LS3P SELECTED HEALTHCARE EXPERIENCE
LS3P is a multi-disciplinary firm offering architecture, interiors, and planning services to a wide variety of clients nationwide. Central to all regions of the Southeast with offices in Charleston, Columbia, and Greenville, SC and Charlotte, Raleigh, and Wilmington, NC. We are committed to bringing state-of-the-art design, technology, and expertise of a strong regional firm closer to our clients on a local level. With a staff of over 225 employees, we have the resources to offer total design capabilities from site selection to occupancy, yet we are small enough to give personal attention to each client.

The editor of DesignIntelligence has called LS3P “the most local of the global firms and the most ‘world-class’ of the locals.” We bring a history of 50 years of design excellence, with over 400 design awards across diverse practice areas. With a mission to “engage, design, and transform,” we are deeply committed to the communities we serve. We believe in collaboration, innovation, and building lasting relationships with our clients.
INPATIENT EXPERIENCE
Selected Healthcare Experience

Medical University Hospital Authority (Charleston, SC)
- Ashley River Tower (Replacement Hospital, Phase 1) in association with NBBJ
- 3.0 Tesla MRI Facility
- 1.5 Tesla MRI Facility (2)
- Cardiac Care Unit/Intensive Care Unit Expansion
- Sixth-floor Medical ICU Renovation
- Radiology Master Plan
- PET/CT Suite Renovation
- Rutledge Tower Radiology 3.0 TESLA MRI and CT Renovation

Medical University of South Carolina (Charleston, SC)
- College of Dental Medicine
- Heart and Vascular Center
- Children’s Research Institute
- Basic Sciences Building Renovations
- Children’s Hospital Renovations, Cardiovascular and Interventional Radiology Procedure Rooms
- Storm Eye Institute
- College of Pharmacy Laboratory Addition
- College of Pharmacy Master Plan
- Institute of Psychiatry
- Center for Substance Abuse Addition
- Palmetto Pavilion, Interior Design

Roper St. Francis Hospital (Charleston, SC)
- Roper Heart Center and Parking Garage (in association with HDR)
- Emergency Room Waiting Room
- Hospital Chapel
- Finish standards for patient floors, main corridor, arteries, and lobby
- Boardroom
- Emergency room and ambulatory surgery, minor renovations, and upgrade of interior finishes
- Bratney Atrium

The Commission for Architecture and the Built Environment’s “The Value of Good Design” quotes a 21% improvement in hospital discharge rate from a recently renovated hospital, effectively reducing total costs by 21%.
• Roper St. Francis Hospital MOB (in association with FreemanWhite)
  • Ancillary Addition and Expansion
  • ICU Waiting Room
  • Parking and Master Plan Study
  • Cardiac Rehabilitation Renovation

Hampton Regional Medical Center
(Varnville, SC)
  • 82,000 SF replacement hospital
  • Radiology renovation with CT scan Addition
  • Health Center Renovation
  • Special Care Unit Renovation
  • Emergency room renovation
  • Outpatient clinic expansion

Trident Regional Medical Center
(North Charleston, SC)
  • MRI Facility
  • Family Medical Center
  • Women’s Center Renovation
  • Conference Center
  • Main Lobby Renovation

VA Medical Center
(Charleston, SC)
  • Administrative offices
  • Ambulatory care facility
  • Nursing Home Care Unit; 18,000 conversion
  • Additions including labs, pharmacy, and dental service

Sampson Regional Medical Center
(Clinton, NC)
  • Extensive Nursing Floor Renovations
  • Physical Therapy and Wellness Center
  • Doctor’s Office (6 Doctors)
  • Renovations for Finance Department (Store Up-fit)
  • Renovations to Third Floor
  • Master Plan

Pender Memorial Hospital
(Burgaw, NC)
  • Original Hospital
  • Health Building Renovations

Bladen County Hospital
(Elizabethtown, NC)
  • Master Plan
  • Doctors’ Office Park: Ob/Gyn, Ophthalmologist, Dialysis and Family Practice
  • Laboratory Additions and Renovations
  • Emergency Department Renovations

Cape Fear Hospital
(Wilmington, NC)
  • Master Plan
  • MRI/C.T. Building Addition
  • Imaging Center, ASU, Admitting, Pathology, Pharmacy

• 3-Story Addition
• Cath Lab Planning
• Ob/Gyn Women’s Center
• Seniors Medical Center
• Cape Fear Medical Plaza
• Campus Energy System
• 250-car Parking Facility
• Renovations to Central Supply
• Renovations to Surgical Suite
• Obstetrics/Gynecology Wing
• Outpatient Rehabilitation Center

Clarendon Memorial Hospital
(Manning, SC)
  • Women’s Pavilion and Generations Center

Duplin General Hospital
(Kenansville, NC)
  • Master Plan
  • Original Hospital
  • Duplin Public Health Center (New Site)

Georgetown Memorial Hospital
(Georgetown, SC)
  • Campus Master Plan

Hollings Cancer Center
(Charleston, SC)
  • Expansion study
Selected Healthcare Experience

McLeod Regional Medical Center
(Florence, SC)
• McLeod Behavioral Health Addition

New Hanover Regional Medical Center
(Wilmington, NC)
Master Planning and Implementation
Plan for $110 Million Dollars of
Renovations and Additions including:
• New 90,000 SF Surgery Pavilion
  (Including 24 ORs)
• New 200,000 SF Women’s and
  Children’s Pavilion
• Nine Story Bed Tower Gut and
  Renovations
• New Heart Center
• New Parking Facility for 250 Cars
• Emergency Room Renovations
• Medical Mall, Imaging Center, MRI,
  Physical Therapy
• Ob/Gyn Modular Units
• New Patient Discharge Area
• New Offices and Sleep Center
• Canterbury Annex
• Four Operating Rooms
• Second Floor Addition – Area Health
  Education Center
• Consumer Health Library
• Lithotripsy Area
• Home Health Renovations
• Ambulatory Surgery Additions and
  Renovations
• Operating Rooms 6 and 7

Renovations
• 10th Floor Renovations
• Pharmacy Renovations

SBH
• Garner Mental Health
• College Station Mental Health
• Peak View Mental Health
• Las Vegas Mental Health

Self Regional Medical Center
(Greenwood, SC)
• Addition of Bridge Connector
• Electrical Room & Switchboard
  Relocation
• Cysto/OR Storage Relocation
• Café Relocation (includes Main
  Dining, Private Dining, and
  Physicians Dining)
• Lab Relocation
• Main Corridor Renovation
• Endoscopy Relocation
• Non-Invasive Cardiology and Patient
  Registration Relocation
• Administration Renovation
• Employee Pharmacy Relocation
• HIM Flex Office Space Renovation
• Support Services Building

Summerville Medical Center
(Summerville, SC)
• Labor and Delivery Room and
  Postpartum Renovations
This new 17,300 SF surgery pavilion for the NHRMC teaching hospital replaced 24 outdated operating rooms. The pavilion connects to the existing campus both aesthetically and functionally, improving circulation and efficiency. An inviting lobby space with a full-height curtain wall on two sides provides natural light and a visual link to the outdoor healing garden.

LS3P is the Associate Design Architect on this project, with HDR as the Architect of Record.
PROJECT DETAILS

COMPLETION: 2008
SIZE: 173,500 SF
FEATURES: Patient Entry; Patient Discharge; Lobby; Outdoor Healing Garden; Surgical Pavilion

PHOTOGRAPHY: Anne Gummerson
IN ASSOCIATION WITH: HDR Architects
This 200,000 SF women’s and children’s pavilion is designed with a distinctive community identity in mind. The pavilion houses labor and delivery recovery rooms, C-section rooms, postpartum beds, high-risk ante-partum beds, a neonatal ICU, a pediatric ICU, pediatric transitional care, pediatric beds, and GYN/Oncology beds. The new facility allowed the client to relocate a number of existing beds in the tower, making room for them to renovate the 220,000 SF, 9-story space and significantly increase the overall number of private rooms at the facility.

