



1331

ELMWOOD AVENUE

COLUMBIA, SC 29201

FOR LEASE

OFFICE BUILDING AVAILABLE

Office Suites from **1,081 SF - 5,757 SF** for Lease

- > Full-Service, professionally managed office building located in Columbia's Central Business District
- > The property recently underwent enhancements of the exterior landscaping as well as upgrades to the interior ascetics and finishes
- > Flexible lease terms
- > Abundant on-site parking with covered parking also available
- > Convenient access to multiple interstate systems
- > Floor plans available upon request

AVAILABILITIES

First Floor

Suite 120:	1,081 SF
Suite 150:	4,624 SF

Second Floor

Suite 210:	2,756 SF
Suite 220:	3,001 SF

Third Floor

Suite 302:	2,109 SF
Suite 305:	2,347 SF

Below Grade

Suite 090:	2,969 SF
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LEASE RATE: \$18.00 PSF, Full-Service

CONTACT

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ROBBIE COOK | Brokerage Associate | rcook@trinity-partners.com | 803-530-1562

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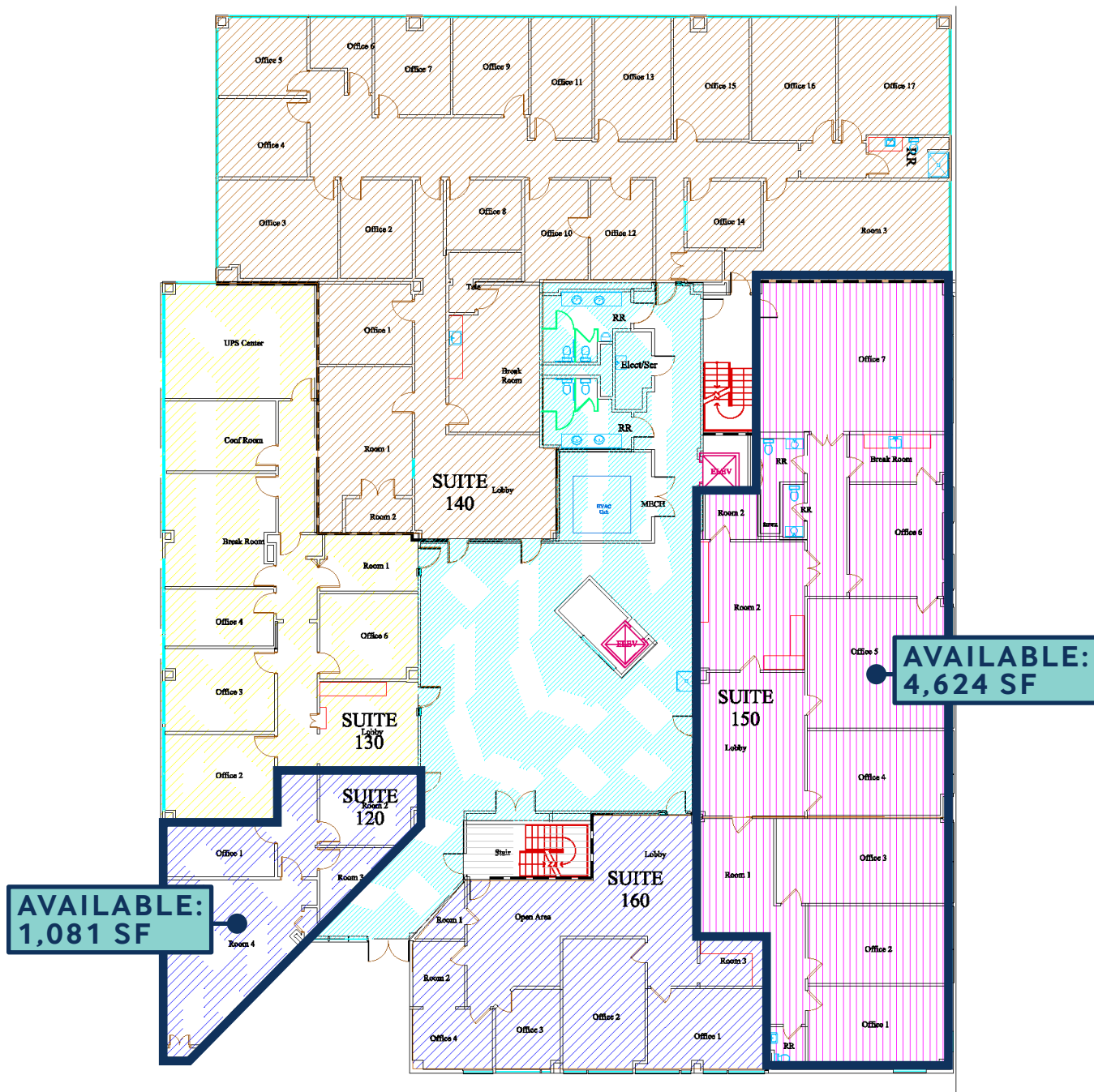
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FIRST FLOOR AVAILABILITIES



