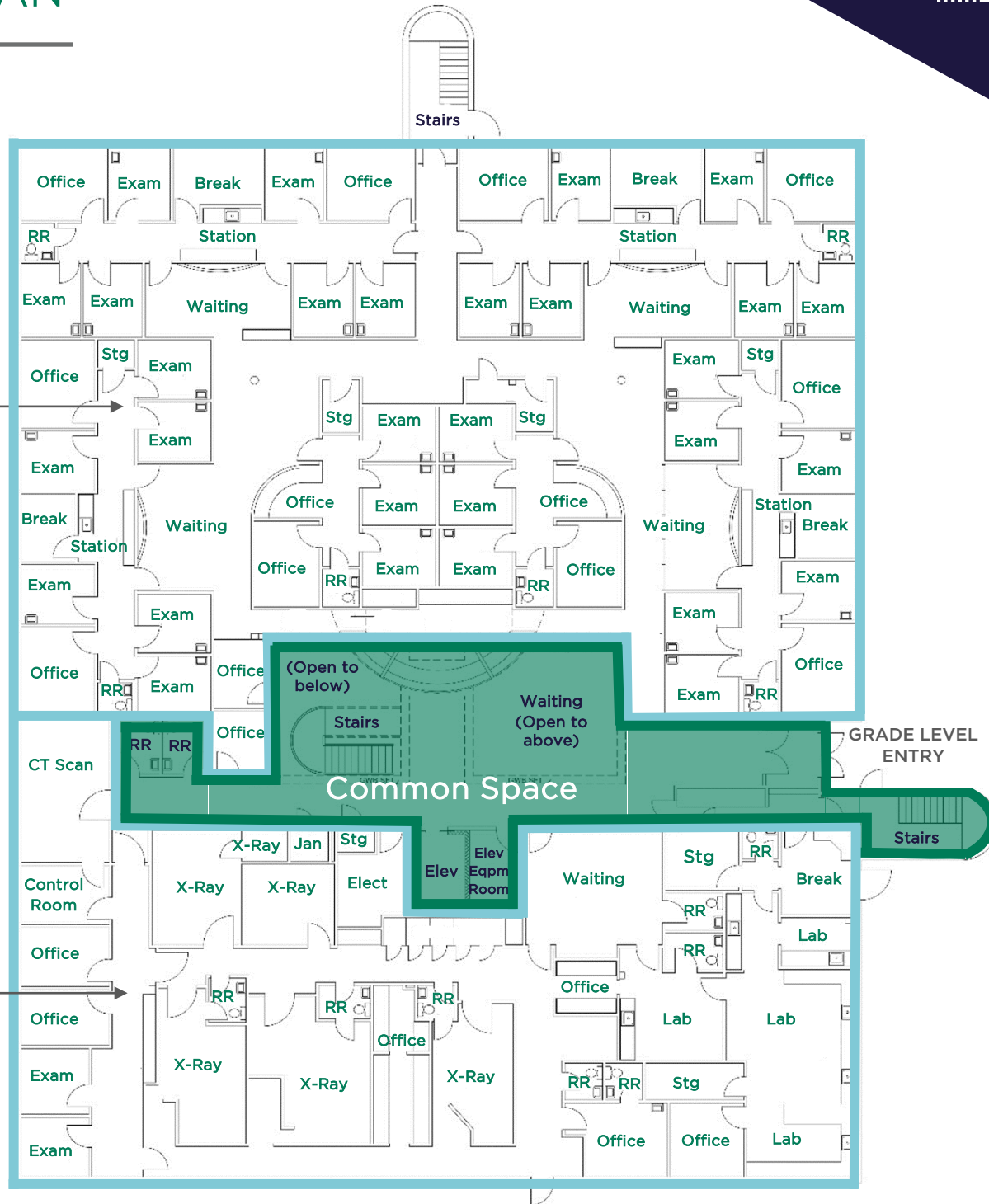
±16,036 SF

PELHAM ROAD

ENTERPRISE BLVD  
(Parking Lot Entrance)