LS3P is the Associate Design Architect on this project, with HDR as the Architect of Record.
PROJECT DETAILS

COMPLETION: 2008
SIZE: 200,000 SF
FEATURES: Labor Delivery Recovery Rooms; C-Section Rooms; Postpartum Beds; High Risk Ante-Partum Beds; Neonatal ICU; Pediatric ICU; Pediatric Transitional Care; Pediatric Beds; GYN/Oncology Beds

IN ASSOCIATION WITH: HDR Architects
This massive 525,000 SF hospital features a range of facilities designed to provide state-of-the-art care in a welcoming setting. The project includes a 156-inpatient bed tower with 124 surgical beds and 32 critical care beds, and a 220,000 SF technology block connecting to the bed tower with a central atrium. A 42,000 SF heart center houses 4 cath labs, 2 EP labs, a stereotaxis room, a dedicated chest pain center, and an outpatient diagnostic clinic. A 41,500 SF surgical department contains 9 conventional suites, 4 CTORs, 4 general ORs, and a vascular OR. The project also includes a 16,000 SF interventional radiology suite, a 20,000 SF diagnostic radiology suite, and a 30,500 SF digestive disease center with 9 endoscopy units, 2 motility rooms, a dedicated ambulatory care clinic, and an ICU. Each room is equipped with a dual-arm boom to allow the care team maximum flexibility and mobility.

During construction the building’s local server room was upgraded to provide a full data center, supporting the telecom needs of this building and future phases. The design provides significant surge protection, parallel redundant UPS systems, and local redundant Liebert environmental conditioning units with 60 tons of cooling capacity, all on a 12” raised-access floor for increased flexibility for future expansion. The project also includes a 1,500-car parking structure, a central energy plant, assorted campus roadwork, infrastructure, and landscape improvements.

LS3P was the Architect of Record in association with NBBJ as Lead Design Architect.
PROJECT DETAILS

COMPLETION: 2008

SIZE: 575,000 SF

FEATURES: 156-Bed Inpatient Tower; 124 Surgical Beds; 32 Critical Care Beds; Technology Block (220,000 SF); Atrium; Heart Center (42,000 SF); Chest Pain Center; Outpatient Diagnostic Clinic; Surgical Department (41,500 SF); 4 CTORs; 4 Operating Rooms; Vascular Operating Room; Digestive Disease Center (30,500 SF); 9 Endoscopy Units; 2 Mobility Rooms; Ambulatory Care Clinic.

PHOTOGRAPHY: Paul Warchol

IN ASSOCIATION WITH: NBBJ
The project encompasses a new 226,000 SF cardiac center with four cath labs, seven holding bays and eight adjacent CICU beds. There are also three floors of cardiac nursing units totalling 96 beds, a separate cardio-thoracic surgery suite floor with four operating rooms and an associated 12-bed CTICU.

Great sentimentality was attached to the appearance of the original landmark building, so care was taken to blend the new facade with the existing facility. The first order of business was to make an identifiable entrance to the reconfigured hospital grounds because the main entrance off Calhoun Street had become lost against a collection of building additions and obscured by the public transit entrance.

The new long brick and precast stone facade is simultaneously broken through the introduction of tower-like elements with curtainwall recesses between, and unified through a continuous aluminum brow. The brow reduces the perceived height of the structure while masking the sixth floor louvers necessary for the mechanical level.
PROJECT DETAILS

COMPLETION: 2006

SIZE: 226,000 SF

FEATURES:
- Cath Laboratories
- Holding Bays; CICU Beds
- Cardiac Nursing Units
- Cardio-Thoracic Surgery Suite
- Operating Rooms; 12-Bed CTICU

IN ASSOCIATION WITH: HDR
LS3P provided design services, over a 15 year period, for multiple renovation projects including a 5,000 SF outpatient clinic; a 4,000 SF emergency room renovation; a 3,500 SF radiology renovation with CAT scan, new radio/fluoroscopic rooms and equipment; and a satellite medical office building renovation in Jasper County.

To complete a dramatic financial turnaround, LS3P assisted Hampton Regional by conducting a feasibility study that included strategic planning, master facility planning, space programming, conceptual design, and cost estimating for a new hospital. The study ultimately led to the final design and construction of a new 85,000 SF, 32-bed replacement hospital. The new hospital was built behind the existing facility to allow for uninterrupted service during construction. Demolition of the old hospital made room for a new grand entry drive to the campus and future free-standing medical office building.
PROJECT DETAILS

COMPLETION: 2008

SIZE: 85,000 SF

FEATURES: Atrium; Surgery Department (6,600 SF); Intensive Care Unit; 2 Operating Rooms; Endoscopy Room; Radiology Department (7,100 SF); 64-Slice CT Scan; 1.5 Tesla MRI; Radio/Fluoroscopic Rooms and Equipment; Emergency Department (5,700 SF); Prep and Recovery Rooms; Rehabilitation Center; Outpatient Clinic (5,000 SF); Clinical Laboratories; Pharmacy Service Area; Kitchen; Dining Areas; Future Expansion Capabilities
This series of complex renovation projects improved wayfinding, demolished 63,000 SF of outdated space, and reduced operational costs through increased efficiency in order to prepare the client for growing healthcare delivery needs. LS3P worked closely with SRH and Rodgers Builders to accomplish these long-term goals, starting with building a Support Service Center (65,180 SF) near the main hospital to house non-healthcare provider services. A series of intricate moves followed, including relocating main electrical / switchboard rooms, relocating a cysto room and OR storage, relocating the endoscopy suite, and upfitting the resulting space for new non-invasive cardiology suite. Locating these services closer to patient entrances facilitated outpatient access and staff flow to surgery. A new bridge connection between the patient tower and main hospital improved staff circulation.

The project also relocated the employee pharmacy, a flex support office suite, the gift shop, and the cafeteria. The new cafeteria space features a storefront directly off the main first floor corridor, improving access for all users. The old cafeteria space will be used for lab consolidation, which will clear the way for future phases of demolition. New facades will enclose the east and west towers, and a new administrative area provides a welcoming “front door” for the facility.
PROJECT DETAILS

COMPLETION: 2014

SIZE: 74,614 SF

FEATURES: Endoscopy Suite; Non-Invasive Cardiology Suite; Cysto Room; OR Storage; Administrative Offices; Gift Shop; Pharmacy; Health Information Offices; Patient Bridge; Cafeteria; Café; Laboratories; Electrical Room and Switchboard rooms
This sixth-floor project is a complete renovation of the southwest wing of the Medical University's main hospital. The existing space included exam rooms, procedure room (including a cath lab), and nursing support space. For the project, the entire sixth-floor area was demolished to the structural slab, bare columns, and exterior walls.

The new work for this project includes 13 new intensive care rooms (including 3 isolation rooms, one positive- and two negative-pressure), a nurses station, clean utility, soiled utility, equipment storage, a medication room, nurse work alcoves, waiting and consultation space, staff offices, a lounge, and conference space.

Each patient room is equipped with one double-boom, tandem mount patient care unit for ease of care and maximum flexibility. This boom allows the staff to modify the function of the room to accommodate the patient according to the level of acuity. A nursing/charting alcove is located between every two-patient room to maximize visibility and patient data collection and ease monitoring from the corridor.

Challenges to this project include a low floor-to-floor height (11'4”). Creative planning has been necessary to accommodate the required program.
PROJECT DETAILS

COMPLETION: 2004
SIZE: 7,700 SF
FEATURES: Waiting Rooms; Exam Rooms; Procedure Room; Nurse Station; Nurse Support Space; Nurse Work Alcoves; 13 Intensive Care Rooms; 3 Isolation Rooms; Clean Utility Area; Soiled Utility Area; Equipment Storage; Medication Room; Consultation Space; Office Space; Lounge Area; Conference Space
Facing a need to grow an antiquated ambulatory care service, Roper St. Francis found that by consolidating environmental services and relocating the morgue activities, valuable areas could be added to the original footprint and converted into welcoming and patient-friendly cardiac rehabilitation program. What began as a simple engineering feasibility study became a cause that the community supported to re-energize the facility.

A new Meditation Garden entrance and terrace with curb appeal welcomes patients into the transformed wellness center. A well placed reception/check-in area assists in greeting patients. Flexible nutrition and classroom spaces allow staff to educate patients and family members in healthier lifestyles such as stress management and social therapy as well as offer direct access to a vibrant demonstration kitchen putting new habits to a taste test. Consultation and Exam areas are nearby for first time assessments. New spa-like locker rooms are provided to enhance the patient experience.

