



# 20/21 BUSINESS CENTER

**PRIME  
INTERSTATE  
LOCATION**

HIGH VISIBILITY  
OPPORTUNITIES  
AVAILABLE



CAPITAL IMPROVEMENTS  
RECENTLY COMPLETED

COLUMBIA, SOUTH CAROLINA

**FOR LEASE**  
FLEX/OFFICE SPACE





6904 N MAIN STREET

CENTRAL  
LOCATION  
EXCELLENT  
ACCESSIBILITY  
PROFESSIONALLY  
MANAGED



100 NORTHEAST DR



400 NORTHEAST DR

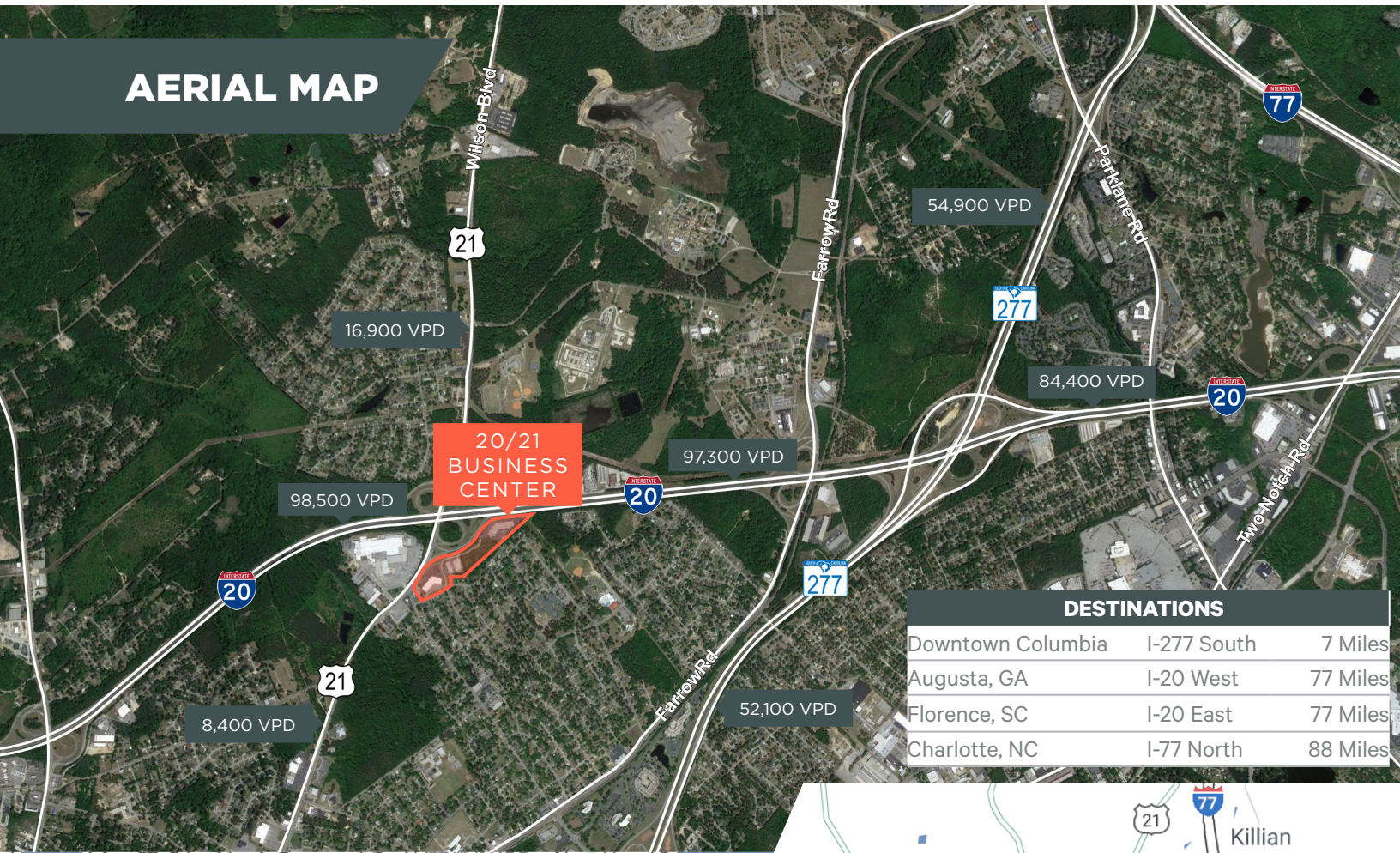
## PRIME OPPORTUNITY

- Professional/Flex park environment
- Suites available ranging from  $\pm$  2,500 SF to  $\pm$  5,503 SF Flex space
- New exterior paint and updated standard signage
