

213 Halton Road | Greenville, SC 29607

# OFFERING MEMORANDUM

INVESTMENT GRADE MEDICAL OFFICE BUILDING - SINGLE TENANT

\*7 Years / 8 Months Remaining on Lease - Expires 11/30/2028



**BON SECOURS MERCY HEALTH**

**Laurens Nicholson, CCIM, SIOR**

CONTACT



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 [www.windsoraghty.com](http://www.windsoraghty.com)

No warranty is made as to the accuracy of this information, and same is submitted subject to errors, omissions, price change, rental or other conditions, withdrawal without notice, and any special listing conditions imposed by our principals. William J. Alexander, IV – Broker In Charge

# PROPERTY DESCRIPTION

## ADDRESS

213 Halton Road | Greenville, SC 29607

Frontage via Halton Road and Stenhouse Drive (primary access is via Halton Road)

## BUILDING SIZE

9,787 Square Foot Single Tenant Medical Office Building

## ACREAGE

± 1.137 Acres - Tax Map No. 026000107001

Plus additional acreage +/-0.48 - Tax Map No. 0260000106900

## LOCATION

1 Minute from I-385

Haywood Mall, Banks, Hotels & Restaurants within Minutes

Zoning: S-1 (City of Greenville)

## UTILITIES

Sewer - Metropolitan Sewer District

Electric - Duke Power

Water - Greenville Water System

Gas - Piedmont Natural Gas

## FEATURES

Recently Renovated

Tenant Responsible for Utilities & Janitorial Services Single Tenant

## SALES PRICE

\$3,490,000

Net Operating Income

\$215,314.00



# LEASE SUMMARY

- 7 Years / 8 Months Remaining on Lease - Expires 11/30/2028

## LANDLORD EXPENSES:

- Taxes - any increase in real estate taxes resulting from an increase in the assessed value of the Premises in excess of \$3,225,000
- \*ATI Exemption - South Carolina law now allows a partial exemption from taxation of up to 25% of an "ATI fair market value" that is the result of an Assessable Transfer of Interest. The exemption allowed results in a "taxable value" of 75% of the "ATI fair market value" or the previous fair market value, whichever is higher.
- CAM (Section 5.2 of lease) - Landlord is responsible for all major repairs and replacement of HVAC in excess of \$1,000 in the aggregate per year.