The gyms, with varied existing floor elevations, were creatively linked with a curved ramp that also serves to organize various levels of cardiac rehabilitation observation for patients. The former loading dock area sports new large window openings to get daylight into the new gym area as well as the upper level areas. The expanded plan also provides an area for stretching, yoga and tai chi. Exposed ductwork and piping above the former dock area adds to the airy feeling of the space. Fire shutters maintaining the required separation of different construction types between the gym areas are concealed away until needed.
PROJECT DETAILS

COMPLETION: 2012
SIZE: 7,200 SF
FEATURES: Gym Areas; Pulmonary Consultation; Exam Rooms; Administrative Areas; Locker Rooms; Showers; Reception Area; Support Space
This $26.2 million Heart and Vascular Center is part of an overall change in the University’s delivery of cardiovascular care, placing all of the technical components of cardiovascular treatment under one roof. The 27,238 SF facility is located on the fifth floor of the University’s Children’s Hospital and includes 11 procedure rooms, a 20-bed preparation and recovery unit, storage space, locker rooms, and patient registration and waiting areas. The center also houses many of the clinics within MUSC’s Cardiovascular Institute, which coordinates all the components involved in cardiovascular treatment and research at the university. This center seeks to be innovative in the diagnosis and treatment of cardiovascular disease.

One of the most significant challenges in this project was creating a fully functional radiology and cardiology center in an outdated and very tightly constrained building. The existing structure was a post-tensioned concrete slab with a constrained floor-to-floor height of 11’-3 1/2” and a difficult column configuration. These conditions required careful design interventions to accommodate modern cath lab equipment. In order to maintain sterile spaces above and beyond the scope of typical cath labs, the center also required 15 outside air changes (100%) per hour.

Constant, detailed coordination and responsive design were required to guarantee the success of this project. The consolidation of the cardiology and interventional radiology units into one Heart and Vascular Institute provided significant programmatic, planning, and operational challenges. As the Institute was designed and built, the team communicated closely with the cardio-thoracic surgeons on the newly renovated floor below. The owner and design team encouraged interaction, collaboration, and dialogue between all three physician units, turning a series of challenges into a significant opportunity. The result was a facility which exceeded the client’s expectations.
PROJECT DETAILS

COMPLETION: 2003
SIZE: 27,238 SF
FEATURES: Procedure Rooms; 20-Bed Prep & Recovery Unit; Storage Space; Locker Rooms; Reception & Registration Area; Waiting Area
LS3P and the MUHA Rutledge Tower Radiology Department evaluated the existing functions of the first floor radiology plan in Rutledge Tower and proposed several different alternatives to better serve MUHA's needs. This masterplanning exercise included multiple meetings to determine the best direction. In order to do this, LS3P presented four preliminary design concepts. Upon further review with MUHA, the four schemes were then limited to one preferred scheme. This scheme was revised into three separate alternatives and one design was chosen to serve as the final scheme.

The short term goal of this exercise was to provide a new 3.0 Tesla MRI. In the long term plan, LS3P has included a new suite to include two MRI, two CT’s, three digital radiography rooms, one ultrasound room, staff support and enhanced patient registration and waiting. The masterplan was created to fulfill complete implementation of both the long and short term needs as MUHA sees fit. The phasing for this project will depend on the relocation of the existing Mammography suite and the specific need for certain modalities.
**PROJECT DETAILS**

**COMPLETION:** 2006-2008

**SIZE:**
- PET/CT Suite - 3,700 SF
- 3.0 TESLA MRI - 3,100 SF

**FEATURES:**
- Master Planning for 3.0 Tesla MRI/PET CT Suite;
- Digital Radiography Rooms;
- Ultrasound Room;
- Staff Support Areas;
- Reception Area;
- Waiting Room
MEDICAL OFFICE BUILDING EXPERIENCE
Selected Medical Office Building Experience

According to Research Design Connections, 75% of managers stated that they believe the workplace can affect productivity and the bottom line.

As your strategic partner in Medical Office Building planning and design, we will help you meet today’s needs even as we collectively focus on how to improve the patient experience and enhance the quality of care.

1900 Tate Boulevard Medical Office Building
Hickory, NC

Ballantyne Commons East Medical Office Building
Charlotte, NC

Ballantyne Medical Park
Charlotte, NC
• Ballantyne Medical One
• Ballantyne Medical Two
• Harper Building
• Winslow Building

Bee Street Medical Office Building
Charleston, SC

Brunswick Forest Medical Office Building
Leland, NC

Cannon Street Medical Office Building
Charleston, SC

Callaway-Jones & Fulk Office Addition
Wilmington, NC

Charleston Cancer Center
Charleston, SC

Charleston Hematology-Oncology
Charleston, SC

Charleston Women’s Wellness Center
North Charleston, SC

Clinton Medical Office Building
Clinton, NC

The Crescent at Ballantyne
Charlotte, NC

Green Valley Medical Office Building
Greensboro, NC

Greenville Hospital System at West Georgia Road
Greenville, SC

Hampton Regional Medical Office Building
Varnville, SC

Internal Medicine Associates
Greenville, SC

MD360 at Greenville Hospital System
Greenville, SC

Miller Orthopaedic at Ballantyne
Charlotte, NC

Morehead Medical Plaza
Charlotte, NC
Mooresville Gateway Office Park
Charlotte, NC

Morrocroft Medical Office Building
Charlotte, NC

New Hanover Medical Center
Cardiology Center
Wilmington, NC

Norant Health at Ballantyne
Charlotte, NC

Palmetto Health Family Practice Center
Columbia, SC

Presbyterian Medical Plaza
Monroe, NC

Rex Wakefield Medical Office Building
Raleigh, NC

Roper Mount Pleasant Medical Center
at Longpoint Road
Mount Pleasant, SC

Roper St. Francis Mt. Pleasant Hospital
Medical Office Building
Mt. Pleasant, SC

Roper Shem Creek Medical Office
Building
Mount Pleasant, SC

Roper Carnes Crossroads Medical
Office Building
Goose Creek, SC

St. Paul’s Family Center
St. Paul’s, SC

Summit Medical Office Building
Clayton, NC

Trident Health MRI
Charleston, SC

University Family Medicine
North Charleston, SC

Vanderbilt Medical Office
Buildings I and II
Asheville, NC

Wellness Center for Wilkes Regional
Medical Center
Wilkesboro, NC

Whitehall Medical Office Building
Charlotte, NC

Wilmington Health Associates
Wilmington, NC
• Phase II addition
• three-story office building
• endoscopy suite

Women’s Health Partners Medical
Office Building
Summerville, SC
Associated with the design of a new 80-bed hospital for Roper St. Francis, this medical office accommodates physicians and services to support the adjacent hospital. The 3-story office building houses hospital administration and a women's imaging center and connects to the hospital with a bridge accessible from the first and second floor.

The design features a drop-off patient and visitor canopy, lobby, 2 patient transport elevators, public restrooms, and support areas. The interior design is consistent with that of the hospital, offering a seamless entry into the hospital via the connector bridge. The office building and hospital share an active courtyard. The curved design of the exterior reflects the curve of the hospital, and includes space for first-floor retail.
PROJECT DETAILS

COMPLETION: 2009

SIZE: 87,500 SF

FEATURES: Drop-Off Canopy; Entry; Lobby; Elevator Lobby; Connector Bridge; Hospital Administration Suite; Support Areas; Retail Area; Outdoor Courtyard

In Association With: FreemanWhite
Located within the city's historic district, the design of this medical office building transitions between the historic context of the site and the cutting-edge technology within. In relating to the residential character of the area, the building is both a good neighbor and a catalyst, promoting urban renewal and rehabilitation in the surrounding neighborhood.

A 2-story precast colonnade and screen wall on the north façade acts as the transitional element between the nearby homes and the 4-story office building. Stucco and brick compliment the 19th century development of Charleston, while aluminum panels reflect the 21st century medical research taking place inside. The facility serves an adjacent academic medical complex, housing research physicians’ offices and clinics as well as medical administration.
PROJECT DETAILS

COMPLETION: 1998

SIZE: 70,000 SF

FEATURES: Research Office Space; Outpatient Clinics; Administrative Areas; Parking

PHOTOGRAPHER: Rick Alexander
This 14,000 SF prototype for the Greenville Hospital System proposes a new model for urgent care. This model is conceived as a “threshold” or “access point,” and is designed to be located in transitional neighborhoods between commercial zones and residential communities. Serving as an entry point into the comprehensive health care system, the goal of this type of facility is to treat those in need of immediate care near their homes and workplaces. Familiar architecture, welcoming landscapes, open interiors, and well-lit spaces are just a few of the features designed to reduce stress for patients and their families.

