

FOR LEASE

# FONTAINE BUSINESS CENTER

ARBOR LAKE DRIVE, COLUMBIA, SC 29223



FONTAINE I



FONTAINE II



FONTAINE III

# LEASE AVAILABILITY

Lease Rate:

\$15.75 - \$17.25 per rentable square foot, full service

Tenant Improvements Negotiable



## FONTAINE I 300 ARBOR LAKE DRIVE

±10,000 - ±51,749  
rentable square feet available

Single-story building with direct exterior entrances and access to dock high and on-grade doors



## FONTAINE II 400 ARBOR LAKE DRIVE

±1,764 - ±27,856  
rentable square feet available

Single-story building with direct exterior entrances to suites and high visibility building signage opportunities



## FONTAINE III 200 ARBOR LAKE DRIVE

±1,137 - ±20,679  
rentable square feet available

Three-story building featuring balconies and a full floor available for lease

# PARK OVERVIEW

Fontaine Business Center is a premier, centrally located suburban office complex in Columbia's popular Northeast submarket. The park is in close proximity to numerous amenities and offers remarkable accessibility and interstate visibility.

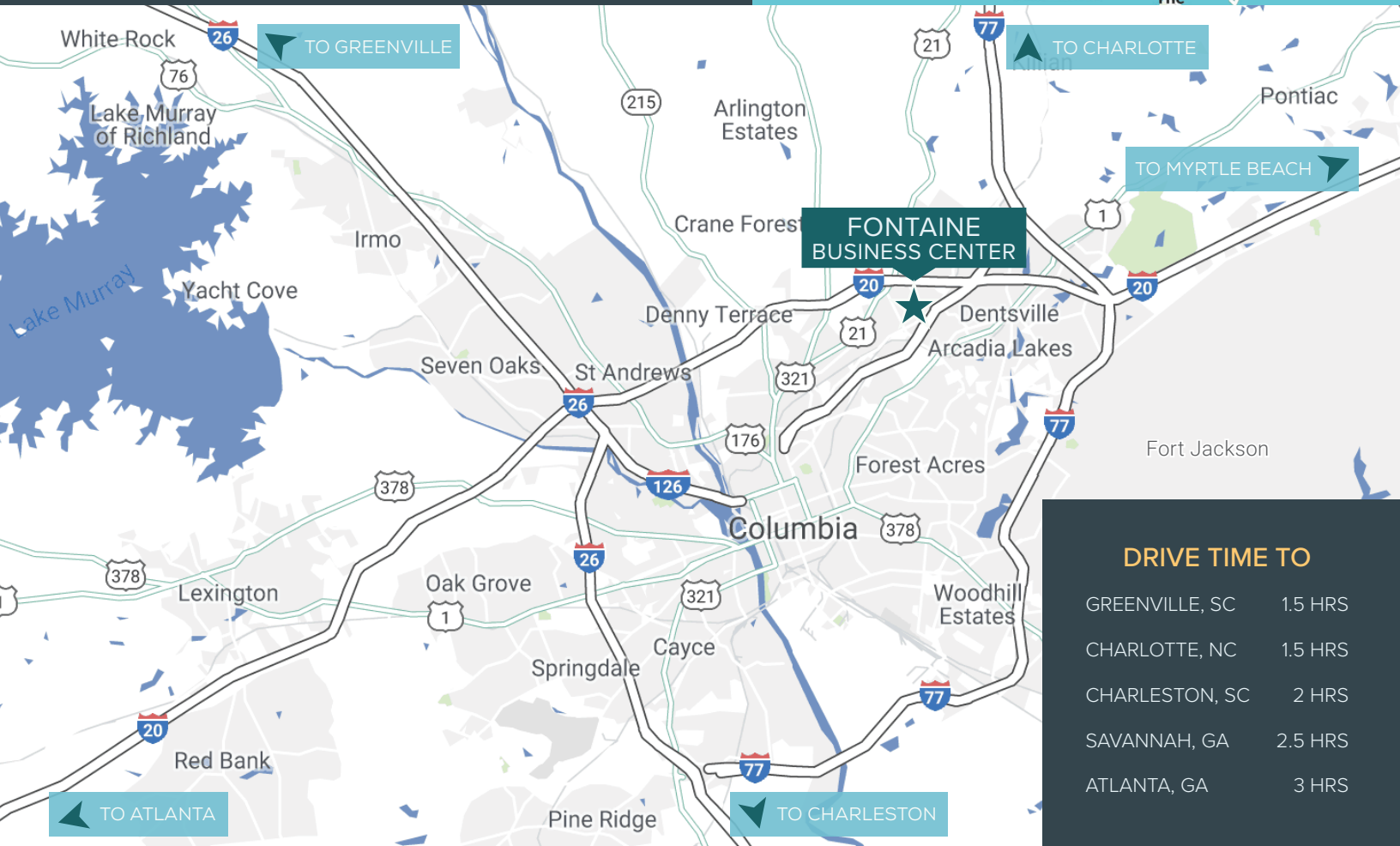
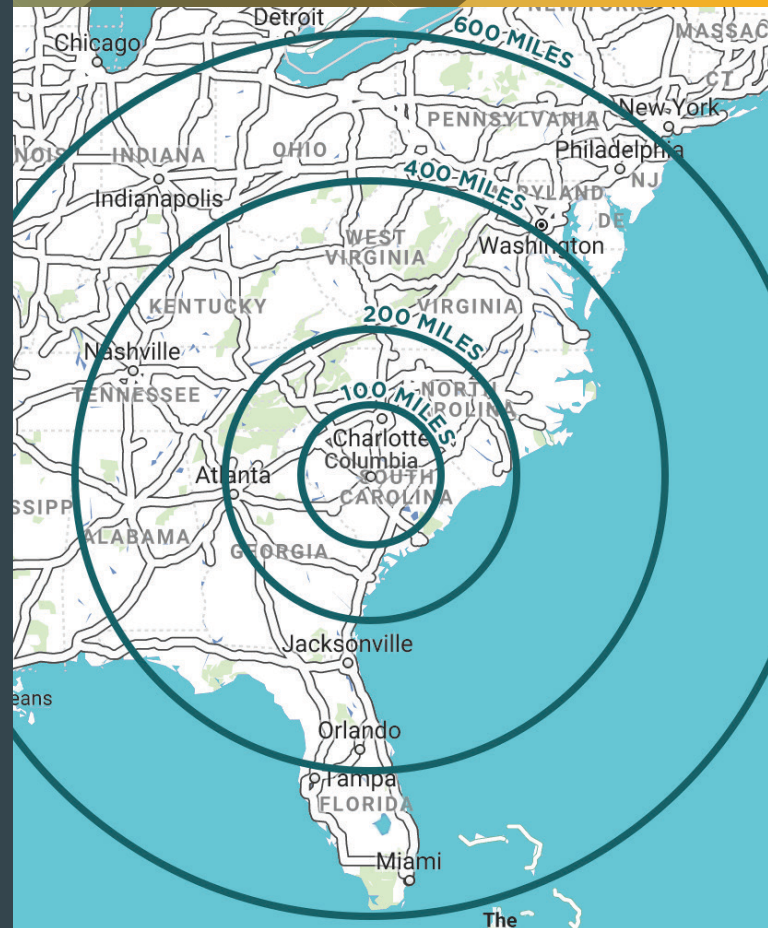
## PARK HIGHLIGHTS