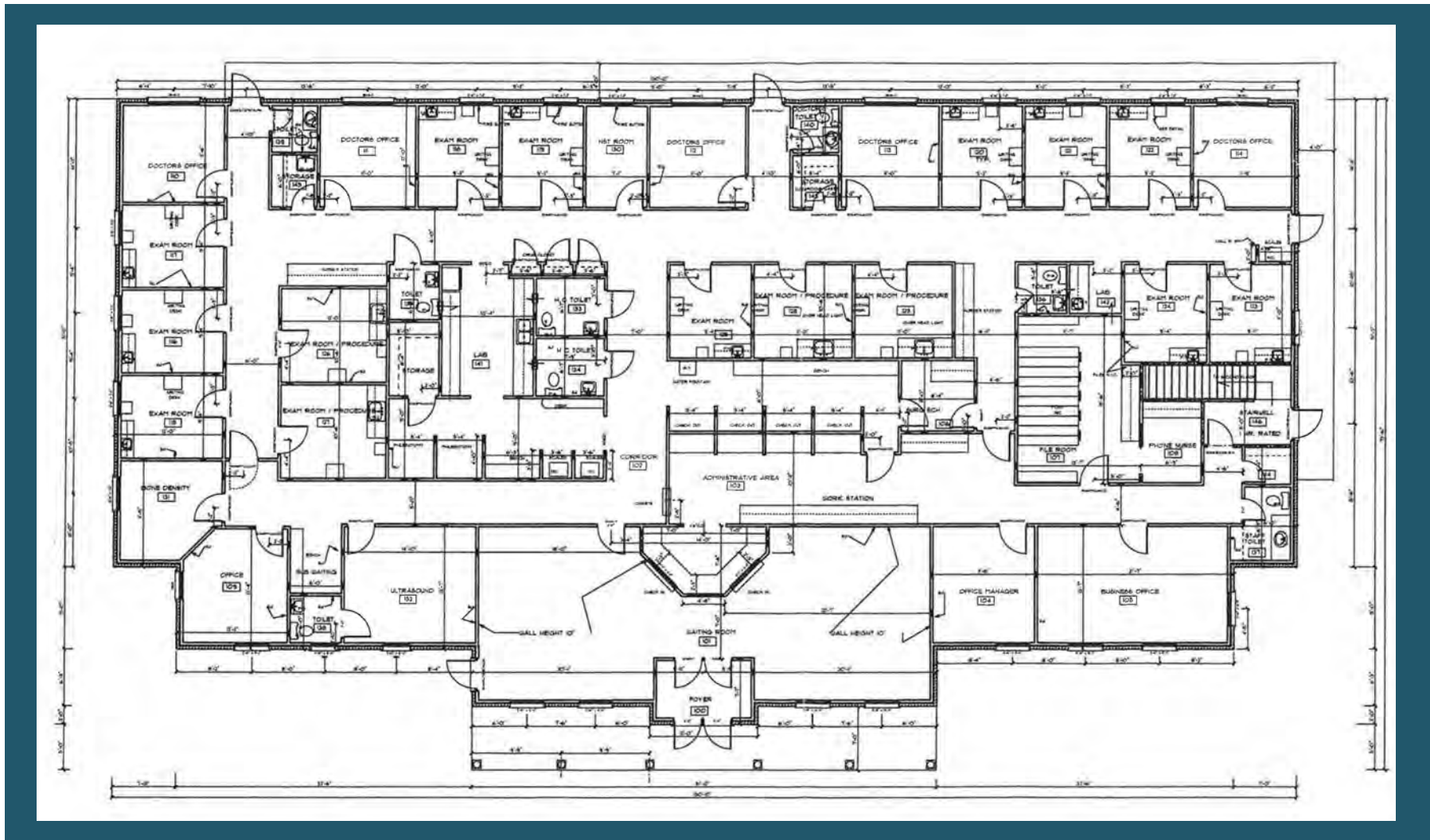
## TENANT EXPENSES:

- Taxes - capped at an assessed value of \$3,225,000
- Insurance - Tenant self insures
- CAM - Tenant responsible for trash, landscaping, extermination services, security and janitorial
- All Utilities - Water, sewer, gas, fiber optic



