



South Carolina  
Healthcare  
**23Q2**

## Key Takeaways

- 40,797 square feet were absorbed
- Vacancy declined and construction remained limited
- Certificate of Need law was overhauled by South Carolina General Assembly



## Healthcare market remained stable ahead of Certificate of Need changes

The healthcare market in South Carolina continued to remain flat in most metrics, however, the changes made to Certificate of Need laws for the state may allow growth and repositioning to occur more easily. These changes may open the door for competition and expansions into new markets which was previously more restricted by Certificate of Need laws. However, there are still Certificate of Need requirements for hospitals for the next three years. Incentives for providers to consolidate or absorb smaller practices largely remain in place as administration is typically the main consideration for lowering operating costs. Vacancy and lease rates decreased from the first quarter of the year and 32,500 square feet are under construction.

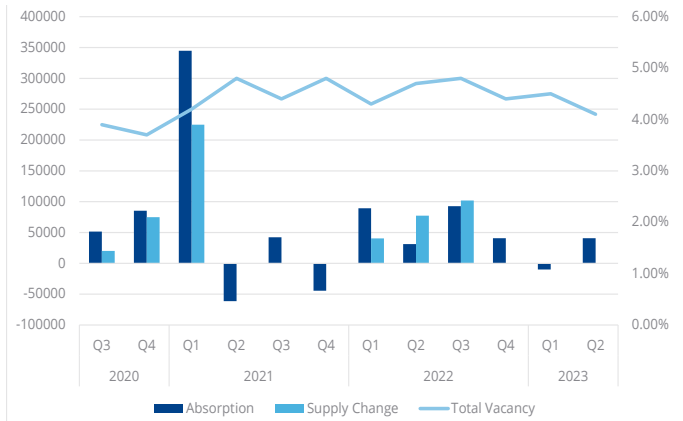
## Local Market Indicators



## Historic Comparison

	22Q2	23Q1	23Q2
Total Inventory (in Millions of SF)	10.9	11.0	11.0
New Supply (in Thousands of SF)	77.4	0	0
Net Absorption (in Thousands of SF)	31.3	-10.1	40.8
Overall Vacancy	4.5%	4.3%	4.0%
Under Construction (in Thousands of SF)	102.0	0	32.5
Overall Lease Rates (in \$/SF)	\$27.29	\$29.29	\$28.67

## Absorption, Supply Change & Vacancy Trends



Overall vacancy dropped to 4.0% for the second quarter as lease rates decreased to \$28.67 per square foot. There were no deliveries for the state, however, 40,797 square feet were absorbed.

## Recent Transactions



**Sale**  
9228 Medical Plaza Dr.  
Charleston  
23.5K SF



**Sale**  
1648 Gentry Mem. Hwy.  
Greenville-Spartanburg  
5.8K SF



**Lease**  
1806 Old Trolley Rd.  
Charleston  
2.1K SF



**Lease**  
150 Highland Center Ct.  
Columbia  
2.4K SF



**Lease**  
2021 Bridgemill Dr.  
Charlotte S.C. portion  
8.7K SF



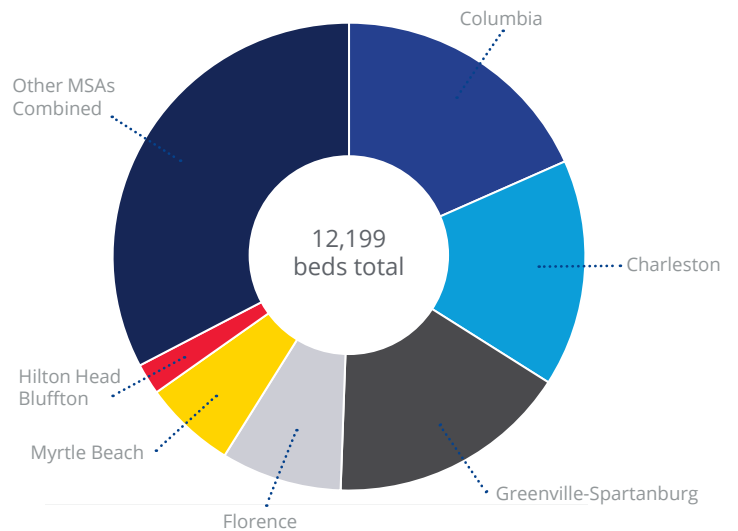
**Lease**  
221 Batesville Rd.  
Greenville-Spartanburg  
5.9K SF

## South Carolina Hospital Systems by Beds

Hospital System Name	# of Staffed Beds	# of Locations
Prisma Health	2,567	12
Medical University of South Carolina	2,123	11
Spartanburg Medical Center	1,013	7
McLeod Health	941	7
Roper Hospital	720	5
Lexington Medical Center	607	2
Anmed	495	3
Trident	412	3
Amisub	362	2
Grand Strand	357	1
Conway Hospital	210	1
Aiken Regional Medical Center	197	1
Bon Secours	190	1
Beaufort Memorial	169	1
Smaller Hospitals Combined	1,510	23

## South Carolina Hospital Beds by Metropolitan Statistical Areas (MSAs)

S.C. MSA Name	# of beds
Columbia	2,236
Greenville-Spartanburg	2,018
Charleston	1,915
Florence	1,007
Myrtle Beach	772
Hilton Head-Bluffton	262
Other MSAs & Areas Combined	3,989
<b>TOTAL NUMBER OF BEDS</b>	<b>12,199</b>



Source: Colliers, CoStar, SCDHEC



\$4.5B

Annual revenue



65

Countries we operate in



\$98B

Assets under management



51,000

Lease/sale transactions



2B

Square feet managed



18,000

Professionals

The report includes: all medical office buildings 20,000 square feet or larger, excluding hospitals or medical facilities with overnight beds. Due to the adjustments of the building inventory, comparison of data included in previously published market reports should be avoided.

## About Colliers | South Carolina

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