This prototype includes urgent care exam rooms, specialty procedure rooms, x-ray rooms, laboratories, patient service areas, and physical therapy spaces. The facility also provides a community room for health education programs, community outreach, and preventative health clinics so that this arm of the health care system may better serve as a neighborhood resource. Patient approachability and accessibility, efficient practice flow, maximum flexibility, maximum visibility, and a continued focus on enhanced safety and quality of care were all critical aspects of the design.
PROJECT DETAILS

COMPLETION: 2009
SIZE: 14,000 SF
FEATURES: Urgent Care Exam Rooms; Specialty Procedure Rooms; X-Ray; Laboratory; Patient Services Area; Physical Therapy Wing; Community Room
PHOTOGRAPHER(S): Reel Video and Stills
As a direct manifestation of Greenville Hospital System’s mission, the new medical office building at West Georgia Road aims to improve the health in its communities in a cost effective manner. The project is located in a developing area of Simpsonville, South Carolina. Although the site is in a definable location with distinct boundaries and site features, the idea of “place” is not yet evident. This facility will enhance the site, establish a GHS presence, and provide needed services to a growing community.

The design of the facility is inviting to the community, utilizing vernacular architecture to achieve a welcoming exterior without an institutional feel. The use of familiar South Carolina building forms provides a sense of comfort for those visiting the facility, recalling the agricultural heritage of the building and relating to the surrounding neighborhoods.

Central themes for the facility are integrated health care, and easy access. Design priorities include cost effectiveness, ease of wayfinding, comfortable patient areas, safety, and convenient parking. The program includes space for pediatric, family, ob/gyn, and internal medicine practices.
PROJECT DETAILS

COMPLETION: 2010

SIZE: 28,000 SF

FEATURES: Pediatric, Family, Ob Gyn and Internal Medicine practices; Clear Signage & Wayfinding; Patient Areas; Convenient Parking
This new building for Internal Medicine Associates contains both clinical and non-clinical areas for internists and specialists. Anticipating 500 patients per day, this busy practice required a welcoming, open design with natural light, a well-defined entrance, clear internal circulation, durable materials, and a professional yet understated image. This 75,000 SF facility includes 55,000 SF for the current needs of the practice, with 20,000 SF of space earmarked for future expansion.

The design evolved from the concept of collecting individual clinical practices and combining them into a larger whole. Each programmatic element of the building is expressed differently on the exterior, reducing the scale of the building visually and to creating a dynamic design. Organizing the program into a series of clinical suites also expressed individuality for the physicians while allowing intuitive patient flow. The interior design supports the overall concept with an emphasis on wayfinding, durability, and color theory in the healing environment.
PROJECT DETAILS

COMPLETION: 2009
SIZE: 75,000 SF
FEATURES: Day-Lit Spaces; Clinical Suites; Offices; Conference Rooms; Laboratories; Research Office & Workrooms; Scheduling & Billing Center

PHOTOGRAPHER(S): Reel Video and Stills
LS3P began this phased project with a master plan for the 18-acre site. The master plan details 3 phases of building, totaling 100,000 SF. These buildings are oriented to create an inward-looking medical village, and will be linked together with both internal and external medical mall-type connectors. The initial phase of the project included 5 acres of site development and a 2-story, 39,980 SF medical office building. This building includes a 5,000 SF satellite emergency department and associated physicians’ office suites for Roper Hospital.
PROJECT DETAILS

COMPLETION: 2001

SIZE: 39,980 SF

FEATURES: Satellite Emergency Department (5,000 SF); Office Suites
The Roper St. Francis Office Park consists of 3 buildings to provide administrative support to one of the region’s premier healthcare providers. The Data Center was completed in 2012 and centralizes IT equipment and operations under a single roof, providing increased reliability and resiliency while reducing overall operation costs. The first of 2 proposed office buildings is currently under construction with a scheduled December 2015 completion date. The 5-story, 130,000 SF structure will house over 600 people in 19 departments which are currently housed at a variety of leased offices throughout Charleston County.

Bringing the 19 departments together will allow for increased communication, collaboration, and operational synergies. Savings from lease payments and utilities will offset the land and construction costs within the established time frame. Each department will enjoy the benefits a customized suite consisting of open office work stations, enclosed manager offices and conference rooms, work rooms, and a pantry. Each suite has access to daylight and natural views, temperature control, adjustable lighting, and acoustical enhancements.

The building will also house organization-wide classrooms, seminar rooms, and training rooms, each with customized audio-visual systems to enhance face-to-face and remote participation. Shared amenities include a café, fitness room with showers and lockers, and walking trails, all in support of the corporate Wellness Program.

The program for the second office building has not been determined and provides future flexibility for the organization as it prepares for strong continued regional population growth.
PROJECT DETAILS

COMPLETION: 2015

SIZE: 130,000 SF

FEATURES: Suites; open work stations; offices; conference rooms; work rooms; pantry; cafe; lobby; fitness room with showers and lockers; classrooms; seminar rooms; training rooms; walking trails.
This 23,000 SF medical office building was custom-designed for the MUSC Family Medicine Group and the Trident Hospital Medical Center, and was the result of a collaboration between LS3P, a developer, and the two different medical tenants. From programming to construction administration, the entire design process was completed within 14 months.

The primary design priority for the facility was creating functional and efficient operational patterns within the practices. A close working relationship with the physicians and staff facilitated a deep understanding of their operational procedures, and made achieving this goal possible.

The first floor of the project includes 2 exam pods containing 8 exam rooms and clinical support spaces. The exam areas share support spaces such as specialty rooms and an endoscopy suite. They also share a central reception area, a resource library, and a break room. The second floor of the facility includes space for 20 physicians and 36 residents, as well as a 200-seat teaching auditorium with video-teleconferencing capabilities.

The goal of the exterior design was to create a sense of presence and a strong sense of entry through thoughtful consideration of materials and scale. The facility provided the client with a new and recognizable image in the North Charleston area, while improving efficiency of operations and creating a better patient experience.
PROJECT DETAILS

COMPLETION: 1999

SIZE: 23,000 SF

FEATURES: Exam Rooms; Clinical Support Spaces; Specialty Room; Endoscopy Suite; Reception Area; Waiting Area; Resource Library; Break Room; 200-Seat Auditorium with Video-Teleconferencing Capabilities
Housing an outpatient surgery facility and diagnostic center run by Rex HealthCare, this 107,000 SF medical office building provides an uplifting and comforting environment for both doctors and patients.

The tall entrance features a monumental stair, and contains a light-filled, 2-story lobby with views to an interior “healing garden.” The exterior design is traditional brick with cast stone accents. The upper two floors contain medical offices for multiple tenants.

This 3-story facility is the first component of a phased mixed-use development on a 35-acre site. LS3P provided a master plan to connect infrastructure for a variety of uses in future phases. The first phase of development includes the medical office building, an associated wellness center, and several retail buildings.
PROJECT DETAILS

COMPLETION: 2008
SIZE: 107,000 SF

FEATURES: Medical Office Space; Retail Areas; Harris Teeter Grocery (48,000 SF); Wellness Center (39,500 SF); Outpatient Surgery; Diagnostic Center

PHOTOGRAPHER: Susan Holt
LS3P was commissioned by East Cooper Medical Center to build a new medical office building in Mount Pleasant, SC. The two story, 42,000 SF medical office building will be adjacent to the East Cooper Medical Center on their 55 acre campus. It will include physician practices focusing on women’s services, orthopedic services, outpatient physical therapy and laboratory services. The design features a prominent curved facade which addresses and responds to the traffic circle at the corner approach, and includes a large parking area with dedicated drop off behind the building. The site is adjacent to the main hospital's garden space with easy access to dining area and other support services. Materials are complimentary and take cues from the main hospital (brick, metal and simulated stucco).
PROJECT DETAILS

COMPLETION: 2014

SIZE: 42,000 SF

FEATURES: women’s services, orthopedic services, outpatient physical therapy and laboratory services
Located on an edge of a regional community teaching hospital campus, this 2-story, 32,500 SF facility was custom-designed for USC’s School of Medicine Family Practice Residency Program, in association with Palmetto Richland Memorial Hospital.

The first floor is dedicated to patient treatment and support. Exam areas are clustered in 2 smaller wings of 18 exam rooms each, supported by centralized nurses’ stations. Areas shared by the 2 wings include waiting rooms, registration, medical records storage, and areas for procedures. The layout of the space improves staffing efficiencies while facilitating smooth patient flow between registration, examination, financial counseling, medical procedures, and check-out.