POTENTIAL  
SPACE  
±9,036 SF

POTENTIAL  
SPACE  
±7,000 SF

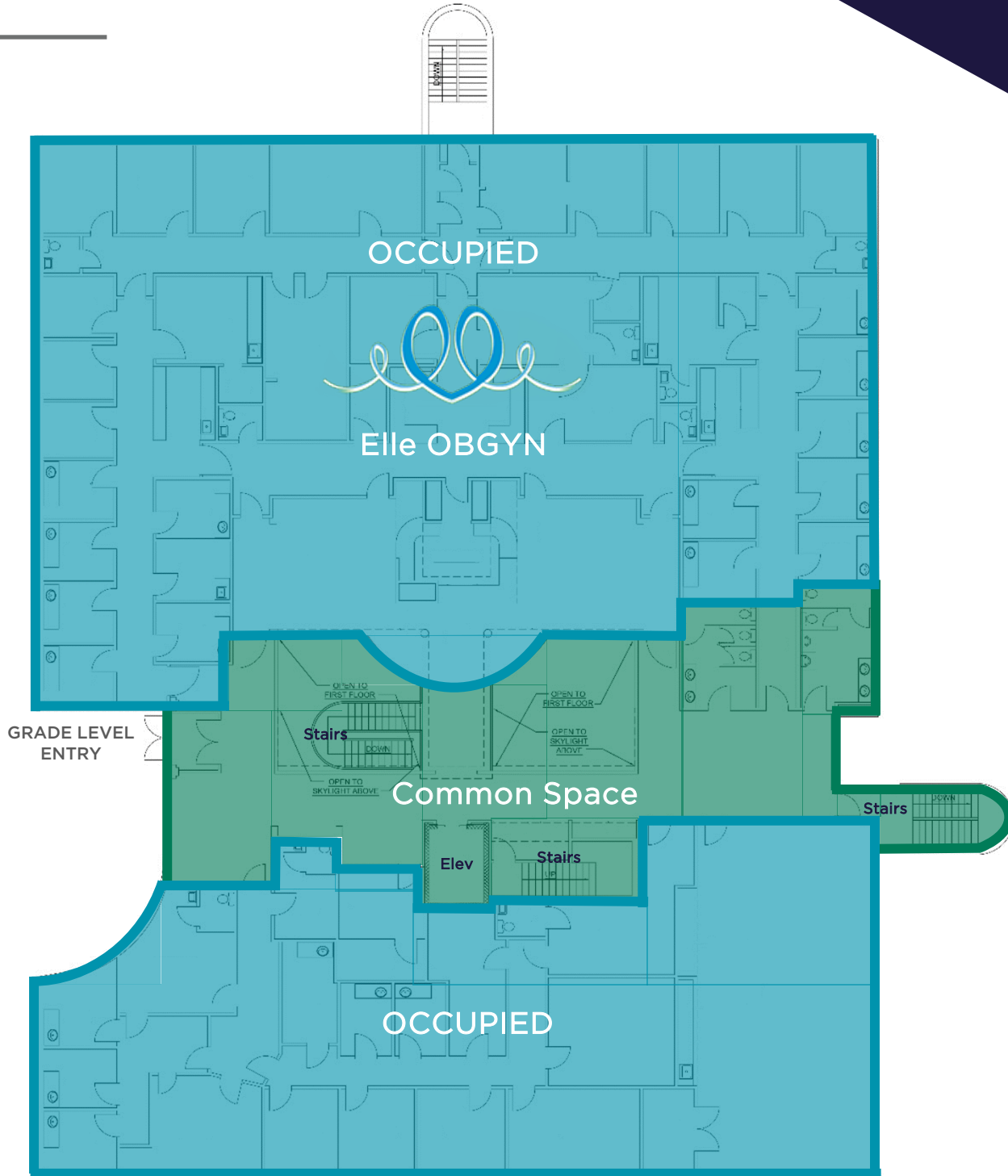


# FLOORPLAN

PATEWOOD DRIVE

Floor 2  
FULLY LEASED

PELHAM ROAD



ENTERPRISE BLVD  
(Parking Lot Entrance)

