

Piedmont Park | MEDICAL OFFICE

197 & 205 PIEDMONT BLVD & 223 S. HERLONG AVE | ROCK HILL, SC 29732




STREAM[®]

GRANT KEYES

Executive Vice President
980 378 1521

grant.keyes@streamrealty.com

HOLDEN BRAYBOY

Senior Associate
980 378 1528

holden.brayboy@streamrealty.com

Property Highlights



44,000 RSF across three Class A Medical Office Buildings



3 Move-In Ready Suites totaling 5,100 RSF



UNPARALLELED LOCATION

Immediately adjacent to Piedmont Medical Center - Rock Hill (288-bed full-service hospital) enabling maximum convenience for patients, a 20 minute drive from Piedmont Medical Center - Fort Mill (100-bed hospital) and accessible to a robust Upstate SC healthcare market



PREMIER TENANT MIX

offering complementary services and enviable referral opportunities



ABUNDANT PARKING

5/1,000 parking spaces

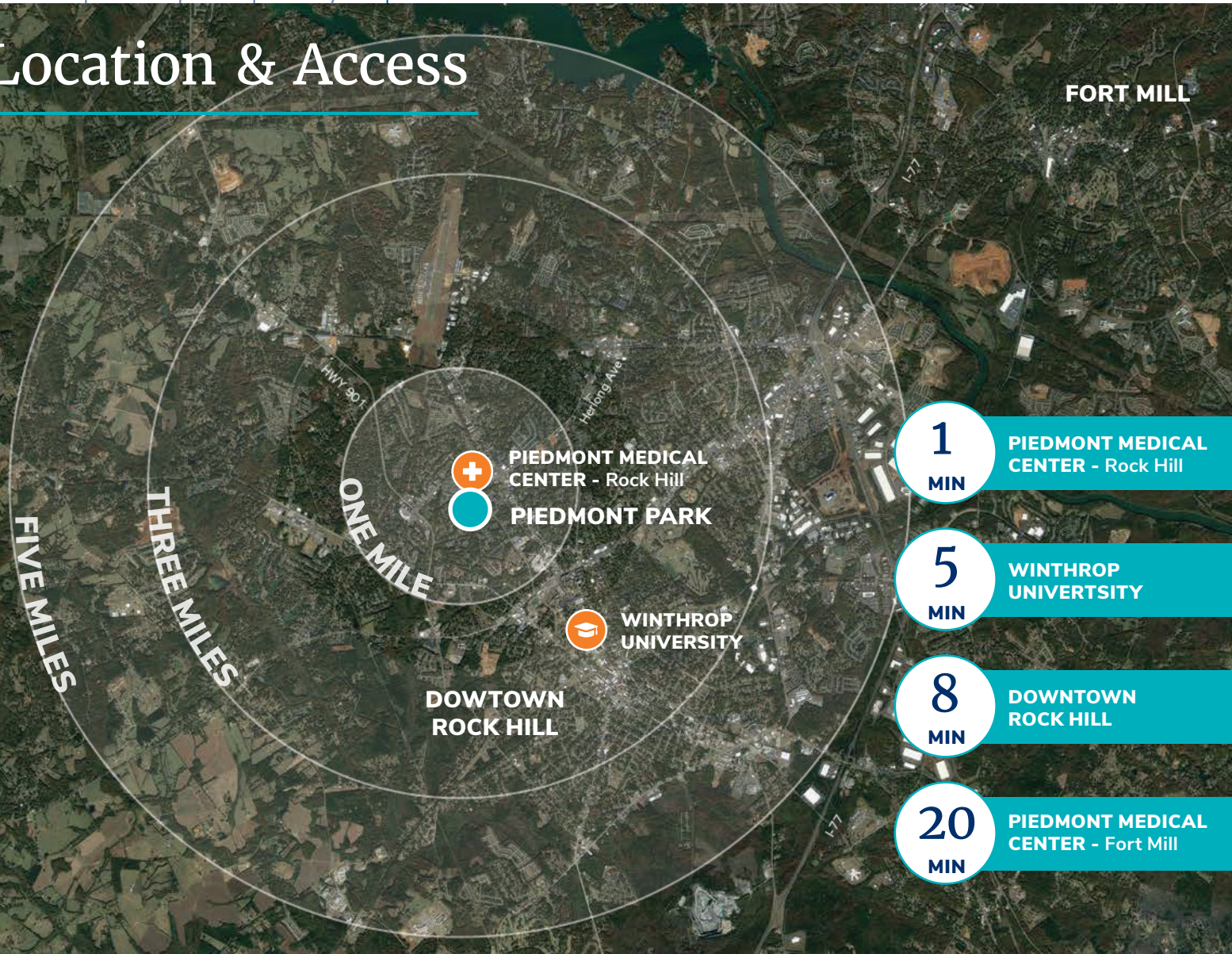


EXCEPTIONAL DEMOGRAPHICS

with immediate proximity to Rock Hill & Fort Mill, two of South Carolina's Fastest growing communities



Location & Access



THE SITE

WITHIN 10 MILES



235,000
people



15% projected
population growth by 2029



30% population
over the age of 55



\$150M spent on
healthcare annually



40% outpatient
procedure growth (10 yr)



Piedmont Park | MEDICAL OFFICE



STREAM[®]

GRANT KEYES

Executive Vice President
980 378 1521
grant.keyes@streamrealty.com

HOLDEN BRAYBOY

Senior Associate
980 378 1528
holden.brayboy@streamrealty.com