The second floor houses administrative, faculty, and medical resident support space. A 1,000 SF multipurpose conference room hosts daily meetings, classes, and patient and community learning seminars after hours. A resident workroom, along with study carrels and a reference library for the 36 family practice residents, provides spaces for individual study.
PROJECT DETAILS

COMPLETION: 2003
SIZE: 32,600 SF
FEATURES: Administrative Area; Faculty Space; Resident Support Space; Exam Rooms; Reception Area; Procedure Rooms; Nurse Stations; Multipurpose Conference Room (1,000 SF); Workroom; Study Rooms; Library
This 43,000 SF medical office building anchors a new development in the Brunswick Forest community. Designed for flexible tenant uses, the large structural bays and plumbing rough-in along columns accommodate a variety of needs.

Custom tenant upfits designed by LS3P include spaces for orthopedic, internal medicine, and general practices. A mobile MRI unit is located adjacent to the building, while a 2,800 SF ground-floor radiology upfit houses imaging exam rooms (CT, bone density, mammography, x-ray and ultrasound) and support spaces. The layout of the building facilitates easy pedestrian access from all sides.

The remainder of the ground floor space is occupied by an OB/GYN practice and general medicine practice. Typical exam room spaces, lab support and doctor office spaces occupy these suites.

On the second floor, the internal medicine and urology upfit designs included general exam rooms, nurse stations, labs and doctors offices along with support spaces. Both of these upfit designs were done in several phases as the practices expanded. They now encompass most of the entire second floor.
COMPLETION: 2009
SIZE: 43,000 SF

FEATURES: Imaging Center (2,800 SF); Exam Rooms; CT Scan; Mobile MRI; Bone Density; Mammography; X-Ray; Ultra Sound; Support Spaces; Radiology; Orthopedics; Internal Medicine; Conference Room; Break Room; Office Space
LS3P designed this one-story 24,078 SF medical office building at Ballantyne Commons East for anchor tenant Carolinas HealthCare System. The facility supports a new urgent care facility and multi-specialty and pediatric practice groups servicing the rapidly growing Ballantyne area. Each practice shares a central common laboratory but retains a separate public entrance. The southeast corner of the building overlooks a retention pond with that serves as a water amenity.

The facility is located in an upscale retail shopping center and retains a common architectural aesthetic. The Jeffersonian inspired classical language prescribed by the project’s developer visually unifies the building with other structures in the center.
PROJECT DETAILS

COMPLETION: 2002
SIZE: 24,078 SF
FEATURES: Medical Office; Exam Rooms; Laboratory; Brick Veneer; Sanding Seam Roof; Covered Patient Entries
INPATIENT EXPERIENCE
• Roper St. Francis Hospital MOB (in association with FreemanWhite)
• Ancillary Addition and Expansion
• ICU Waiting Room
• Parking and Master Plan Study
• Cardiac Rehabilitation Renovation

Hampton Regional Medical Center (Varmsville, SC)
• 82,000 SF replacement hospital
• Radiology renovation with CT scan Addition
• Health Center Renovation
• Special Care Unit Renovation
• Emergency room renovation
• Outpatient clinic expansion

Trident Regional Medical Center (North Charleston, SC)
• MRI Facility
• Family Medical Center
• Women’s Center Renovation
• Conference Center
• Main Lobby Renovation

VA Medical Center (Charleston, SC)
• Administrative offices
• Ambulatory care facility
• Nursing Home Care Unit; 18,000 conversion
• Additions including labs, pharmacy, and dental service

Sampson Regional Medical Center (Clinton, NC)
• Extensive Nursing Floor Renovations
• Physical Therapy and Wellness Center
• Doctor’s Office (6 Doctors)
• Renovations for Finance Department (Store Up-fit)
• Renovations to Third Floor
• Master Plan

Pender Memorial Hospital (Burgaw, NC)
• Original Hospital
• Health Building Renovations

Bladen County Hospital (Elizabethtown, NC)
• Master Plan
• Doctors’ Office Park: Ob/Gyn, Ophthalmologist, Dialysis and Family Practice
• Laboratory Additions and Renovations
• Emergency Department Renovations

Cape Fear Hospital (Wilmington, NC)
• Master Plan
• MRI/C.T. Building Addition
• Imaging Center, ASU, Admitting, Pathology, Pharmacy

Roper Hospital Heart Center

• 3-Story Addition
• Cath Lab Planning
• Ob/Gyn Women’s Center
• Seniors Medical Center
• Cape Fear Medical Plaza
• Campus Energy System
• 250-car Parking Facility
• Renovations to Central Supply
• Renovations to Surgical Suite
• Obstetrics/Gynecology Wing
• Outpatient Rehabilitation Center

Clarendon Memorial Hospital (Manning, SC)
• Women’s Pavilion and Generations Center

Duplin General Hospital (Kenansville, NC)
• Master Plan
• Original Hospital
• Duplin Public Health Center (New Site)

Georgetown Memorial Hospital (Georgetown, SC)
• Campus Master Plan

Hollings Cancer Center (Charleston, SC)
• Expansion study
PROJECT DETAILS

COMPLETION: 2008
SIZE: 173,500 SF
FEATURES: Patient Entry; Patient Discharge; Lobby; Outdoor Healing Garden; Surgical Pavilion
PHOTOGRAPHY: Anne Gummerson
IN ASSOCIATION WITH: HDR Architects
PROJECT DETAILS

COMPLETION: 2008
SIZE: 200,000 SF

FEATURES: Labor Delivery Recovery Rooms; C-Section Rooms; Postpartum Beds; High Risk Ante-Partum Beds; Neonatal ICU; Pediatric ICU; Pediatric Transitional Care; Pediatric Beds; GYN/Oncology Beds

IN ASSOCIATION WITH: HDR Architects
PROJECT DETAILS

COMPLETION: 2008
SIZE: 575,000 SF

FEATURES: 156-Bed Inpatient Tower; 124 Surgical Beds; 32 Critical Care Beds; Technology Block (220,000 SF); Atrium; Heart Center (42,000 SF); Chest Pain Center; Outpatient Diagnostic Clinic; Surgical Department (41,500 SF); 4 CTORs; 4 Operating Rooms; Vascular Operating Room; Digestive Disease Center (30,500 SF); 9 Endoscopy Units; 2 Motility Rooms; Ambulatory Care Clinic.

PHOTOGRAPHY: Paul Warchol
IN ASSOCIATION WITH: NBBJ
**PROJECT DETAILS**

**COMPLETION:** 2006

**SIZE:** 226,000 SF

**FEATURES:** Cath Laboratories; Holding Bays; CICU Beds; Cardiac Nursing Units; Cardiac-Thoracic Surgery Suite; Operating Rooms; 12-Bed CTICU

**IN ASSOCIATION WITH:** HDR
PROJECT DETAILS

COMPLETION: 2008

SIZE: 85,000 SF

FEATURES: Atrium; Surgery Department (6,600 SF); Intensive Care Unit; 2 Operating Rooms; Endoscopy Room; Radiology Department (7,100 SF); 64-Slice CT Scan; 1.5 Tesla MRI; Radio/Fluoroscopic Rooms and Equipment; Emergency Department (5,700 SF); Prep and Recovery Rooms; Rehabilitation Center; Outpatient Clinic (5,000 SF); Clinical Laboratories; Pharmacy Service Area; Kitchen; Dining Areas; Future Expansion Capabilities
PROJECT DETAILS

COMPLETION: 2014

SIZE: 74,614 SF

FEATURES: Endoscopy Suite; Non-Invasive Cardiology Suite; Cysto Room; OR Storage; Administrative Offices; Gift Shop; Pharmacy; Health Information Offices; Patient Bridge; Cafeteria; Café; Laboratories; Electrical Room and Switchboard rooms
PROJECT DETAILS

COMPLETION: 2004

SIZE: 7,700 SF

FEATURES: Waiting Rooms; Exam Rooms; Procedure Room; Nurse Station; Nurse Support Space; Nurse Work Alcoves; 13 Intensive Care Rooms; 3 Isolation Rooms; Clean Utility Area; Soiled Utility Area; Equipment Storage; Medication Room; Consultation Space; Office Space; Lounge Area; Conference Space
PROJECT DETAILS

COMPLETION: 2012

SIZE: 7,200 SF

FEATURES:
- Gym Areas
- Pulmonary Consultation
- Exam Rooms
- Administrative Areas
- Locker Rooms
- Showers
- Reception Area
- Support Space
**PROJECT DETAILS**

