



Honeywell

Mobilex

SOUTH
CAROLINA
CELEBRATION SOCIETY

Valleygate Dental
SURGERY CENTERS

CAROLINA
HOME & HEALTH CENTER

BOOTH
LAW FIRM LLC

Acentria
Insurance

PRISMA
HEALTH

SUNSET BLVD. 33,900 VPD

For Lease:
**Consolidated
Business Park**

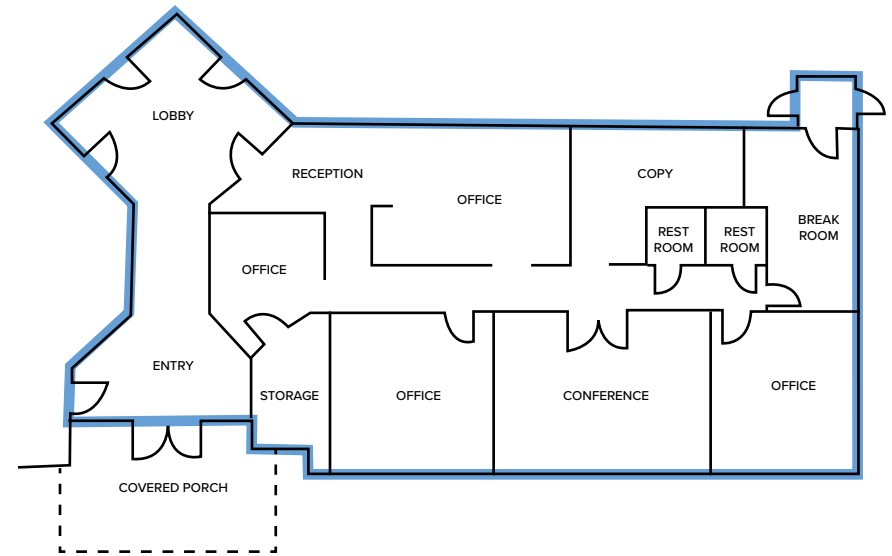
**TRINITY
PARTNERS**

39,722 SF MULTI-TENANT
OFFICE/MEDICAL PARK

WEST COLUMBIA,
SOUTH CAROLINA

2,450 SF OFFICE SPACE FOR LEASE

ADDRESS	3231 Sunset Blvd.
SIGNAGE	Signage fronting Sunset Blvd. (33,900 VPD)
PARKING	Common within the park
LEASE RATE	\$20 PSF Net of Utilities & Janitorial





LOCATION & ACCESS

In addition to being located within Columbia's most attractive and fastest-growing medical office corridors, the Property is also extremely accessible from other areas of the MSA. I-20 and I-26 are both main thoroughfares in the region, as evidenced by the respective average daily 2021 traffic counts of 77,500 VPD and 86,500 VPD as each intersect with Highway #378. Consolidated Business Park is less than 10 minutes from Columbia's Central Business district via I-26 and 10 minutes from Lexington via Hwy 378. Further, the buildings front Hwy 378, making it a commercial landmark in Columbia.

As the region continues to grow and become more densely populated, accessibility has become a key criterion for medical and office tenants seeking to offer reduced drive times and proximity to Columbia's second largest healthcare system. In terms of nearby amenities, the 378 corridor has a plethora of retail/restaurants which are all within a five-minute drive from the property in either direction.



DRIVING DISTANCES

TO I-20	1 MI
TO I-26	1 MI
TO DOWNTOWN	4.5 MI
TO AIRPORT	5 MI
TO LEXINGTON MEDICAL HOSPITAL	0.5 MI
TO LEXINGTON	7 MI

SURROUNDING MEDICAL USERS



LOCATION OVERVIEW





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