

17 SURREY COURT, SUITE B

Columbia, SC 29212



PROPERTY DESCRIPTION

This well-appointed space boasts a prime location and versatile layout, ideal for a range of businesses. With ample parking and convenient access, it offers ease and accessibility for both clients and employees.

PROPERTY HIGHLIGHTS

- Charming exterior
- Spacious reception area
- Break area with sink and cooktop
- Conveniently located with a variety of shopping and dining options

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	2,240 SF
Zoning:	C1
County:	Lexington

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
SC #12321

MIKE ENZWILER

Broker
O: 704.507.3235
mikeenzwiler@kw.com
SC #132187

KW COMMERCIAL

14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

OFFICE FOR LEASE

17 SURREY COURT, SUITE B

Columbia, SC 29212



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER

Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
SC #12321

MIKE ENZWILER

Broker
O: 704.507.3235
mikeenzwiler@kw.com
SC #132187

KW COMMERCIAL

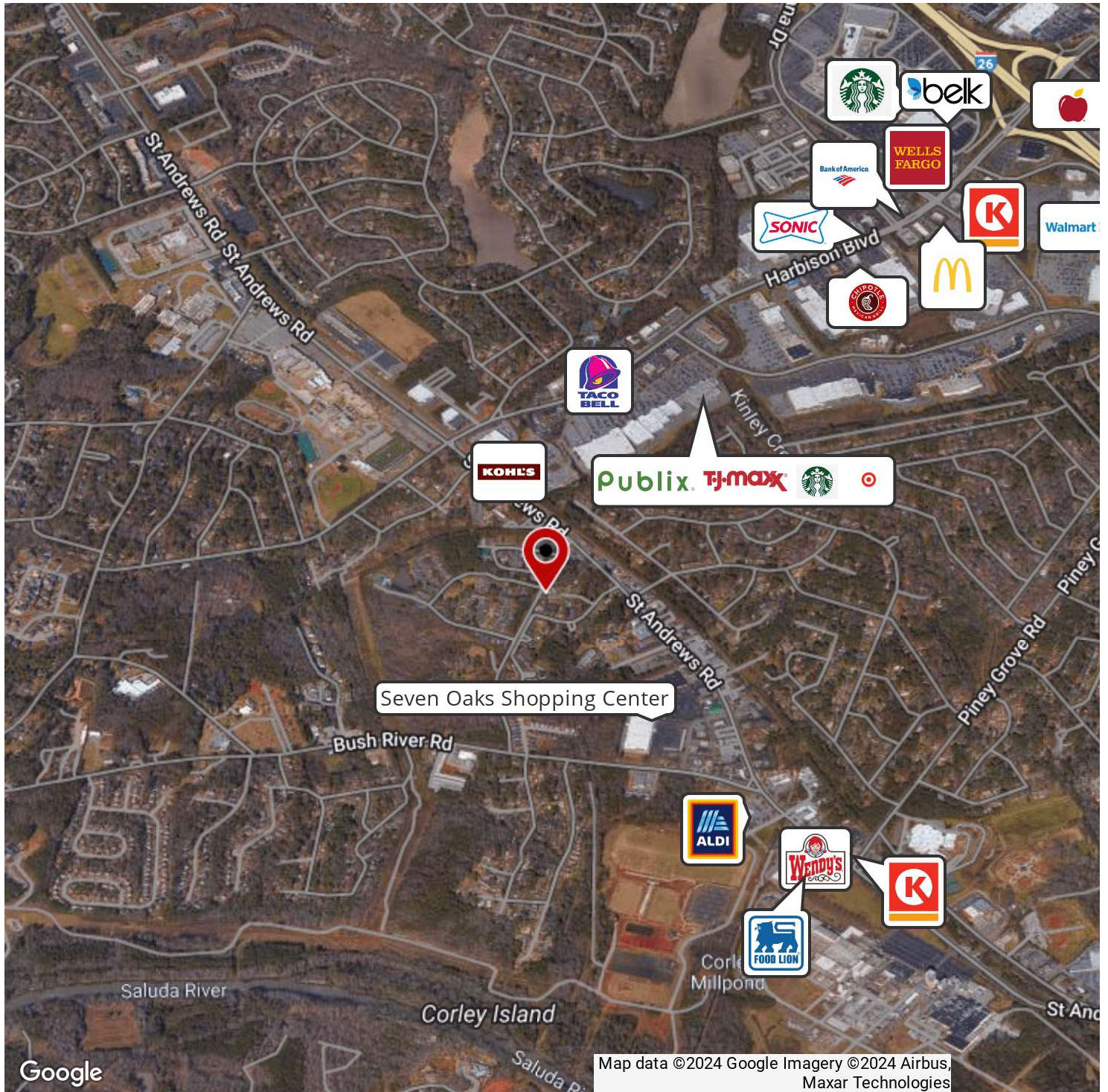
14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