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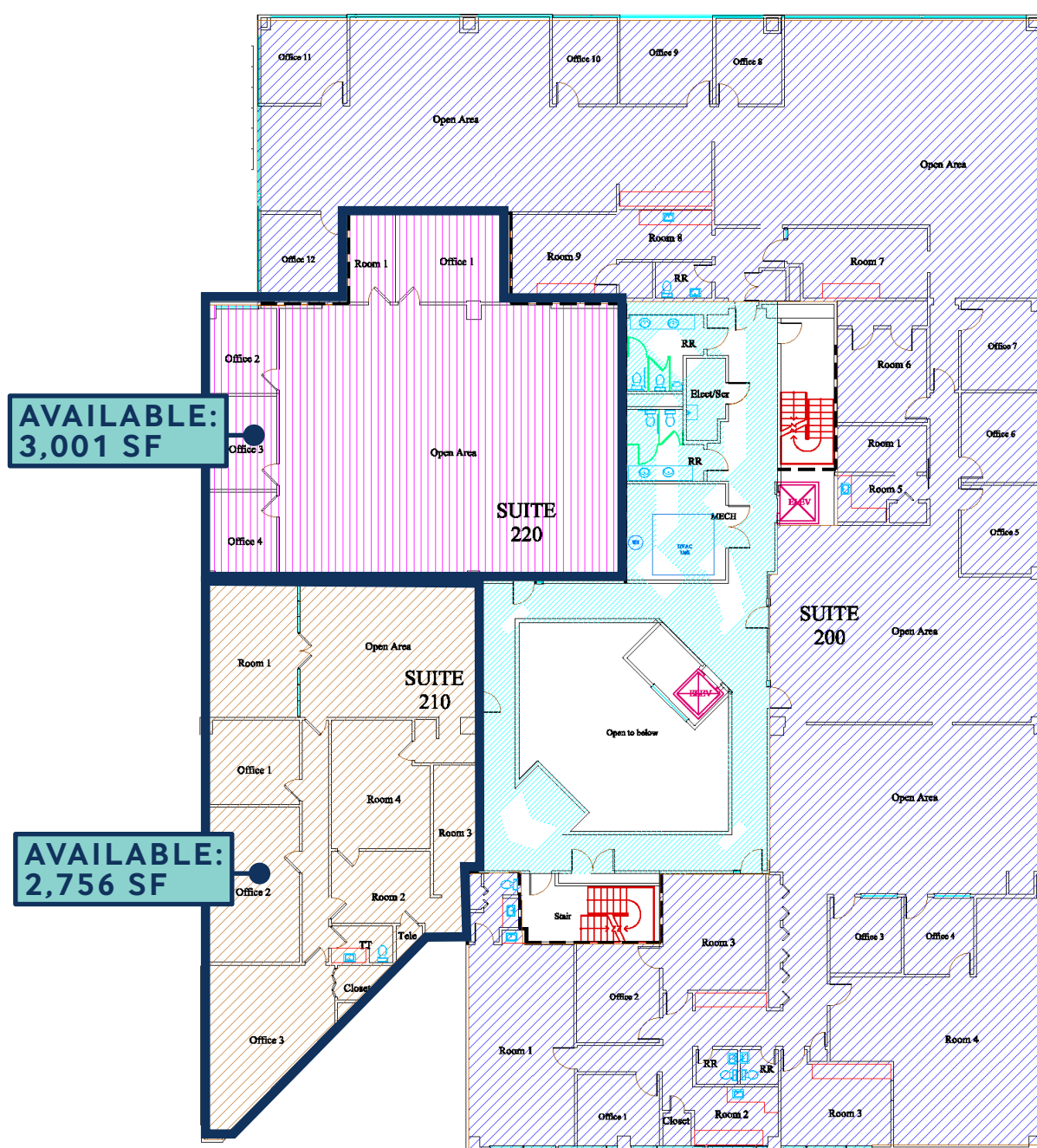
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SECOND FLOOR AVAILABILITIES



