

FOR LEASE

85 Springview Lane Suite B | Summerville, SC



**COLDWELL BANKER
COMMERCIAL**
ATLANTIC



OFFERING SUMMARY

Lease Rate:	\$18 PSF
Total Available:	2,423 SF
Lease Type:	\$10.82 NNN
Property Use:	Medical, Office
County:	Dorchester County
Traffic Count:	16,100 VPD 2023 (Midland Pkwy)

PROPERTY OVERVIEW

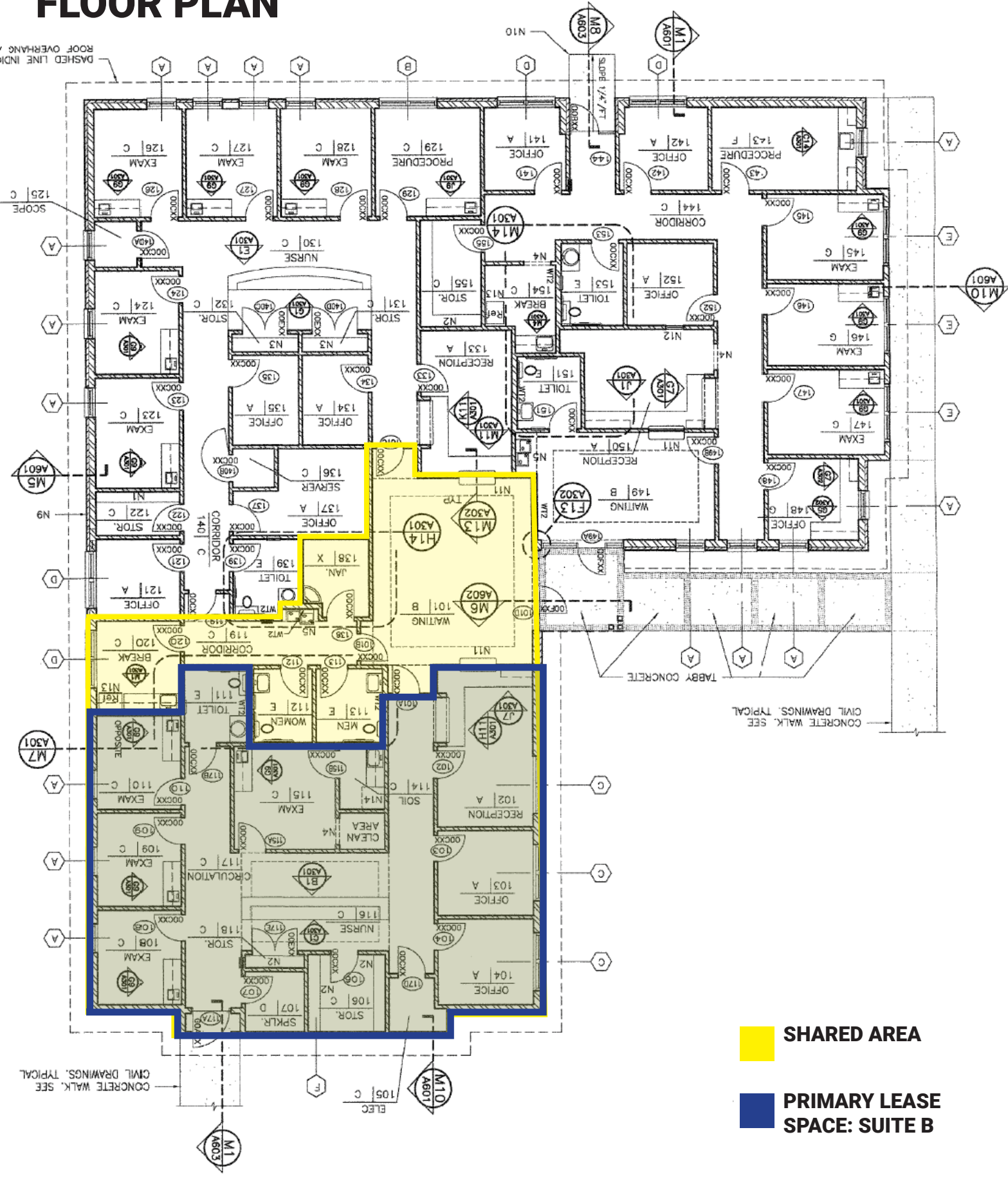
The Springview Medical Office Building offers professional office suites for lease to a variety of specialty practices within the healthcare industry. Current tenants include Palmetto Primary Care Physicians and Summerville Surgical Associates.

Ideally located next to MUSC's Primary Care Practice and just a short distance from Summerville Hospital and the Medical Campus, this Class A space provides a unique opportunity for tenants to be part of a thriving medical complex serving the northern Tri-County area.