**COMPLETION:** 2003

**SIZE:** 27,238 SF

**FEATURES:** Procedure Rooms; 20-Bed Prep & Recovery Unit; Storage Space; Locker Rooms; Reception & Registration Area; Waiting Area
PROJECT DETAILS

COMPLETION: 2006-2008

SIZE:
- PET/CT Suite - 3,700 SF
- 3.0 Tesla MRI - 3,100 SF

FEATURES:
- Master Planning for 3.0 Tesla MRI/PET CT Suite;
- Digital Radiography Rooms;
- Ultrasound Room; Staff Support Areas; Reception Area; Waiting Room
MEDICAL OFFICE BUILDING EXPERIENCE
Mooresville Gateway Office Park
Charlotte, NC

Morrocoft Medical Office Building
Charlotte, NC

New Hanover Medical Center
Cardiology Center
Wilmington, NC

Norant Health at Ballantyne
Charlotte, NC

Palmetto Health Family Practice Center
Columbia, SC

Presbyterian Medical Plaza
Monroe, NC

Rex Wakefield Medical Office Building
Raleigh, NC

Roper Mount Pleasant Medical Center
at Longpoint Road
Mount Pleasant, SC

Roper St. Francis Mt. Pleasant Hospital
Medical Office Building
Mt. Pleasant, SC

Roper Shem Creek Medical Office
Building
Mount Pleasant, SC

Roper Carnes Crossroads Medical
Office Building
Goose Creek, SC

St. Paul’s Family Center
St. Paul’s, SC

Summit Medical Office Building
Clayton, NC

Trident Health MRI
Charleston, SC

University Family Medicine
North Charleston, SC

Vanderbilt Medical Office
Buildings I and II
Asheville, NC

Wellness Center for Wilkes Regional
Medical Center
Wilkesboro, NC

Whitehall Medical Office Building
Charlotte, NC

Wilmington Health Associates
Wilmington, NC
  • Phase II addition
  • three-story office building
  • endoscopy suite

Women’s Health Partners Medical
Office Building
Summerville, SC

WOMEN’S HEALTH PARTNERS (PHOTOGRAPHY BY CREATIVE SOURCES)
PROJECT DETAILS

COMPLETION: 2009
SIZE: 87,500 SF
FEATURES: Drop-Off Canopy; Entry; Lobby; Elevator Lobby; Connector Bridge; Hospital Administration Suite; Support Areas; Retail Area; Outdoor Courtyard
In Association With: FreemanWhite
PROJECT DETAILS

COMPLETION: 1998

SIZE: 70,000 SF

FEATURES:
- Research Office Space
- Outpatient Clinics
- Administrative Areas
- Parking

PHOTOGRAPHER: Rick Alexander
PROJECT DETAILS

COMPLETION: 2009
SIZE: 14,000 SF
FEATURES: Urgent Care Exam Rooms; Specialty Procedure Rooms; X-Ray; Laboratory; Patient Services Area; Physical Therapy Wing; Community Room
PHOTOGRAPHER(S): Reel Video and Stills
PROJECT DETAILS

COMPLETION: 2010

SIZE: 28,000 SF

FEATURES: Pediatric, Family, Ob Gyn and Internal Medicine practices; Clear Signage & Wayfinding; Patient Areas; Convenient Parking
PROJECT DETAILS

COMPLETION: 2009

SIZE: 75,000 SF

FEATURES: Day-Lit Spaces; Clinical Suites; Offices; Conference Rooms; Laboratories; Research Office & Workrooms; Scheduling & Billing Center

PHOTOGRAPHER(S): Reel Video and Stills
PROJECT DETAILS

COMPLETION: 2001

SIZE: 39,980 SF

FEATURES: Satellite Emergency Department (5,000 SF); Office Suites
PROJECT DETAILS

COMPLETION: 2015

SIZE: 130,000 SF

FEATURES: Suites; open work stations; offices; conference rooms; work rooms; pantry; cafe; lobby; fitness room with showers and lockers; classrooms; seminar rooms; training rooms; walking trails.
PROJECT DETAILS

COMPLETION: 1999

SIZE: 23,000 SF

FEATURES: Exam Rooms; Clinical Support Spaces; Specialty Room; Endoscopy Suite; Reception Area; Waiting Area; Resource Library; Break Room; 200-Seat Auditorium with Video-Teleconferencing Capabilities
PROJECT DETAILS

COMPLETION: 2008

SIZE: 107,000 SF

FEATURES: Medical Office Space; Retail Areas; Harris Teeter Grocery (48,000 SF); Wellness Center (39,500 SF); Outpatient Surgery; Diagnostic Center

PHOTOGRAPHER: Susan Holt
PROJECT DETAILS

COMPLETION: 2014
SIZE: 42,000 SF

FEATURES: women’s services, orthopedic services, outpatient physical therapy and laboratory services
PROJECT DETAILS

COMPLETION: 2003

SIZE: 32,600 SF

FEATURES: Administrative Area; Faculty Space; Resident Support Space; Exam Rooms; Reception Area; Procedure Rooms; Nurse Stations; Multipurpose Conference Room (1,000 SF); Workroom; Study Rooms; Library
PROJECT DETAILS

COMPLETION: 2009
SIZE: 43,000 SF

FEATURES: Imaging Center (2,800 SF); Exam Rooms; CT Scan; Mobile MRI; Bone Density; Mammography; X-Ray; Ultrasound; Support Spaces; Radiology; Orthopedics; Internal Medicine; Conference Room; Break Room; Office Space
LS3P designed this one-story 24,078 SF medical office building at Ballantyne Commons East for anchor tenant Carolinas HealthCare System. The facility supports a new urgent care facility and multi-specialty and pediatric practice groups servicing the rapidly growing Ballantyne area. Each practice shares a central common laboratory but retains a separate public entrance. The southeast corner of the building overlooks a retention pond with that serves as a water amenity.

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INPATIENT EXPERIENCE
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<th>Projects</th>
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<td>Charleston, SC</td>
<td>Administrative offices, Ambulatory care facility, Nursing Home Care Unit; 18,000 conversion, Additions including labs, pharmacy, and dental service</td>
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<td>Master Plan, Original Hospital, Duplin Public Health Center (New Site)</td>
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PROJECT DETAILS

COMPLETION: 2008
SIZE: 173,500 SF
FEATURES: Patient Entry; Patient Discharge; Lobby; Outdoor Healing Garden; Surgical Pavilion

PHOTOGRAPHY: Anne Gummerson

IN ASSOCIATION WITH: HDR Architects
PROJECT DETAILS

COMPLETION: 2008
SIZE: 200,000 SF
FEATURES: Labor Delivery Recovery Rooms; C-Section Rooms; Postpartum Beds; High Risk Ante-Partum Beds; Neonatal ICU; Pediatric ICU; Pediatric Transitional Care; Pediatric Beds; GYN/Oncology Beds

IN ASSOCIATION WITH: HDR Architects
PROJECT DETAILS

COMPLETION: 2008

SIZE: 575,000 SF

FEATURES: 156-Bed Inpatient Tower; 124 Surgical Beds; 32 Critical Care Beds; Technology Block (220,000 SF); Atrium; Heart Center (42,000 SF); Chest Pain Center; Outpatient Diagnostic Clinic; Surgical Department (41,500 SF); 4 CTORs; 4 Operating Rooms; Vascular Operating Room; Digestive Disease Center (30,500 SF); 9 Endoscopy Units; 2 Motility Rooms; Ambulatory Care Clinic.