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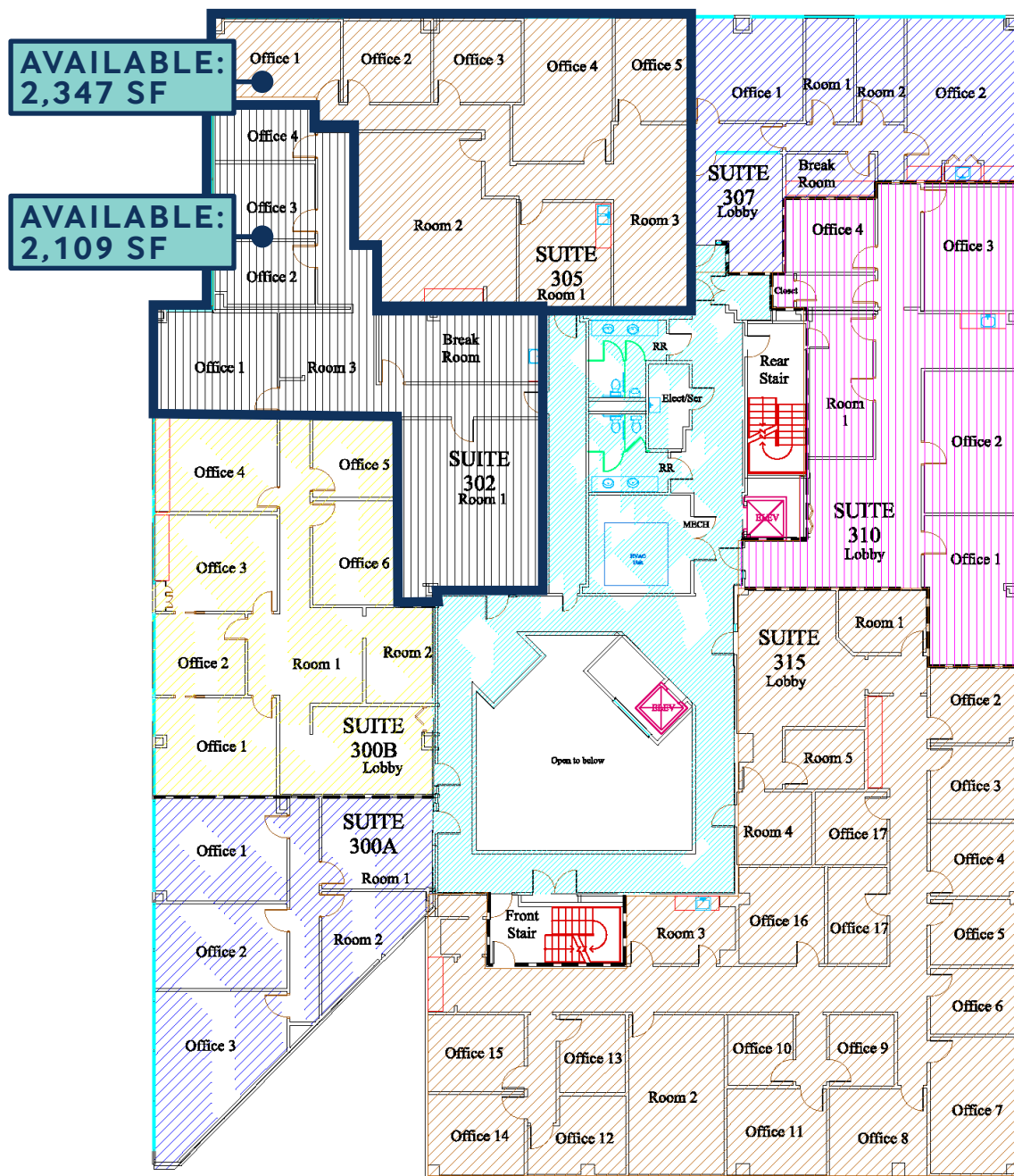
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THIRD FLOOR AVAILABILITIES



