



20/21 BUSINESS CENTER

**PRIME
INTERSTATE
LOCATION**

**HIGH VISIBILITY
OPPORTUNITIES
AVAILABLE**



CAPITAL IMPROVEMENTS
RECENTLY COMPLETED

COLUMBIA, SOUTH CAROLINA

FOR LEASE
FLEX/OFFICE SPACE



CENTRAL
LOCATION
EXCELLENT
ACCESSIBILITY
PROFESSIONALLY
MANAGED



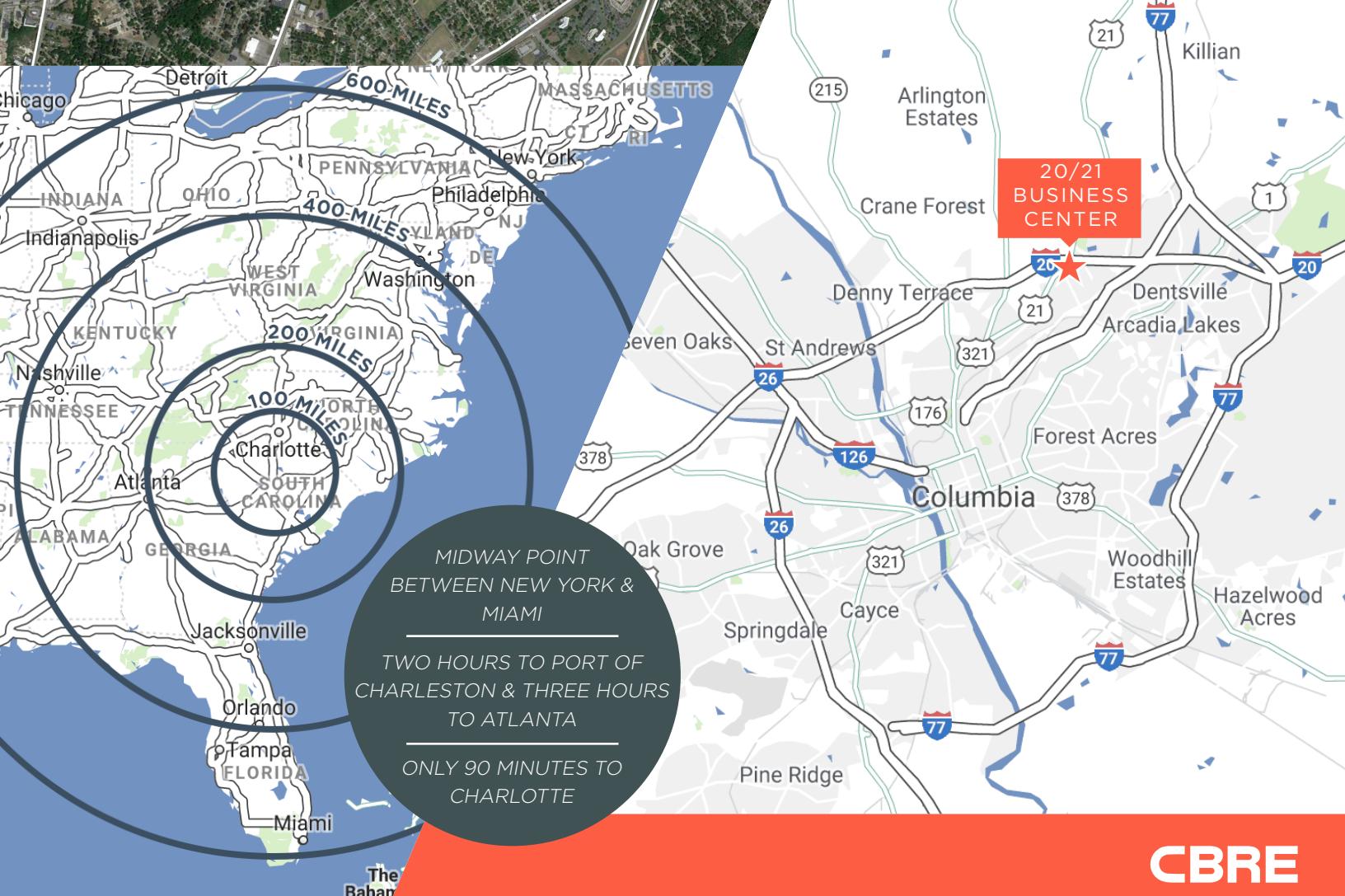
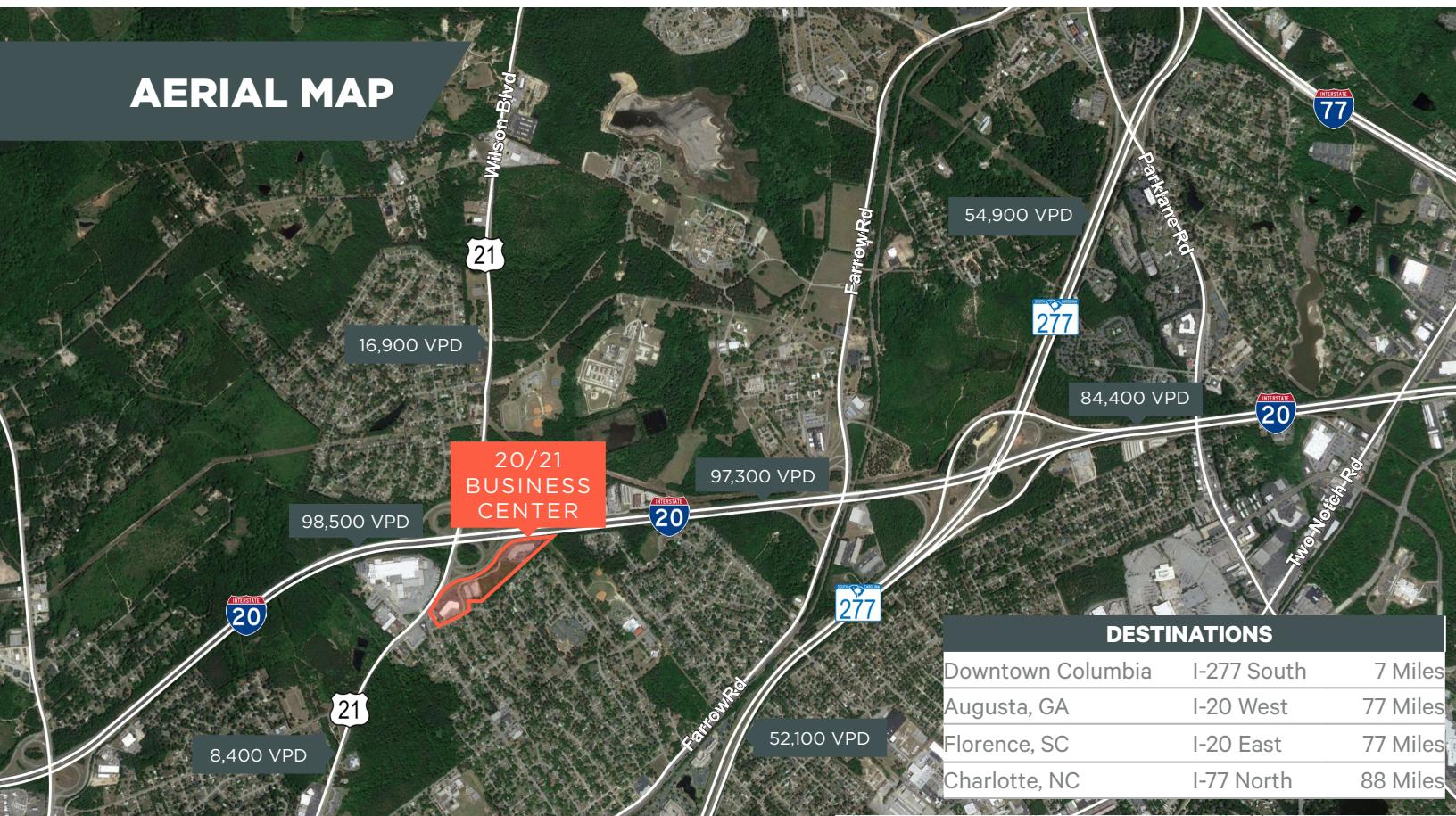
PRIME OPPORTUNITY

- 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



20/21 BUSINESS CENTER

CONTACT US

Marie Dieckmann
Senior Associate

+1 803 744 5091
marie.dieckmann@cbre.com

Aaron Dupree, CCIM
First Vice President

+1 803 744 6859
aaron.dupree@cbre.com

www.cbre.com/columbia
1333 Main Street, Suite 210 | Columbia, SC 29201

CBRE

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