PHOTOGRAPHY: Paul Warchol
IN ASSOCIATION WITH: NBBJ
PROJECT DETAILS

COMPLETION: 2006
SIZE: 226,000 SF
FEATURES: Cath Laboratories; Holding Bays; CICU Beds; Cardiac Nursing Units; Cardio-Thoracic Surgery Suite; Operating Rooms; 12-Bed CTICU

IN ASSOCIATION WITH: HDR
PROJECT DETAILS

COMPLETION: 2008

SIZE: 85,000 SF

FEATURES: Atrium; Surgery Department (6,600 SF); Intensive Care Unit; 2 Operating Rooms; Endoscopy Room; Radiology Department (7,100 SF); 64-Slice CT Scan; 1.5 Tesla MRI; Radio/Fluoroscopic Rooms and Equipment; Emergency Department (5,700 SF); Prep and Recovery Rooms; Rehabilitation Center; Outpatient Clinic (5,000 SF); Clinical Laboratories; Pharmacy Service Area; Kitchen; Dining Areas; Future Expansion Capabilities
PROJECT DETAILS

COMPLETION: 2014

SIZE: 74,614 SF

FEATURES: Endoscopy Suite; Non-Invasive Cardiology Suite; Cysto Room; OR Storage; Administrative Offices; Gift Shop; Pharmacy; Health Information Offices; Patient Bridge; Cafeteria; Café; Laboratories; Electrical Room and Switchboard rooms
PROJECT DETAILS

COMPLETION: 2004
SIZE: 7,700 SF
FEATURES: Waiting Rooms; Exam Rooms; Procedure Room; Nurse Station; Nurse Support Space; Nurse Work Alcoves; 13 Intensive Care Rooms; 3 Isolation Rooms; Clean Utility Area; Soiled Utility Area; Equipment Storage; Medication Room; Consultation Space; Office Space; Lounge Area; Conference Space
PROJECT DETAILS

COMPLETION: 2012

SIZE: 7,200 SF

FEATURES: Gym Areas; Pulmonary Consultation; Exam Rooms; Administrative Areas; Locker Rooms; Showers; Reception Area; Support Space
PROJECT DETAILS

COMPLETION: 2003

SIZE: 27,238 SF

FEATURES: Procedure Rooms; 20-Bed Prep & Recovery Unit; Storage Space; Locker Rooms; Reception & Registration Area; Waiting Area
PROJECT DETAILS

COMPLETION: 2006-2008

SIZE:
- PET/CT Suite - 3,700 SF
- 3.0 TESLA MRI - 3,100 SF

FEATURES:
- Master Planning for 3.0 Tesla MRI/PET CT Suite;
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MEDICAL OFFICE BUILDING EXPERIENCE
University Family Medicine
North Charleston, SC

Vanderbilt Medical Office
Buildings I and II
Asheville, NC

Wellness Center for Wilkes Regional
Medical Center
Wilkesboro, NC

Whitehall Medical Office Building
Charlotte, NC

Wilmington Health Associates
Wilmington, NC
• Phase II addition
• three-story office building
• endoscopy suite

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Office Building
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Rex Wakefield Medical Office Building
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Roper St. Francis Mt. Pleasant Hospital
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Roper Shem Creek Medical Office
Building
Mount Pleasant, SC

Roper Carnes Crossroads Medical
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Goose Creek, SC

St. Paul's Family Center
St. Paul’s, SC

Summit Medical Office Building
Clayton, NC

Trident Health MRI
Charleston, SC

Carolina’s Medical Center OrthoCarolina
Charlotte, NC

Outpatient Rehabilitation Center at
Sampson Regional Medical Center
Clinton, NC
PROJECT DETAILS

COMPLETION: 2009

SIZE: 87,500 SF

FEATURES: Drop-Off Canopy; Entry; Lobby; Elevator Lobby; Connector Bridge; Hospital Administration Suite; Support Areas; Retail Area; Outdoor Courtyard

In Association With: FreemanWhite
**PROJECT DETAILS**

**COMPLETION:** 1998

**SIZE:** 70,000 SF

**FEATURES:** Research Office Space; Outpatient Clinics; Administrative Areas; Parking

**PHOTOGRAPHER:** Rick Alexander
PROJECT DETAILS

COMPLETION: 2009
SIZE: 14,000 SF
FEATURES: Urgent Care Exam Rooms; Specialty Procedure Rooms; X-Ray; Laboratory; Patient Services Area; Physical Therapy Wing; Community Room

PHOTOGRAPHER(S): Reel Video and Stills
PROJECT DETAILS

COMPLETION: 2010

SIZE: 28,000 SF

FEATURES: Pediatric, Family, Ob Gyn and Internal Medicine practices; Clear Signage & Wayfinding; Patient Areas; Convenient Parking
PROJECT DETAILS

COMPLETION: 2009

SIZE: 75,000 SF

FEATURES: Day-Lit Spaces; Clinical Suites; Offices; Conference Rooms; Laboratories; Research Office & Workrooms; Scheduling & Billing Center

PHOTOGRAPHER(S): Reel Video and Stills
**PROJECT DETAILS**

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SIZE: 39,980 SF

FEATURES: Satellite Emergency Department (5,000 SF); Office Suites
PROJECT DETAILS

COMPLETION: 2015

SIZE: 130,000 SF

FEATURES: Suites; open work stations; offices; conference rooms; work rooms; pantry; cafe; lobby; fitness room with showers and lockers; classrooms; seminar rooms; training rooms; walking trails.
PROJECT DETAILS

COMPLETION: 1999

SIZE: 23,000 SF

FEATURES: Exam Rooms; Clinical Support Spaces; Specialty Room; Endoscopy Suite; Reception Area; Waiting Area; Resource Library; Break Room; 200-Seat Auditorium with Video-Teleconferencing Capabilities
PROJECT DETAILS

COMPLETION: 2008
SIZE: 107,000 SF

FEATURES: Medical Office Space; Retail Areas; Harris Teeter Grocery (48,000 SF); Wellness Center (39,500 SF); Outpatient Surgery; Diagnostic Center

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SIZE: 42,000 SF

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- MRI Facility
- Family Medical Center
- Women’s Center Renovation
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- Main Lobby Renovation

VA Medical Center (Charleston, SC)
- Administrative offices
- Ambulatory care facility
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- Original Hospital
- Health Building Renovations

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Clarendon Memorial Hospital (Manning, SC)
- Women’s Pavilion and Generations Center

Duplin General Hospital (Kenansville, NC)
- Master Plan
- Original Hospital
- Duplin Public Health Center (New Site)

Georgetown Memorial Hospital (Georgetown, SC)
- Campus Master Plan

Hollings Cancer Center (Charleston, SC)
- Expansion study
PROJECT DETAILS

COMPLETION: 2008
SIZE: 173,500 SF
FEATURES: Patient Entry; Patient Discharge; Lobby; Outdoor Healing Garden; Surgical Pavilion
PHOTOGRAPHY: Anne Gummerson
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PROJECT DETAILS

COMPLETION: 2008
SIZE: 200,000 SF
FEATURES: Labor Delivery Recovery Rooms; C-Section Rooms; Postpartum Beds; High Risk Ante-Partum Beds; Neonatal ICU; Pediatric ICU; Pediatric Transitional Care; Pediatric Beds; GYN/Oncology Beds

IN ASSOCIATION WITH:
HDR Architects
PROJECT DETAILS

COMPLETION: 2008

SIZE: 575,000 SF

FEATURES: 156-Bed Inpatient Tower; 124 Surgical Beds; 32 Critical Care Beds; Technology Block (220,000 SF); Atrium; Heart Center (42,000 SF); Chest Pain Center; Outpatient Diagnostic Clinic; Surgical Department (41,500 SF); 4 CTORs; 4 Operating Rooms; Vascular Operating Room; Digestive Disease Center (30,500 SF); 9 Endoscopy Units; 2 Motility Rooms; Ambulatory Care Clinic.

PHOTOGRAPHY: Paul Warchol

IN ASSOCIATION WITH: NBBJ
PROJECT DETAILS

COMPLETION: 2006

SIZE: 226,000 SF

FEATURES: Cath Laboratories; Holding Bays; CICU Beds; Cardiac Nursing Units; Cardio-Thoracic Surgery Suite; Operating Rooms; 12-Bed CTICU

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SIZE: 85,000 SF
FEATURES: Atrium; Surgery Department (6,600 SF); Intensive Care Unit; 2 Operating Rooms; Endoscopy Room; Radiology Department (7,100 SF); 64-Slice CT Scan; 1.5 Tesla MRI; Radio/Fluoroscopic Rooms and Equipment; Emergency Department (5,700 SF); Prep and Recovery Rooms; Rehabilitation Center; Outpatient Clinic (5,000 SF); Clinical Laboratories; Pharmacy Service Area; Kitchen; Dining Areas; Future Expansion Capabilities
PROJECT DETAILS

COMPLETION: 2014
SIZE: 74,614 SF

FEATURES: Endoscopy Suite; Non-Invasive Cardiology Suite; Cysto Room; OR Storage; Administrative Offices; Gift Shop; Pharmacy; Health Information Offices; Patient Bridge; Cafeteria; Café; Laboratories; Electrical Room and Switchboard rooms.
PROJECT DETAILS