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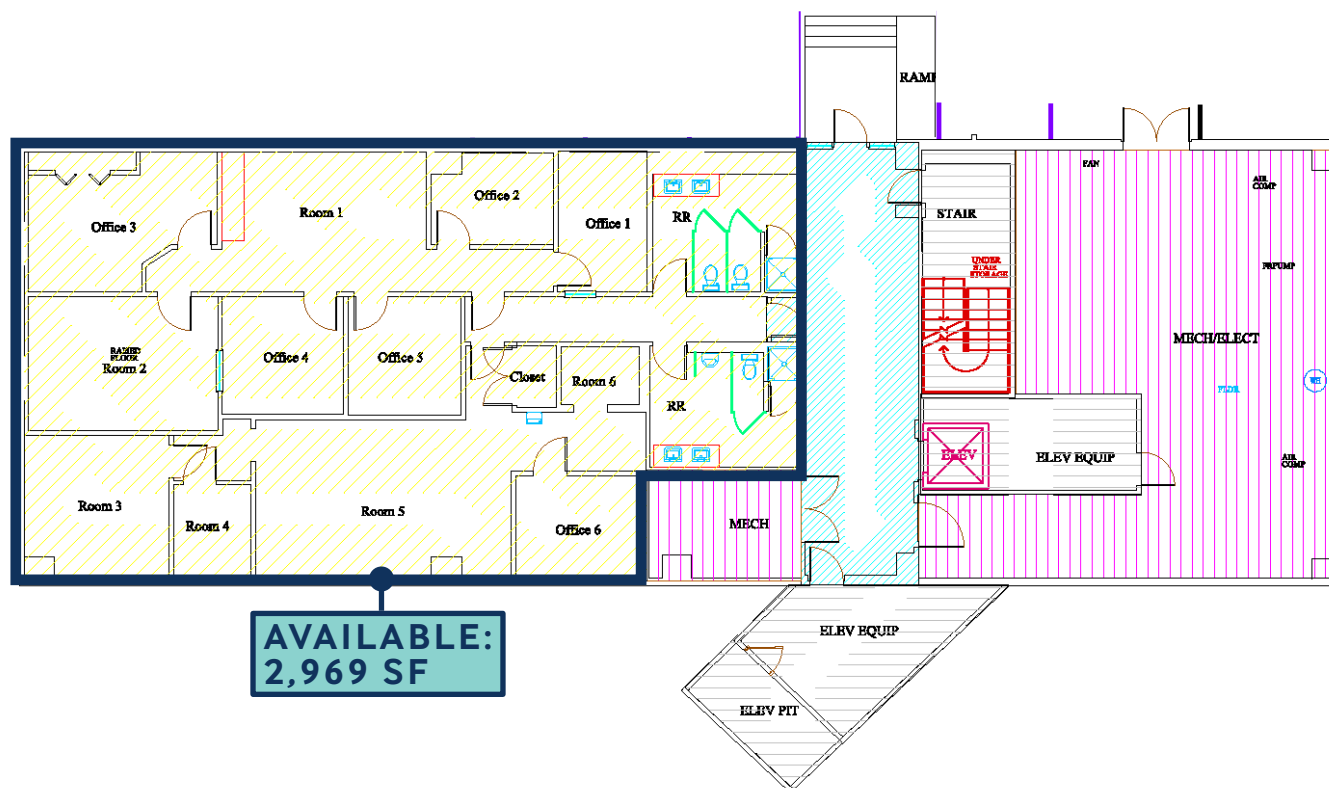
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BELOW GRADE AVAILABILITIES