OCCUPIED

OCCUPIED



Elle OBGYN

# FLOORPLAN

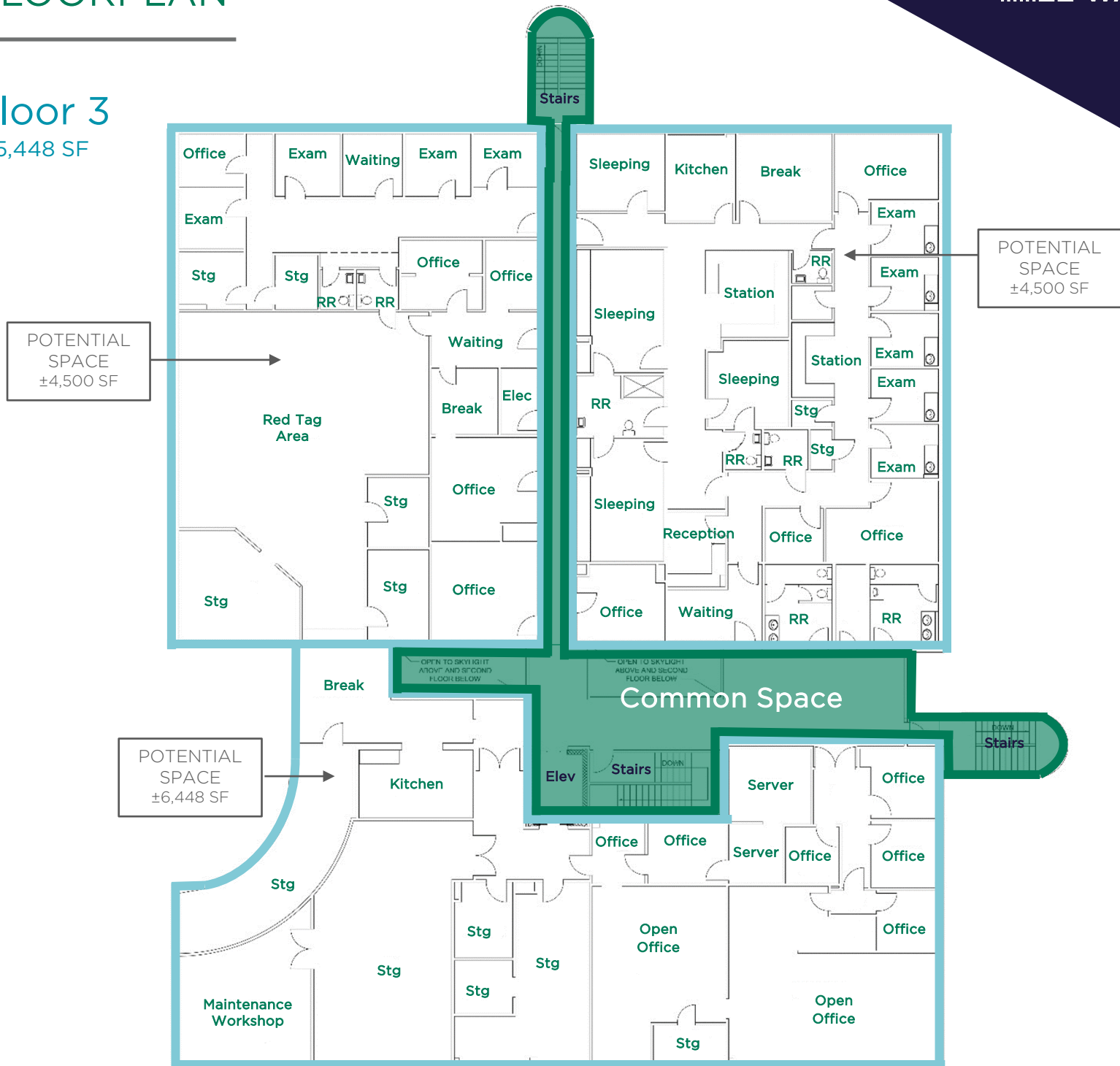
PATEWOOD DRIVE

## Floor 3

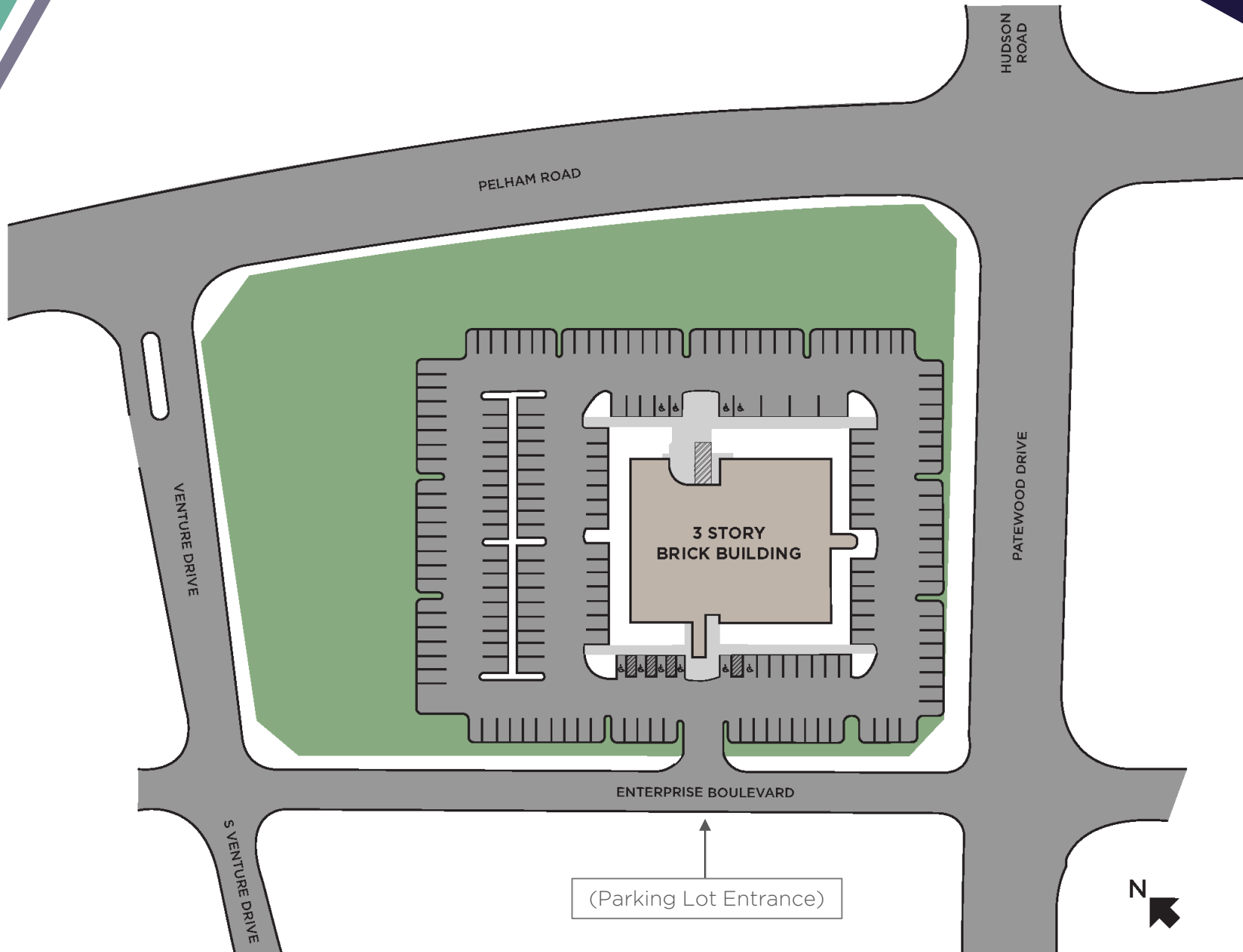
±15,448 SF

PELHAM ROAD

ENTERPRISE BLVD  
(Parking Lot Entrance)



# SITE PLAN







## CONTACTS

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