COMPLETION: 2004

SIZE: 7,700 SF

FEATURES: Waiting Rooms; Exam Rooms; Procedure Room; Nurse Station; Nurse Support Space; Nurse Work Alcoves; 13 Intensive Care Rooms; 3 Isolation Rooms; Clean Utility Area; Soiled Utility Area; Equipment Storage; Medication Room; Consultation Space; Office Space; Lounge Area; Conference Space
**PROJECT DETAILS**

**COMPLETION:** 2012

**SIZE:** 7,200 SF

**FEATURES:**
- Gym Areas
- Pulmonary Consultation
- Exam Rooms
- Administrative Areas
- Locker Rooms
- Showers
- Reception Area
- Support Space

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**NUTRITION DEMO KITCHEN**

**HEALTH ED. CLASSROOM**

**STORAGE**

**LOBBRY / WAITING**

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**UPPER GYM PHASE 2**

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**LOWER GYM**

---

**OPEN GYM AREA**

---

**VENTILATION**

---

**EQUIPMENT STORAGE**

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**MEN’S LOCKER**

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**FLOOR CARE**

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**WOMEN’S LOCKER**
PROJECT DETAILS

COMPLETION: 2003
SIZE: 27,238 SF
FEATURES: Procedure Rooms; 20-Bed Prep & Recovery Unit; Storage Space; Locker Rooms; Reception & Registration Area; Waiting Area
PROJECT DETAILS

COMPLETION: 2006-2008

SIZE:
- PET/CT Suite - 3,700 SF
- 3.0 TESLA MRI - 3,100 SF

FEATURES:
- Master Planning for 3.0 Tesla MRI/PET CT Suite;
- Digital Radiography Rooms;
- Ultrasound Room; Staff Support Areas; Reception Area;
- Waiting Room

PET CT SUITE

3.0 TESLA MRI
MEDICAL OFFICE BUILDING EXPERIENCE
<table>
<thead>
<tr>
<th>Location</th>
<th>Building Name</th>
<th>City, State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mooresville Gateway Office Park</td>
<td></td>
<td>Charlotte, NC</td>
</tr>
<tr>
<td>Morrocroft Medical Office Building</td>
<td></td>
<td>Charlotte, NC</td>
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<tr>
<td>New Hanover Medical Center</td>
<td></td>
<td>Wilmington, NC</td>
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<tr>
<td>Norant Health at Ballantyne</td>
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<td>Charlotte, NC</td>
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<tr>
<td>Palmetto Health Family Practice Center</td>
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<td>Columbia, SC</td>
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<tr>
<td>Presbyterian Medical Plaza</td>
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<td>Monroe, NC</td>
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<tr>
<td>Rex Wakefield Medical Office Building</td>
<td></td>
<td>Raleigh, NC</td>
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<tr>
<td>Roper Mount Pleasant Medical Center at Longpoint Road</td>
<td></td>
<td>Mount Pleasant, SC</td>
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<tr>
<td>Roper St. Francis Mt. Pleasant Hospital Medical Office Building</td>
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<td>Mt. Pleasant, SC</td>
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<td>Roper Shem Creek Medical Office Building</td>
<td></td>
<td>Mount Pleasant, SC</td>
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<tr>
<td>Roper Carnes Crossroads Medical Office Building</td>
<td></td>
<td>Goose Creek, SC</td>
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<tr>
<td>St. Paul's Family Center</td>
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<td>St. Paul’s, SC</td>
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<tr>
<td>Summit Medical Office Building</td>
<td></td>
<td>Clayton, NC</td>
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<tr>
<td>Trident Health MRI</td>
<td></td>
<td>Charleston, SC</td>
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<tr>
<td>University Family Medicine</td>
<td></td>
<td>North Charleston, SC</td>
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<tr>
<td>Vanderbilt Medical Office Buildings I and II</td>
<td></td>
<td>Asheville, NC</td>
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<tr>
<td>Wellness Center for Wilkes Regional Medical Center</td>
<td></td>
<td>Wilkesboro, NC</td>
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<tr>
<td>Whitehall Medical Office Building</td>
<td></td>
<td>Charlotte, NC</td>
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<tr>
<td>Wilmington Health Associates</td>
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<td>Wilmington, NC</td>
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<tr>
<td>• Phase II addition</td>
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<tr>
<td>• three-story office building</td>
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<tr>
<td>• endoscopy suite</td>
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<tr>
<td>Women's Health Partners Medical Office Building</td>
<td></td>
<td>Summerville, SC</td>
</tr>
</tbody>
</table>
PROJECT DETAILS

COMPLETION: 2009

SIZE: 87,500 SF

FEATURES:
Drop-Off Canopy; Entry; Lobby; Elevator Lobby; Connector Bridge; Hospital Administration Suite; Support Areas; Retail Area; Outdoor Courtyard

In Association With: FreemanWhite
PROJECT DETAILS

COMPLETION: 1998

SIZE: 70,000 SF

FEATURES: Research Office Space; Outpatient Clinics; Administrative Areas; Parking

PHOTOGRAPHER: Rick Alexander
PROJECT DETAILS

COMPLETION: 2009

SIZE: 14,000 SF

FEATURES: Urgent Care Exam Rooms; Specialty Procedure Rooms; X-Ray; Laboratory; Patient Services Area; Physical Therapy Wing; Community Room

PHOTOGRAPHER(S): Reel Video and Stills
PROJECT DETAILS

COMPLETION: 2010

SIZE: 28,000 SF

FEATURES: Pediatric, Family, Ob Gyn and Internal Medicine practices; Clear Signage & Wayfinding; Patient Areas; Convenient Parking
PROJECT DETAILS

COMPLETION: 2009

SIZE: 75,000 SF

FEATURES: Day-Lit Spaces; Clinical Suites; Offices; Conference Rooms; Laboratories; Research Office & Workrooms; Scheduling & Billing Center

PHOTOGRAPHER(S): Reel Video and Stills
PROJECT DETAILS

COMPLETION: 2001

SIZE: 39,980 SF

FEATURES: Satellite Emergency Department (5,000 SF); Office Suites
PROJECT DETAILS

COMPLETION: 2015

SIZE: 130,000 SF

FEATURES: Suites; open work stations; offices; conference rooms; work rooms; pantry; cafe; lobby; fitness room with showers and lockers; classrooms; seminar rooms; training rooms; walking trails.
**PROJECT DETAILS**

**COMPLETION:** 1999

**SIZE:** 23,000 SF

**FEATURES:** Exam Rooms; Clinical Support Spaces; Specialty Room; Endoscopy Suite; Reception Area; Waiting Area; Resource Library; Break Room; 200-Seat Auditorium with Video-Teleconferencing Capabilities
PROJECT DETAILS

COMPLETION: 2008
SIZE: 107,000 SF

FEATURES: Medical Office Space; Retail Areas; Harris Teeter Grocery (48,000 SF); Wellness Center (39,500 SF); Outpatient Surgery; Diagnostic Center

PHOTOGRAPHER: Susan Holt
PROJECT DETAILS

COMPLETION: 2014
SIZE: 42,000 SF
FEATURES: women's services, orthopedic services, outpatient physical therapy and laboratory services

FIRST FLOOR

SECOND FLOOR
PROJECT DETAILS

COMPLETION: 2003
SIZE: 32,600 SF

FEATURES: Administrative Area; Faculty Space; Resident Support Space; Exam Rooms; Reception Area; Procedure Rooms; Nurse Stations; Multipurpose Conference Room (1,000 SF); Workroom; Study Rooms; Library
PROJECT DETAILS

COMPLETION: 2009
SIZE: 43,000 SF

FEATURES: Imaging Center (2,800 SF); Exam Rooms; CT Scan; Mobile MRI; Bone Density; Mammography; X-Ray; Ultrasound; Support Spaces; Radiology; Orthopedics; Internal Medicine; Conference Room; Break Room; Office Space
LS3P designed this one-story 24,078 SF medical office building at Ballantyne Commons East for anchor tenant Carolinas HealthCare System. The facility supports a new urgent care facility and multi-specialty and pediatric practice groups servicing the rapidly growing Ballantyne area. Each practice shares a central common laboratory but retains a separate public entrance. The southeast corner of the building overlooks a retention pond with that serves as a water amenity.

The facility is located in an upscale retail shopping center and retains a common architectural aesthetic. The Jeffersonian inspired classical language prescribed by the project’s developer visually unifies the building with other structures in the center.
PROJECT DETAILS

COMPLETION: 2002
SIZE: 24,078 SF
FEATURES: Medical Office; Exam Rooms; Laboratory; Brick Veneer; Sanding Seam Roof; Covered Patient Entries