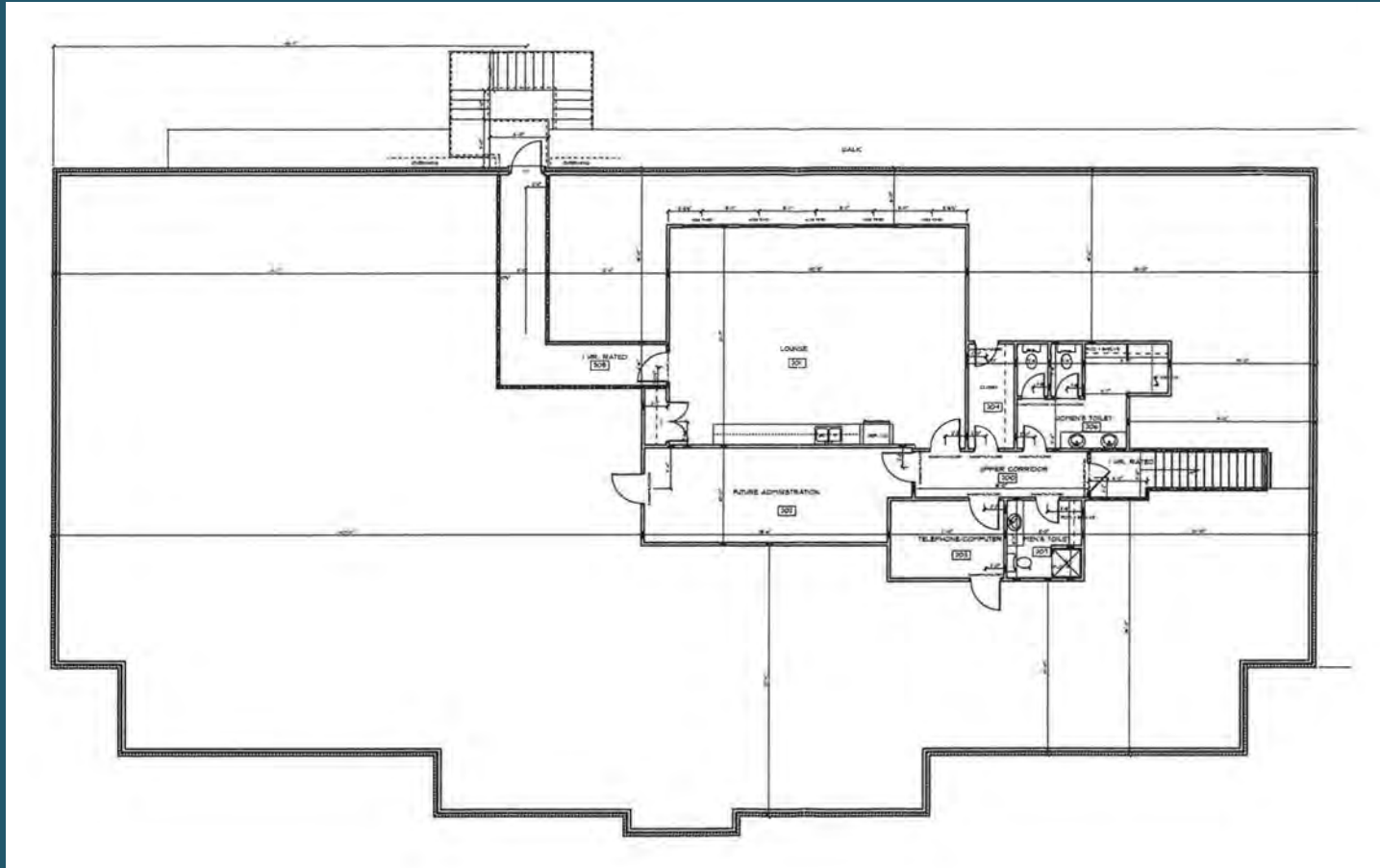
# FLOOR PLANS

## FIRST FLOOR



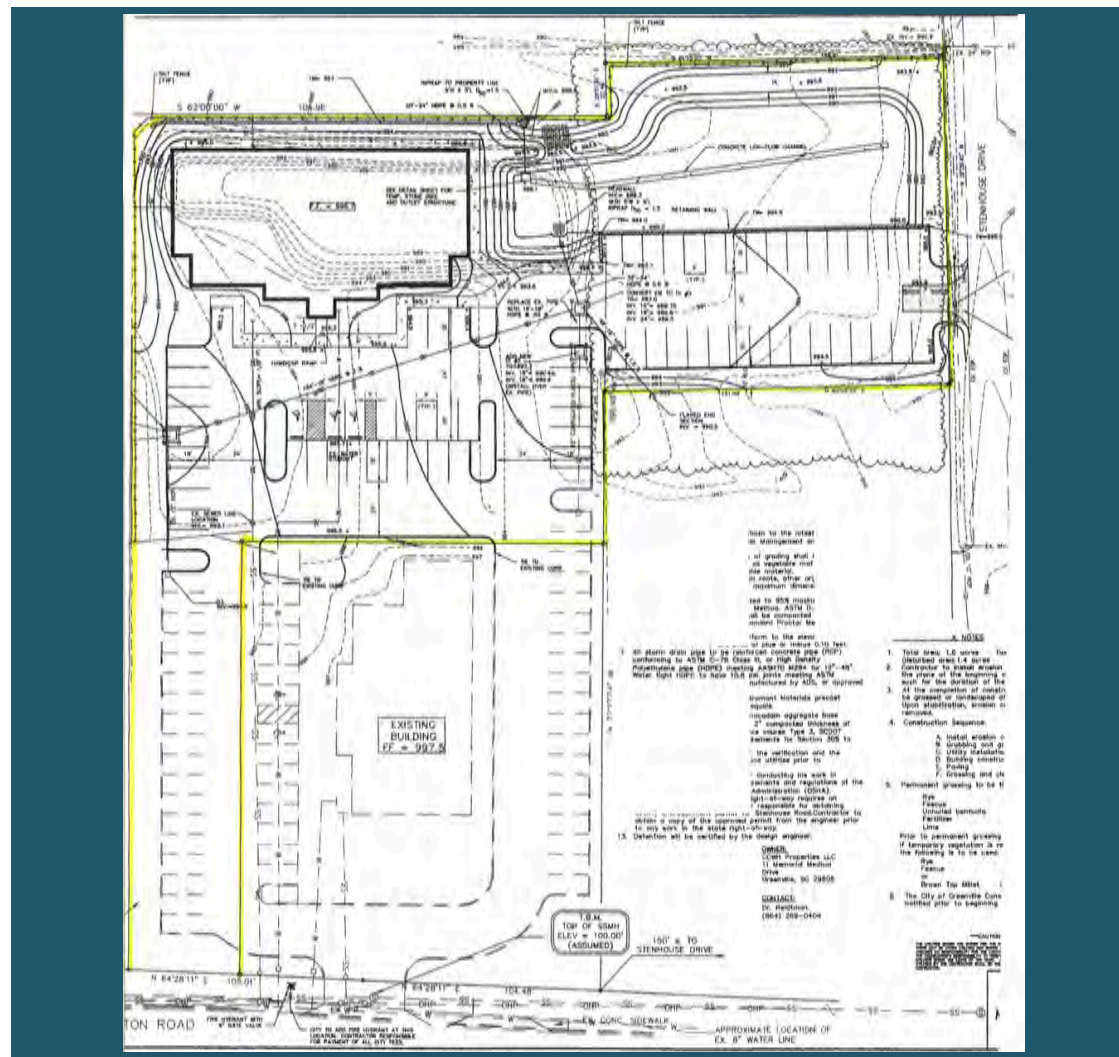
# FLOOR PLANS

## SECOND FLOOR



# SITE PLAN

## SITE PLAN



# ABOUT TENANCY



## BON SECOURS ST. FRANCIS HEALTH SYSTEM

Bon Secours St. Francis Health System, founded in 1932, is a private not-for-profit health system that boasts some of the highest patient satisfaction ratings in the nation. St. Francis operates three major facilities in the Greenville area: St. Francis Downtown, St. Francis Eastside and St. Francis Millennium, as well as numerous outpatient surgery and therapy centers. Their mission to bring compassion to healthcare is achieved under the guidance and support of Bon Secours Health System, one of the best-performing integrated health systems in the country.

St. Francis Downtown, a 245-bed all-private room facility, offers a complete range of surgical and diagnostic services. St. Francis Eastside is Greenville County's first and only freestanding hospital dedicated to the healthcare needs of women and families. St. Francis Millennium is home to the St. Francis Cancer Center.  
*Website: [www.stfrancishealth.org](http://www.stfrancishealth.org)*





# ABOUT GREENVILLE, SC



Located between Atlanta and Charlotte on the I-85 business corridor and equidistant between New York and Florida on the East coast, the Greenville area offers access to all major markets in the United States. The Greenville MSA is the most populated region in South Carolina with more than 1.4million residents.