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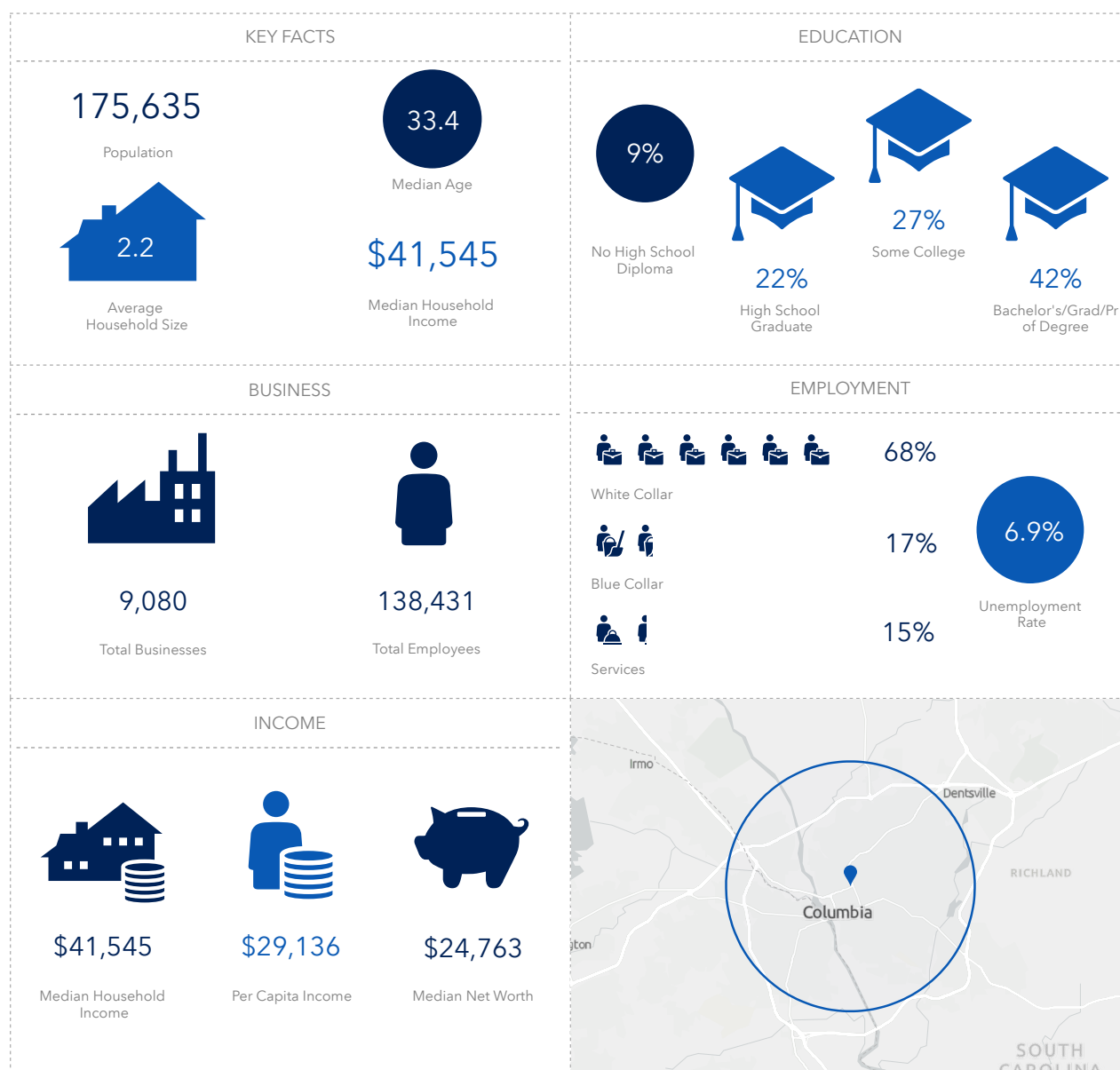
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5-MILE DEMOGRAPHICS