

**OLA PLAZA**  
MEDICAL & PROFESSIONAL OFFICE SPACE FOR LEASE

**NEW CONSTRUCTION**  
**DELIVERY DECEMBER 2026**

**1320 44TH AVE NORTH**  
**MYRTLE BEACH, SC 29577**



**±1,500–3,500 SF**  
**Available**

**Medical & Professional**  
**Office Use**

**36**  
**Parking Spaces**

**Triple NET**  
**NNN Lease**

# PROPERTY OVERVIEW

OLA Plaza is a newly developed medical and professional office project designed to serve healthcare providers and professional office users in the growing Myrtle Beach market.

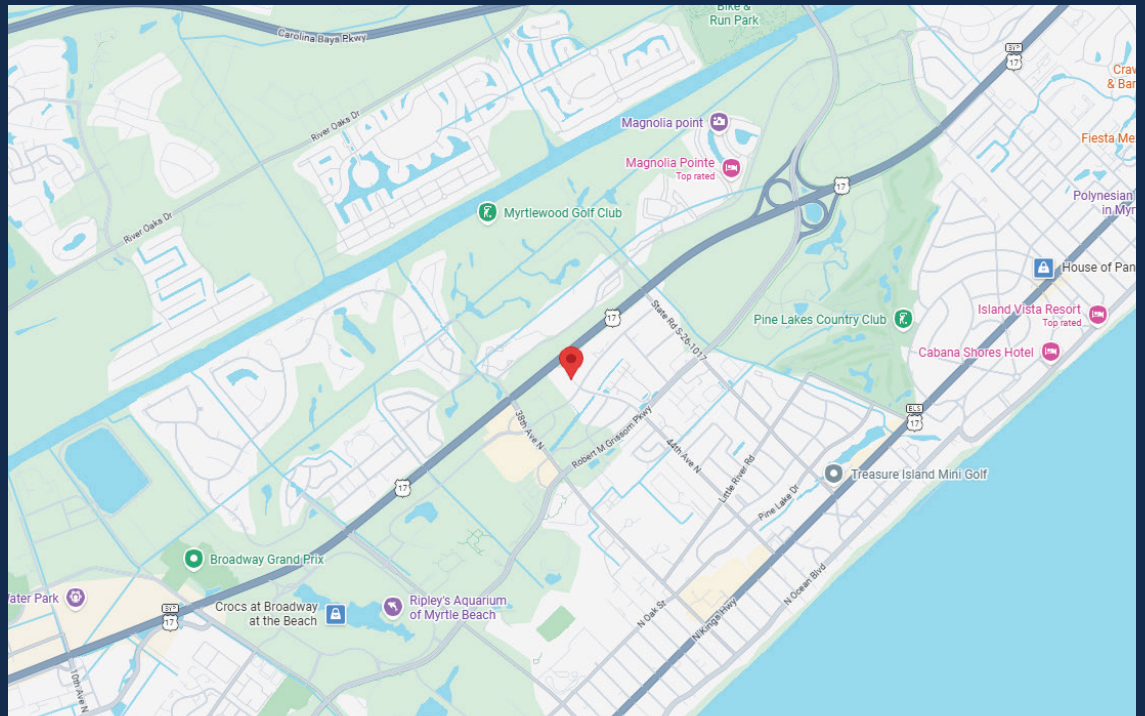
Planned healthcare occupancy providing a built-in healthcare ecosystem for complementary medical and professional users.

## Property Highlights

- New Construction Development
- Flexible Leasing Opportunities
- Tenant Improvement Options Available
- Excellent Parking Ratio
- High Visibility Location
- Delivery Expected December 2026

## Building Details

- Total Building Size : ±5,000 SF
- Parking Spaces : 36
- Parking Ratio : 7.2 / 1,000 SF
- Delivery : December 2026
- Lease Type : Triple Net (NNN)