Many companies in Greenville and the Upstate of South Carolina are widely recognized as strong competitors in the global marketplace. As a medium-sized market, the ten-county upstate region makes up one of the strongest manufacturing centers in the country. The region is known for its ability to attract international and domestic firms by providing a pro-business environment and all the amenities necessary for business growth. And as Harvard Business School professor and author Rosabeth Moss Kanter writes in World ClassThriving Locally in the Global Economy, "The history of the region's economic development is a lesson



for business and community leaders seeking to understand what is required to achieve world-class status and bring local residents into the world economy". Greenville County is the centerpiece of the region considered to be the "economic engine of South Carolina" and the most populous county in the state. Since it's beginning as a small farming community in 1786, Greenville County has grown into a large and diverse metropolitan area and one of the southeast region's premiere areas for business. Over the past thirty years, Greenville has transformed itself from the textile capital of the world to a destination for corporate office, manufacturing and warehousing / distribution operations. Greenville is now home to world-class companies such as Lockheed, General Electric and IBM.



# IT'S ALL HERE

...southern charm in a world-class city

Greenville is the major metropolitan area of the Upstate region of South Carolina. Situated along Interstate-85, it is ideally positioned between two of the largest cities in the Southeast—Atlanta, Georgia and Charlotte, North Carolina. Greenville's aptitude for fostering public-private partnerships combined with an abundance of quality of life amenities consistently earns it top-billing as one of the nation's best places to live and do business.

