

AVAILABLE
FOR LEASE

MYRTLE BEACH MEDICAL OFFICE

8170 Rourk Street | Myrtle Beach, South Carolina



8170 Rourk Street is a Class “A” 2-story medical office building featuring ample surface parking and a porte cochere at two of the three primary entrances. Originally constructed in 1996, additions were completed in 2000 and 2001. This property is conveniently located in the heart of Myrtle Beach’s medical district.

BUILDING SPECIFICATIONS

Total Building Area	± 26,795 SF
Total Available Space	± 13,550 SF
Year Built	1996
Asking Lease Rate	\$18.00/SF Triple Net

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LOCATION

8170 Rourk Street Medical Office Building is conveniently located in the heart of Myrtle Beach's medical district. The property is ideally located with 335 feet of frontage on 82nd Parkway, one of the main connectors between Hwy 17 Business and Hwy 17 Bypass, and is a mere two blocks from the Grand Strand Regional Medical Center, a 369-bed acute care hospital and level II trauma center.

AVAILABILITIES

Suite 100	± 7,100 SF	Vacant
Suite 175	± 1,995 SF	Vacant
Suite 200	± 1,480 SF	Vacant
Suite 275	± 2,975 SF	Vacant

GRAND DUNES RETIREMENT COMMUNITY

Grand Dunes Retirement Community is a 225,776-square-foot master-planned senior living community on 12.83 acres located at Cipriana Drive and 82nd Parkway. The project, LIV at Grande Dunes, provides a wide array of living options for seniors including 83 assisted living apartments, 32 memory care apartments, 138 independent living apartments and 24 cottages that will serve aging adults from surrounding communities

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