For more details, please refer to the brochure in the additional documents. Lease offering is based on NNN terms. Landlord is a licensed real estate agent.

FLOOR PLAN

DASHED LINE INDICATES ROOF OVERHANG ABOVE

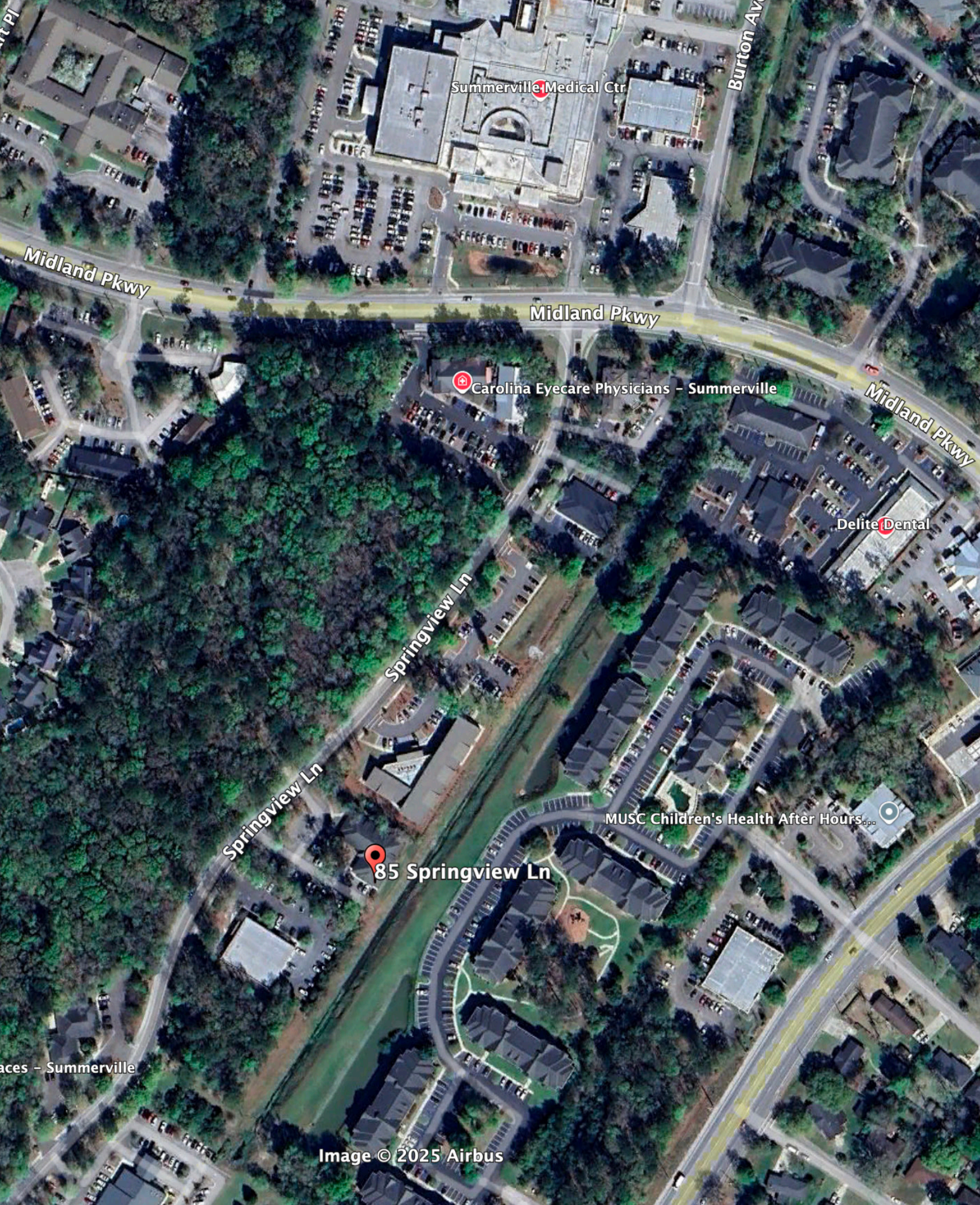


CONCRETE WALK. SEE CIVIL DRAWINGS, TYPICAL

- SHARED AREA**
- PRIMARY LEASE SPACE: SUITE B**

CONCRETE WALK. SEE CIVIL DRAWINGS, TYPICAL





Summerville Medical Ctr

Burton Av

Midland Pkwy

Midland Pkwy

Carolina Eyecare Physicians - Summerville

Delite Dental

Midland Pkwy

Springview Ln

Springview Ln

85 Springview Ln

MUSC Children's Health After Hours

