

MUSC

MEDICAL OFFICE BUILDINGS

2750 LAUREL STREET

2601 LAUREL STREET

1655 BERNARDIN AVENUE



MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

LEASED BY **TRINITY PARTNERS**

OWNED AND
MANAGED BY **LILLIBRIDGE**
A VENTAS COMPANY

COMPLEX DETAILS

Three building **126,002 RSF medical office building complex** located in Columbia Central Business District

Adjacent to the **MUSC Health Columbia Medical Center campus** with a parking ratio of 5 spaces per 1,000 SF

Extensive common area renovations are now complete in all three building on all floors

\$24.50 to \$26.50 per RSF Full Service



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

**TRINITY
PARTNERS**

LILLIBRIDGE
A VENTAS COMPANY

AVAILABILITIES

2750 LAUREL STREET

FLOOR	SUITE	RSF	VIRTUAL TOUR
1 ST	102	2,589	Shell



2750 LAUREL

2601 LAUREL STREET

FLOOR	SUITE	RSF
1 ST	110	4,830
1 ST	150	1,797



2601 LAUREL



1655 BERNARDIN

FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

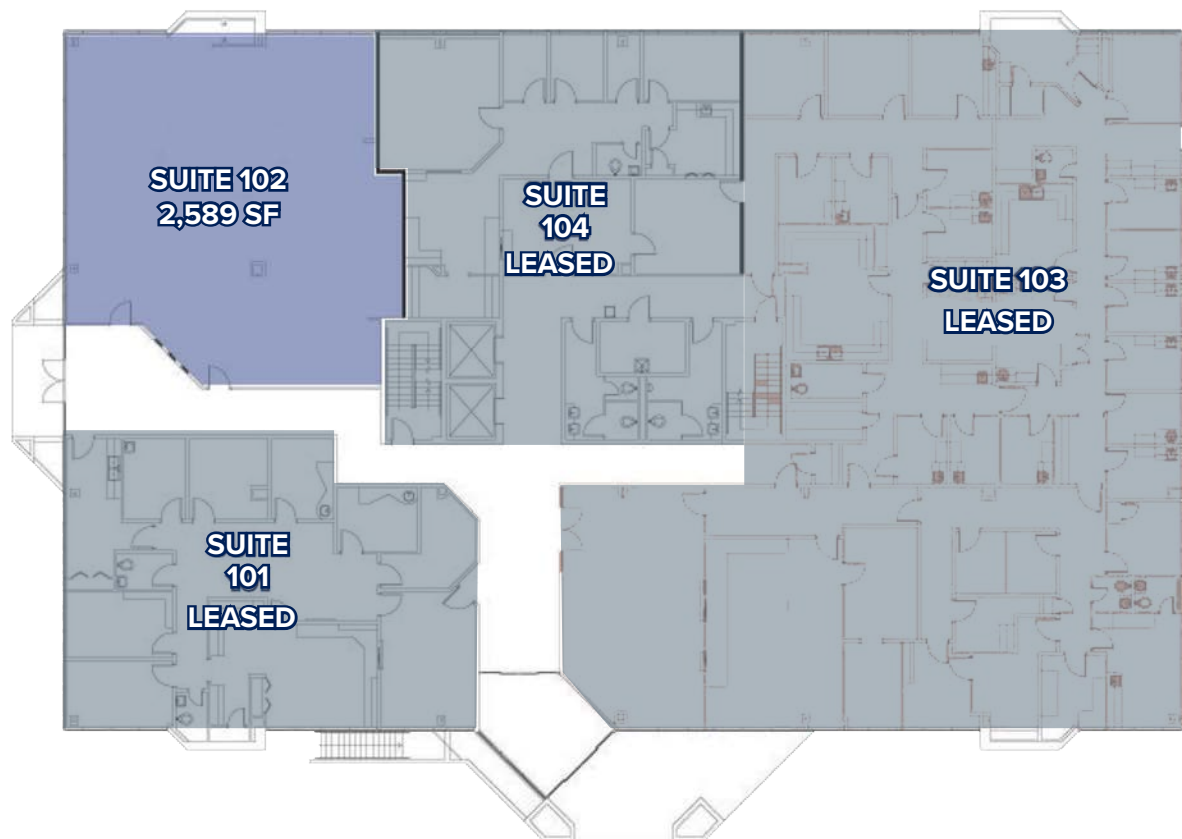
BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

