

3225 SUNSET BOULEVARD

3225
SUNSET BLVD

WEST COLUMBIA, SC 29169



FOR SALE OR LEASE

CONSOLIDATED BUSINESS PARK



CONTACT

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PROPERTY HIGHLIGHTS

- **12,956 SF** Standalone office/medical building
- **FOOTPRINT BREAKDOWN**
 - » 10,750 SF on the main floor
 - » 1,103 SF basement
 - » 1,103 SF 2nd floor
- Mostly open floorplan with reception, large restroom banks, and private offices
- High ceilings throughout
- Professionally managed Class A Office park
- **PARKING** Ample surface parking shared with the other 4 buildings in the park
- **LOCATION**
 - » Located in between I-26 & I-20
 - » Direct exposure on Hwy 378 and monument signage available
 - » Close Proximity to Lexington Hospital
 - » High demand medical office corridor

SALE PRICE: TBD

LEASE RATE: TBD

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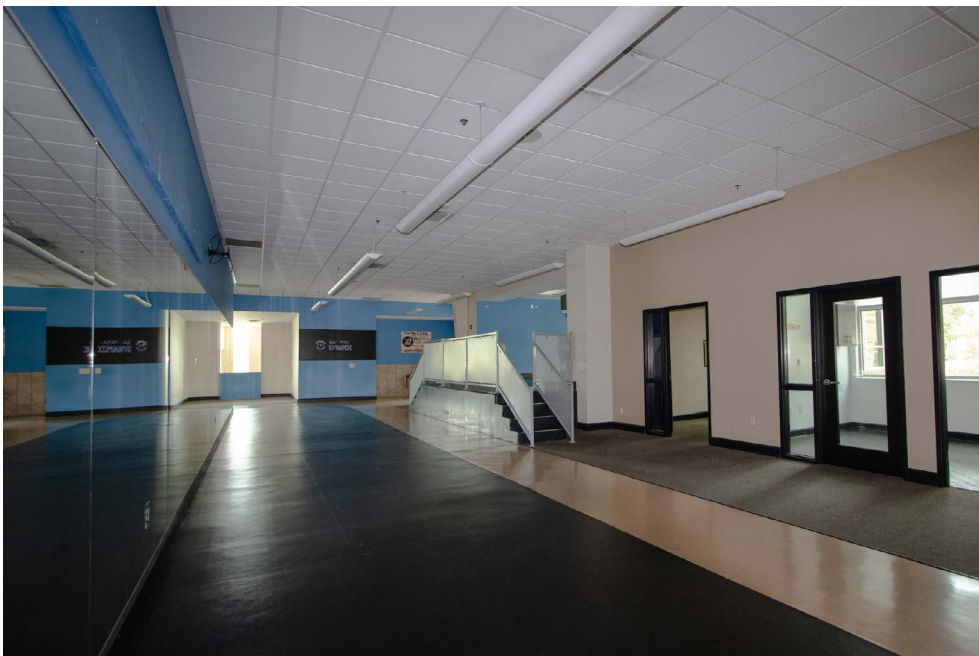
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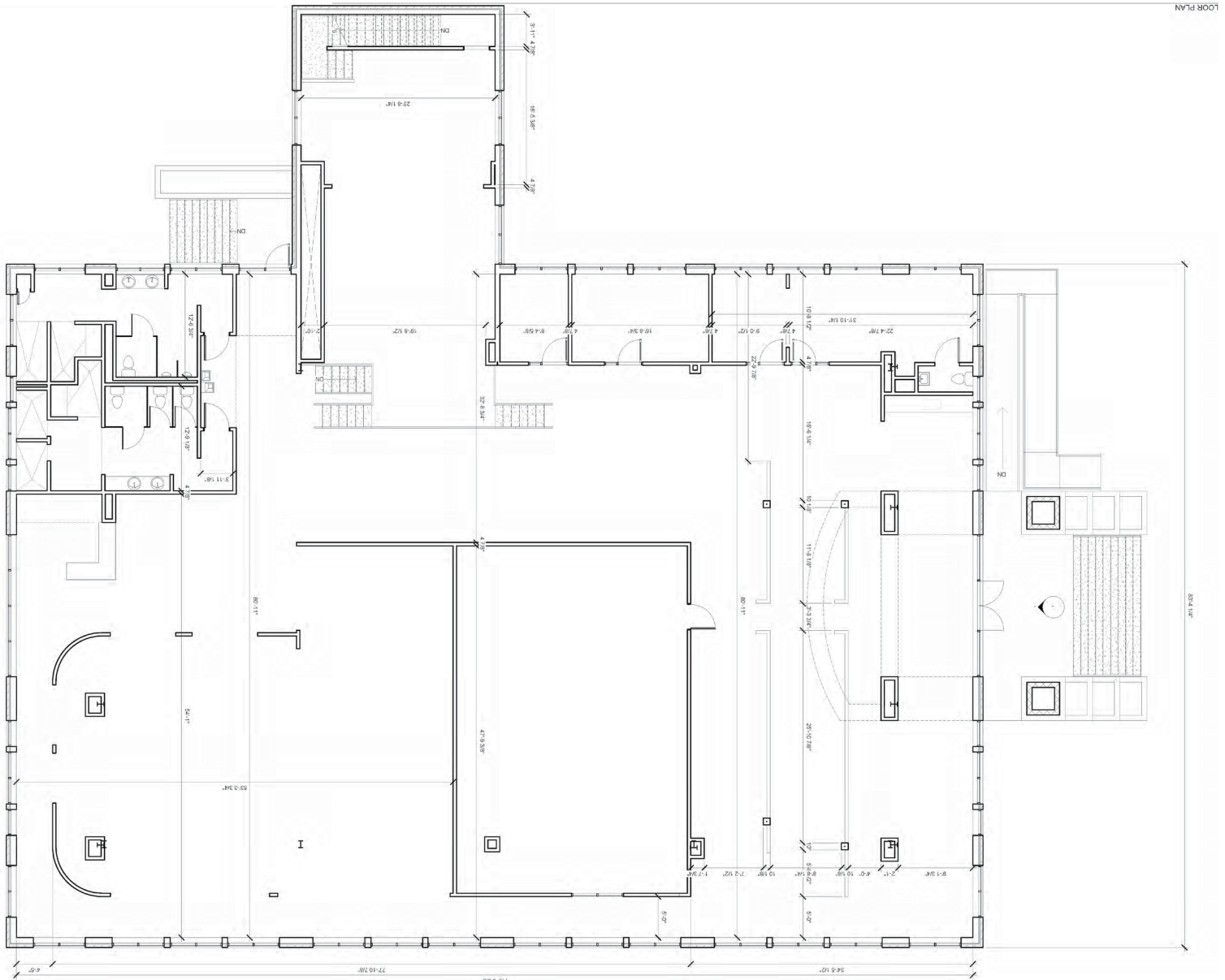
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MAIN FLOOR: 10,750 SF



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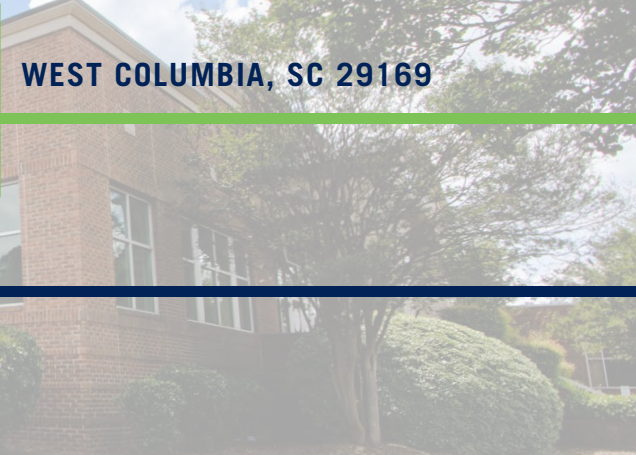
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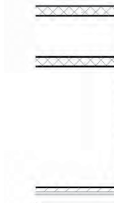


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UPPER FLOOR: 1,103 SF

BASEMENT: 1,103 SF



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