# AVAILABLE OPPORTUNITIES

## UNIT B ±2,000 SF

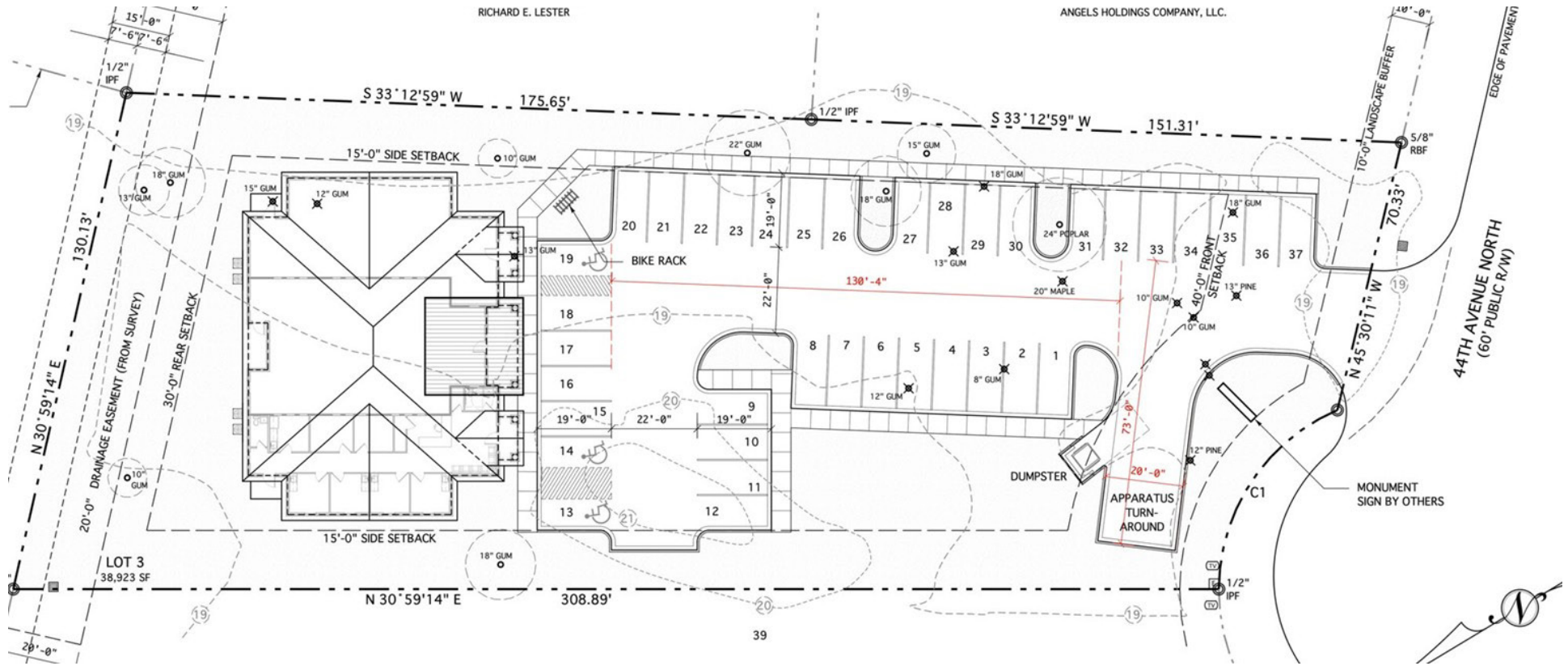
- Shell Space
- Medical or Professional Office Use

## UNIT C ±1,500 SF

- Shell Space

## Units B + C ±3,500 SF

- Contiguous Space



## LEASE INFORMATION

**Base Rent**  
**\$27/SF**

**Lease Structure**  
**Triple Net (NNN)**

**Tenant Improvement**  
**Contributions Available**

**CAM: Estimated Upon**  
**Project Completion**

**5+ Year**  
**Preferred Term**

**Flexible**  
**Build-Out Options**



## LOCATION ADVANTAGES

- Convenient access to major Myrtle Beach corridors
- Located near established residential and commercial growth areas
- Minutes from healthcare, retail, and residential communities
- Excellent visibility and accessibility

## IDEAL TENANT PROFILE

- ✓ Medical
- ✓ Dental
- ✓ Therapy
- ✓ Rehabilitation
- ✓ Wellness
- ✓ Specialty Medical
- ✓ Professional Office

## OWNER DIRECT LEASING



**VICTOR AGUIN**

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