- Warehouse areas offer dock or drive-in doors and 12'+ clear heights
- Ideal central location with excellent interstate accessibility and visibility
- Ample on-site parking
- Signage opportunities
- Asking rate \$13.00 per rentable square foot, NNN

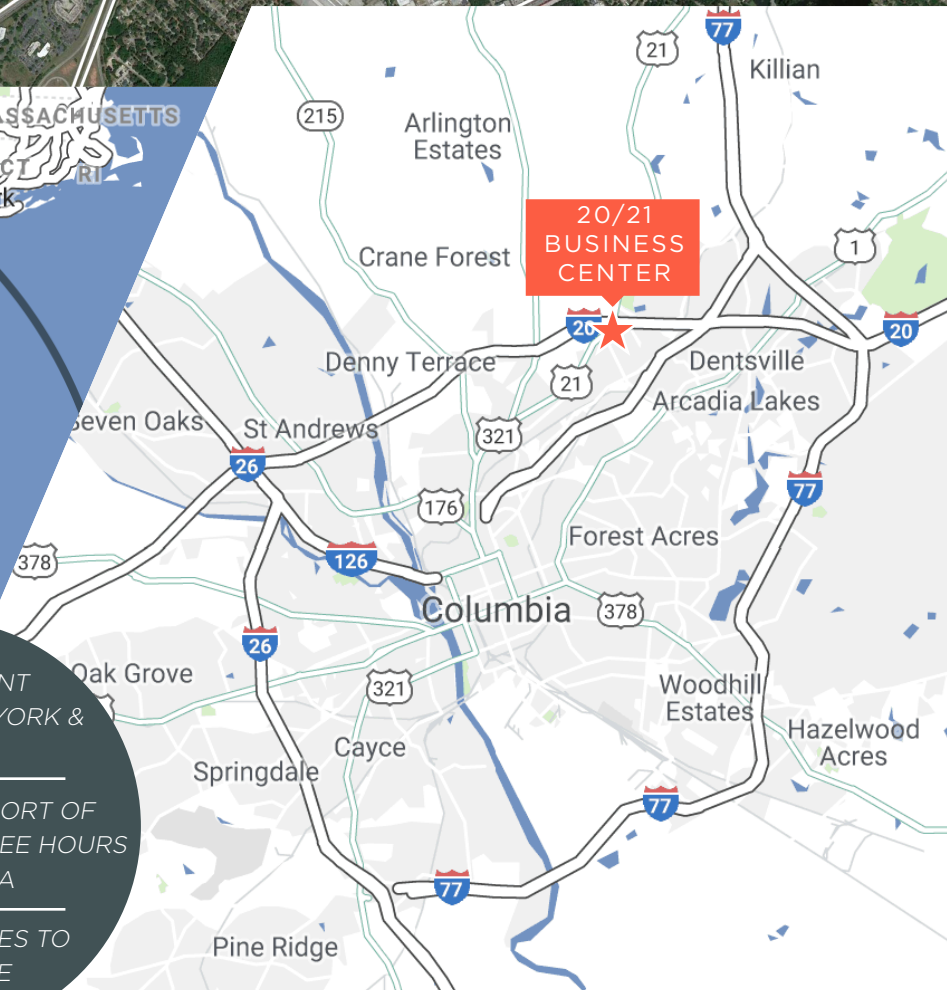
**HIGHLY FLEXIBLE SPACES**



# AERIAL MAP



DESTINATIONS		
Downtown Columbia	I-277 South	7 Miles
Augusta, GA	I-20 West	77 Miles
Florence, SC	I-20 East	77 Miles
Charlotte, NC	I-77 North	88 Miles



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## CONTACT US

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