aces - Summerville

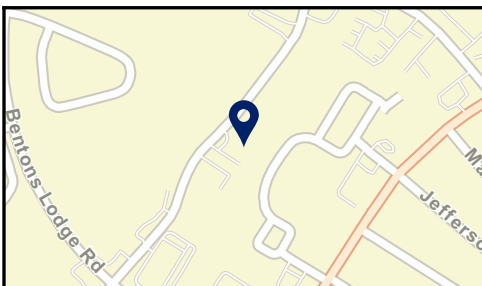
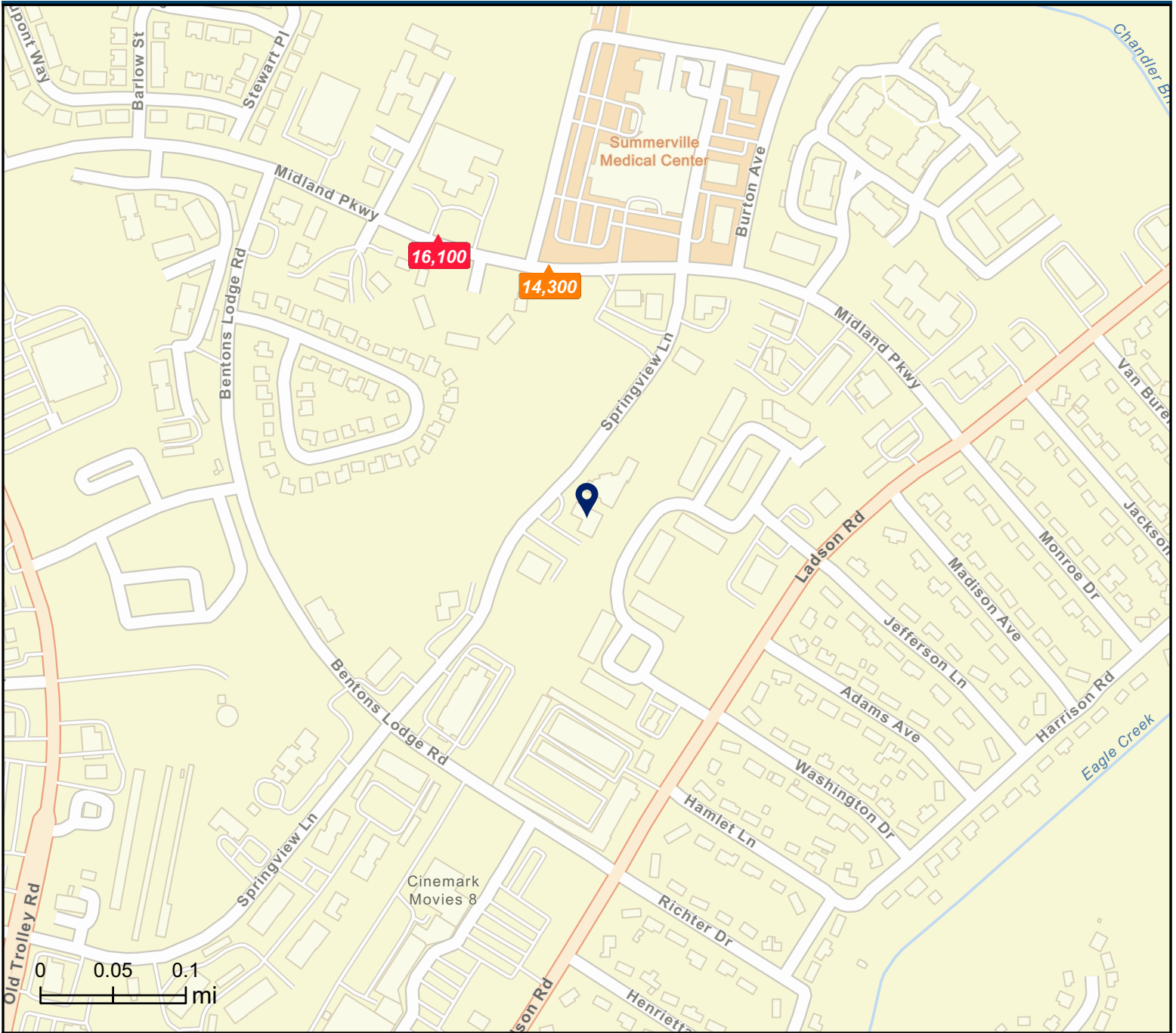
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OFFICE SPACE FOR LEASE



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q3 2024).

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Kip Bowman
Principal
(C) 843.437.0074
kipbowman@gmail.com

Sara Bodell
Broker
(C) 864.903.2731
sbodell@cbsatlantic.com

3506 W Montague Ave Suite 200
North Charleston, SC 29418
843.744.9877
cbsatlantic.com | cbsretailatlantic.com



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