

CROWN POINTE

1400 BROWNING ROAD | COLUMBIA, SC 29210

CBRE

property summary

Class A office building located in St. Andrews, Columbia's most sought after and accessible suburban submarket.

Crown Pointe is a Class A $\pm 36,693$ square foot single-story multi-tenant office building in Columbia's most desirable submarket. The building features premium finishes, ample parking, redundant power systems, and easy access.

+/- 8,546rsf of contiguous space available for owner occupant seeking a stable investment with credit tenants.

HIGHLIGHTS

- › Class A single-story office building situated in Columbia's premier submarket
- › **Assumable debt and seller financing may be possible**
- › **Tenancy is high quality/credit tenants, including Progressive Insurance, Enhabit Home Health & Hospice, and Surpass Behavioral Health**
- › Land area consists of ± 4.77 acres and provides parking ratio of 4.91/1,000 RSF
- › Well-maintained landscaping and common green areas
- › Rare dual power grid and redundant fiber optics provide ability to support data centers
- › Central location on the northern side of the intersection of I-20 and I-26
- › Positioned at the entrance of Center Point Office Park
- › Surrounded by multiple hotel, restaurant, and retail amenities



**$\pm 36,693$ RSF
CLASS A OFFICE**



± 4.77 ACRES



**4.91/1,000 RSF
PARKING RATIO**



**DUAL POWER GRID
& REDUNDANT
FIBER OPTICS**



**COMMON AREA
UPGRADES IN
2020**



**HIGHLY
ACCESSIBLE
CENTRAL LOCATION**



**HIGH QUALITY/
CREDIT
TENANTS IN
PLACE**



**IDEAL FOR OWNER
OCCUPANT
SEEKING STABLE
INVESTMENT**



**AVAILABLE
SPACE PROVIDES
INVESTORS A
GREAT VALUE-ADD
OPPORTUNITY**



PROPERTY DETAILS



PROPERTY DETAILS

Address	1400 Browning Road, Columbia, SC
Primary Zoning	INS (Institutional)
Richland County Parcel ID	R06010-02-02
Year Built	2000
Rentable Office Area	36,693 SF
Ceiling Height	16' Lobby and 9' Suites
Building Core Factor	18%
Structure Exterior	Stacked stone columns, brick walls, aluminum frame fixed windows
Land Area	4.77 Acres
Parking Spaces	180 spaces (4.91/1000 SF)
Roof	Roof is a combination of EPDM membrane on metal decking which was replaced in 2020 and pitched, asphalt-composition shingle roof which is original
HVAC	2 Trane rooftop units w separate controls and electronic monitoring. Units are original but both compressors have been replaced





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2024 Population	8,668	32,002	51,483
2029 Population - Projection	8,876	32,946	53,038
2024-2029 Annual Growth Rate	0.48%	0.58%	0.60%
DAYTIME POPULATION			
2024 Daytime Population	12,097	35,312	68,523
PLACE OF WORK			
2024 Businesses	636	1,312	2,342
Average Household Income	\$59,634	\$64,674	\$70,875
Median Household Income	\$50,400	\$50,996	\$54,117
HOUSING VALUE			
Median Home Price	\$175,860	\$199,130	\$213,387
Average Home Price	\$217,057	\$245,869	\$268,696

WHY COLUMBIA?

Also known as the Midlands of South Carolina, the greater Columbia area and MSA consist of six counties: Richland (of which the City of Columbia is the seat), Calhoun, Fairfield, Kershaw, Lexington, and Saluda. The region is rich in history and cultural amenities.

Columbia is the capital, the second largest city, and the commercial, governmental, and educational hub for South Carolina. It is located in the center of the state and equidistant from two other similarly-sized markets in South Carolina: Greenville-Spartanburg and Charleston. Columbia has the most dense urban core of the three, the vibrancy of which is bolstered by the University of South Carolina, with a student population of over 52,000.

Both national and international companies are drawn to Columbia due to a strong manufacturing base, logistical convenience, the availability of a talented labor pool, and livability.

17 minutes

Average Commute

livability.com

\$249,080

Median Home Value

livability.com

#2

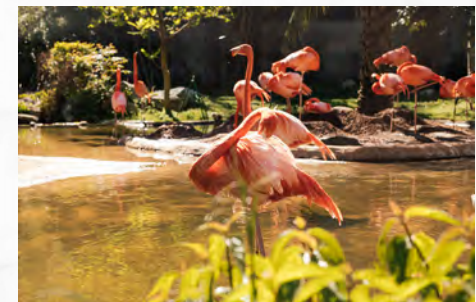
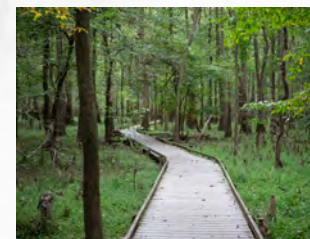
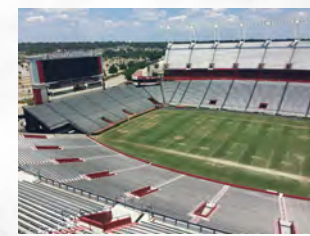
Job Opportunities in the U.S.

Wallethub, 2023

Top 50

Best cities for starting a business

Inc. Magazine



CROWN POINTE

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