Home to corporate headquarters for major companies like Fluor, GE Energy, Hubbell Lighting, BMW Manufacturing Company and Michelin North America, Greenville is widely recognized as the preeminent business center of the Upstate. Extraordinary cooperation between local government and the private sector, coupled with Greenville's location in a right-to-work state and the presence of foreign trade zone sites, draw large domestic and international corporations as well as smaller local companies to the area.

Supporting Greenville's pro-business climate is an unprecedented array of community assets. Greenville is the cultural and entertainment epicenter for the region, featuring the Peace Center for the Performing Arts, Greenville County Art Museum, The Children's Museum of the Upstate and numerous private galleries and theater venues. Greenville is also one of the Southeast's favorite tourist destinations, attracting more than 5 million visitors each year. The city boasts a variety of "destination" shopping and dining districts, including downtown Main

Street, which was selected by *Travel + Leisure* as one of "America's Greatest Main Streets." More than 450-acres of park land, including the award-winning Falls Park on the Reedy River, featuring impressive natural waterfalls, gardens, nature trails and Liberty Bridge, a striking pedestrian suspension bridge, also add to the city's distinctive charm.

An outstanding local educational system enhances Greenville's overall quality of life and provides a ready source of skilled workers. Greenville County Schools, the largest public school district in the state, is leading the way with innovative educational programs, such as the school-wide engineering curriculum at its A.J. Whittenberg Elementary School in downtown Greenville. Many nationally recognized colleges and universities are located within or in close proximity to Greenville. Clemson University's presence in Greenville grew with the move of the College of Business and Behavioral Science graduate-level programs, including the Master of Business Administration (MBA), Master of Business Administration in Entrepreneurship & Innovation (MBAe), Master of Professional Accountancy (MPAcc) and Master of Real Estate Development (MRED), to ONE, a premier mixed-use development located on Main Street in the heart of downtown. In addition, the Clemson University International Center for Automotive Research (CU-ICAR), a world-class automotive research and educational facility, is located in Greenville.



# ABOUT GREENVILLE, SC

## QUALITY OF LIFE



**90,000**  
Higher Education  
Students in the Upstate

COST OF  
LIVING INDEX:



**95.8%**  
of National Average

— C2ER, 2018



**13th**  
out of 14,000  
school districts in the nation  
for # of NATIONAL BOARD  
CERTIFIED TEACHERS

**America's  
Best  
Downtowns**

— Forbes, 2011



**America's Best  
Main Streets  
[#8]**

— Parade Magazine, 2014



**Top Ten Best  
Places to Live**

— Men's Journal, 2016

**23** Upstate Colleges  
and Universities



## DEMOGRAPHICS

### Population:

City of Greenville: **68,219**  
Greenville-Anderson-Mauldin MSA: **910,412**

### Median Household Income:

Greenville County: **\$52,473**

### Median Age:

City of Greenville: **36.7**

### % Population with Bachelor's Degree or Higher:

City of Greenville: **45.5 %**

### Civilian Labor Force:

Greenville-Anderson-Mauldin MSA: **420,107**

(Source: U.S. Bureau of Labor Statistics, August 2018)

(Source: ESRI Business Analyst, 2018)

# CONTACT LAURENS FOR ADDITIONAL INFORMATION

Laurens has been working in commercial investment real estate since 1993. He specializes in investment real estate with an emphasis in the industrial and office sectors. Laurens serves on the faculty of the CCIM Institute where he is a senior instructor teaching courses on Financial Analysis for commercial investment real estate. He also serves as a board member of the South Carolina CCIM Chapter. Laurens is active on Carolinas Chapter for SIOR board.

## Laurens C. Nicholson CCIM, SIOR

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## ABOUT WINDSOR AUGHTRY

Since 1988 the company's three principals and key employees have well over 200 years of combined experience in the real estate industry. Over the last two decades, Windsor/Aughtry Co. has accomplished far more than the founders of the company ever dreamed possible.

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[www.windsoraughtry.com](http://www.windsoraughtry.com)