- Professional park setting features a fitness path, garden plaza, and a 2.4 acre lake
- Building maintenance engineer and security personnel on-site
- Substantial surface parking at no additional cost
- Weekly farmers market and food vendors on-site
- Numerous amenities nearby, including shopping, dining, and professional services
- Great access and visibility along I-277
- Convenient to and within minutes of Downtown Columbia, I-77, I-20, and I-26



## LOCATION OVERVIEW

Columbia offers users a strategic, central location, both in the southeast and along the east coast, and boasts excellent access via multiple interstates. The region also features a variety of transportation options, including passenger and air cargo services at Columbia Metropolitan Airport (CAE), as well as passenger and freight rail service provided by CSX and Norfolk Southern. Columbia is the midway point between New York City and Miami, and is less than three hours from the Port of Charleston and Port of Savannah.



### DRIVE TIME TO

GREENVILLE, SC	1.5 HRS
CHARLOTTE, NC	1.5 HRS
CHARLESTON, SC	2 HRS
SAVANNAH, GA	2.5 HRS
ATLANTA, GA	3 HRS

# MARKET OVERVIEW

Columbia is the capital, the second largest city, and the commercial, industrial, governmental, and educational hub for South Carolina. 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 6,775 square mile region is rich in history and cultural amenities, and features a quickly growing population of well over 819,000. Columbia continues to receive consistent recognition for its outstanding quality of life, low cost of living and readily available supply of skilled labor. The Columbia region's economy is supported by a diverse industry landscape, and its low costs of doing business, pro-business policies, highly skilled workforce, high quality of life, and extensive transportation infrastructure make the region an ideal place to do business.

## KEY INDUSTRIES

### HEALTHCARE SERVICES

 **13.7%**

### RETAIL TRADE

 **12.1%**

### EDUCATION SERVICES

 **10.2%**

### MANUFACTURING

 **8.6%**

### ACCOMMODATION & FOOD SERVICES

 **6.6%**

### PUBLIC ADMINISTRATION

 **6.6%**

### CONSTRUCTION

 **6.1%**

### FINANCE & INSURANCE

 **6.6%**

## DEMOGRAPHICS

POPULATION	5 MIN	10 MIN	15 MIN
2019 Population (Current Year Estimate)	30,529	113,403	255,876
2024 Population (5-Year Projection)	31,597	117,984	268,578
HOUSEHOLDS			
2019 Households (Current Year Estimate)	12,188	46,184	100,865
2024 Households (5-Year Projection)	12,612	48,129	106,146
HOUSEHOLD INCOME			
2019 Average Household Income	\$49,888	\$62,875	\$69,757
2024 Average Household Income	\$58,971	\$73,361	\$80,667
2019 Median Household Income	\$31,640	\$39,555	\$44,776
2024 Median Household Income	\$36,497	\$48,586	\$52,520
EDUCATION (2019 POPULATION 25+)			
Some College or Associate Degree	31.2%	29.7%	29.2%
Bachelor Degree	15.0%	19.9%	23.0%
Graduate or Professional Degree	9.7%	14.0%	17.1%
EMPLOYMENT (CIVILIAN 16+)			
2019 Unemployment Population	7.6%	6.1%	5.0%
2019 Employed Population - White Collar	51.8%	59.5%	62.3%
2019 Employed Population - Services	28.1%	23.4%	21.7%
2019 Employed Population - Blue Collar	20.1%	17.1%	16.0%

Columbia MSA  
Cost of Living  
Index

**89.6**



# FONTAINE BUSINESS CENTER

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