OFFICE FOR LEASE

17 SURREY COURT, SUITE B

Columbia, SC 29212



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER
Broker
O: 704.408.8867
C: 704.408.8867
mhagler@kwcommercial.com
SC #12321

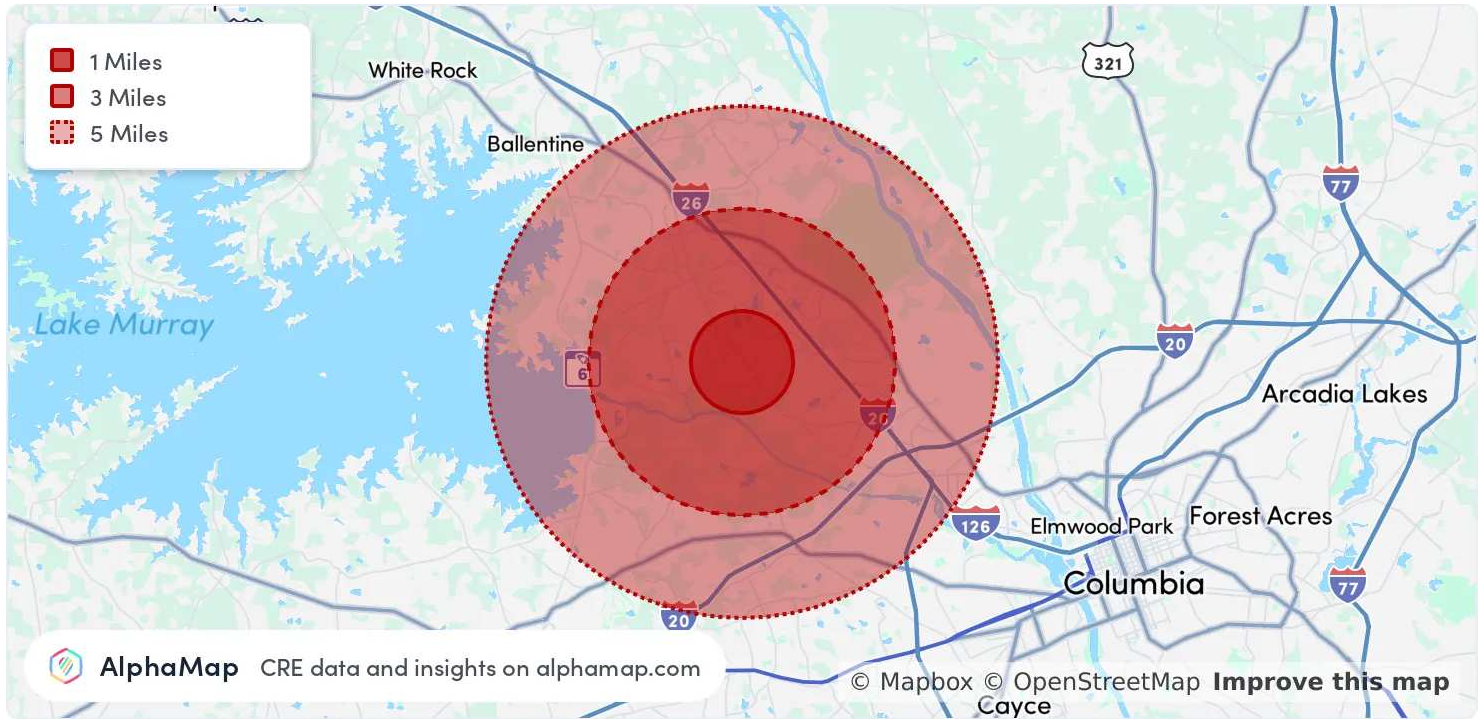
MIKE ENZWILER
Broker
O: 704.507.3235
mikeenzwiler@kw.com
SC #132187

KW COMMERCIAL
14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

17 SURREY COURT, SUITE B

Columbia, SC 29212



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,611	44,349	106,326
Average Age	44	42	41
Average Age (Male)	41	40	40
Average Age (Female)	45	43	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,437	18,997	42,928
Persons per HH	2.3	2.3	2.5
Average HH Income	\$84,078	\$92,454	\$95,960
Average House Value	\$211,130	\$247,736	\$268,963
Per Capita Income	\$36,555	\$40,197	\$38,384

Map and demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MATTHEW HAGLER
 Broker
 O: 704.408.8867
 C: 704.408.8867
 mhagler@kwcommercial.com
 SC #12321

MIKE ENZWILER
 Broker
 O: 704.507.3235
 mikeenzwiler@kw.com
 SC #132187

KW COMMERCIAL
 14045 Ballantyne Corporate Place
 Suite 500
 Charlotte, NC 28277