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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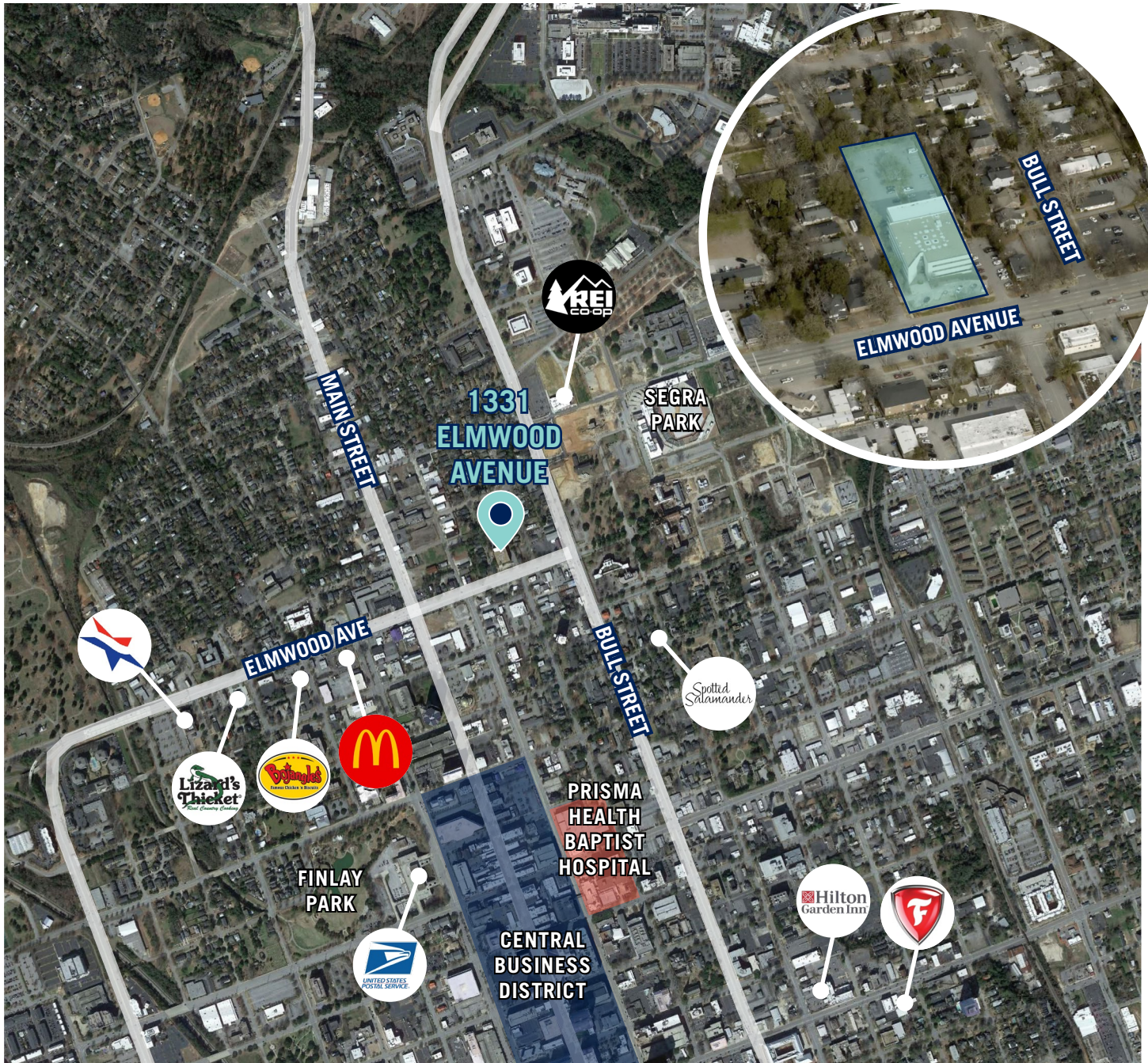
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