**TRINITY
PARTNERS**

LILLIBRIDGE
A VENTAS COMPANY

MUSC MOB I - 2750 LAUREL STREET

FIRST FLOOR



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

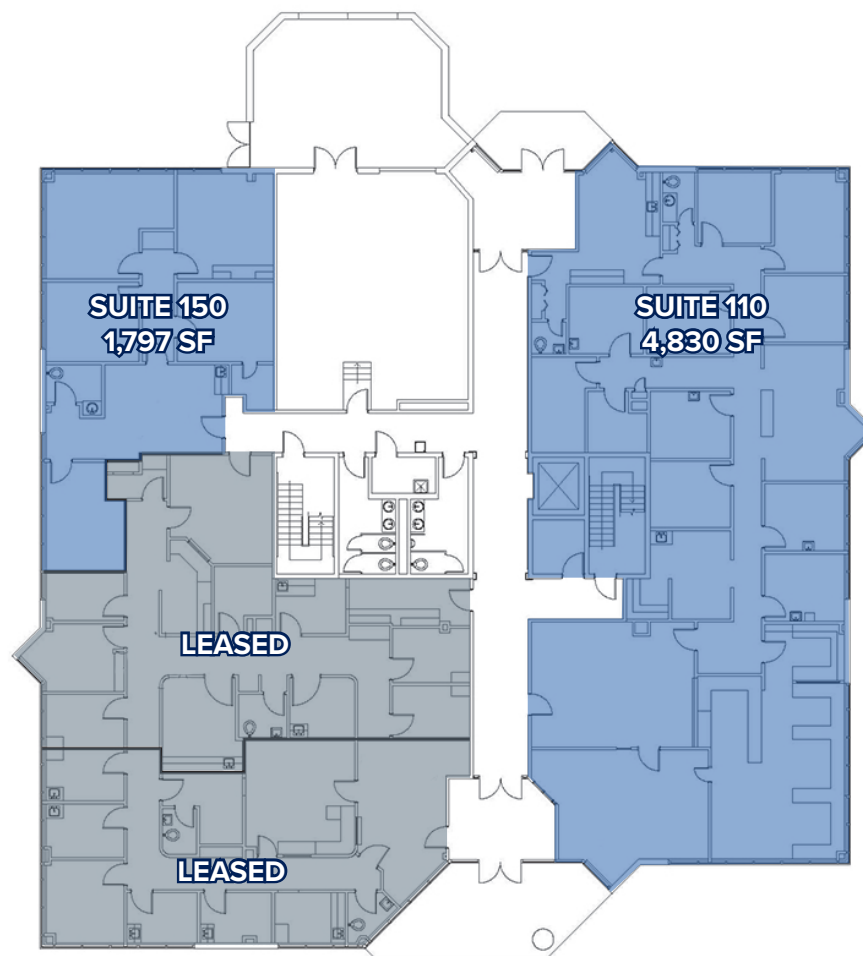
BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

TRINITY
PARTNERS

LILLIBRIDGE
A VENTAS COMPANY

MUSC MOB II - 2601 LAUREL STREET

FIRST FLOOR



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

TRINITY
PARTNERS

LILLIBRIDGE
A VENTAS COMPANY

COMMON AREA UPDATES AND FINISHES COMPLETED

UPDATES AT MUSC MOB_s I AND III

1655 BERNARDIN AVENUE

- Common area walls and flooring
- Elevator flooring
- Common area bathrooms
- Door hardware
- Water fountains

- Artwork
- Signage
- Repainting stairwells
- Replacing stairwell treads

UPDATES AT MUSC MOB II

2750 LAUREL STREET AND 1655 BERNARDIN AVENUE

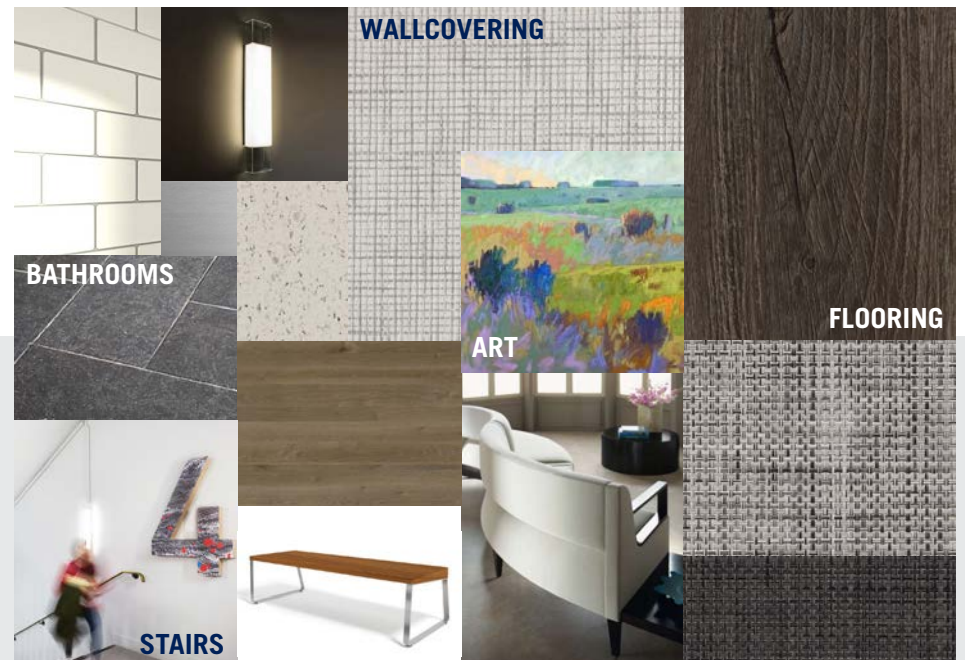
- Common area ceiling tiles
- Elevator flooring
- Common area bathrooms
- Door hardware

- Signage
- Repainting stairwells
- Replacing stairwell treads
- Artwork

FINISHES AT MUSC MOB I



FINISHES AT MUSC MOB II



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373



INTERIOR RENOVATIONS
BEFORE AND AFTER

PMOB I

1ST FLOOR

BEFORE



AFTER



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

**TRINITY
PARTNERS**

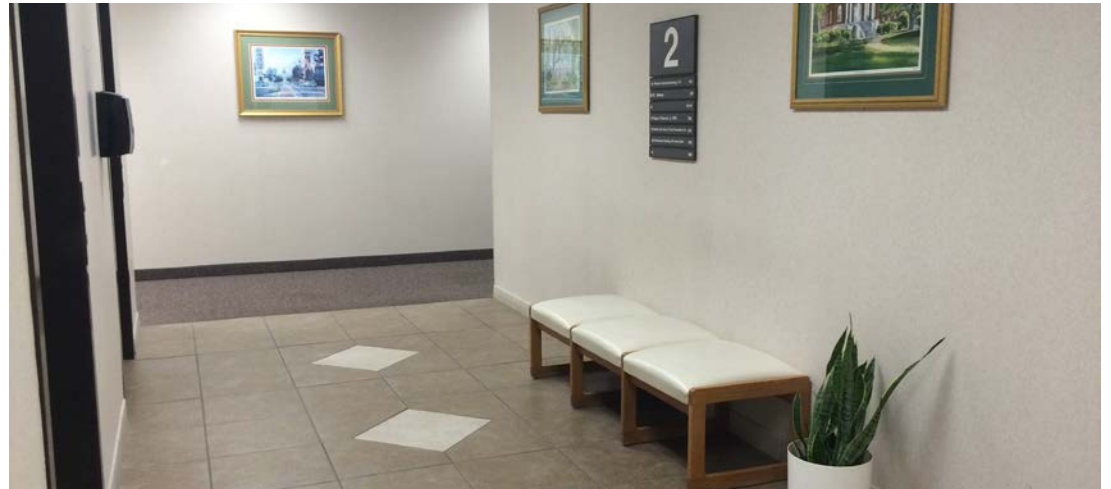
LILLIBRIDGE
A VENTAS COMPANY

INTERIOR RENOVATIONS
BEFORE AND AFTER

PMOB I

2ND FLOOR

BEFORE



AFTER



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Founding Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Senior Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

**TRINITY
PARTNERS**

LILLIBRIDGE
A VENTAS COMPANY