

## Landmark Business Park

Forest Acres  
Columbia, South Carolina

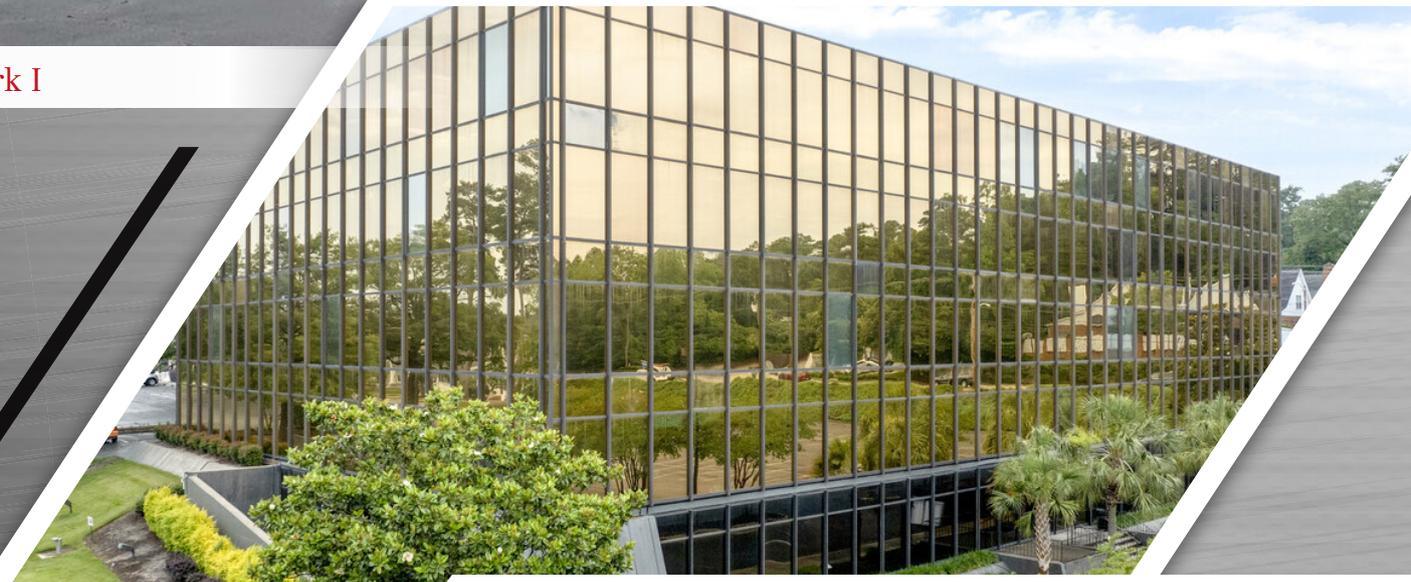
### CONTACT

Jeff Hein, SIOR  
803 530 4723

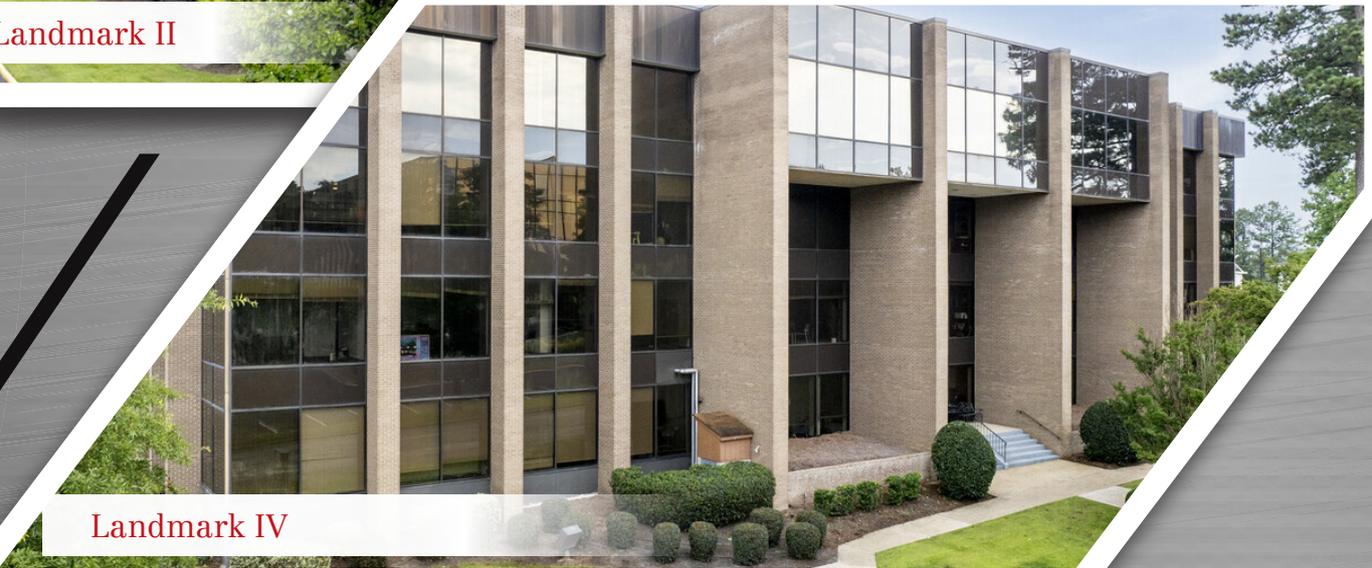
Will DuPree  
803 239 1688

Hope Andrews  
803 960 1570

Landmark I



Landmark II



Landmark IV

## Property Features

Landmark Business Park - Columbia, South Carolina

**PROPERTY DESCRIPTION:** Three building, ±225,000 square foot professional office and medical park located at Forest Drive and Beltline Blvd., convenient to both I-77 and the Central Business District. It offers many flexible floor plan suites available to provide a customized professional work environment with an attractively landscaped campus style setting.

**AMENITIES:** Amenities include common conference facility, on-site engineer and day porter, and a large variety of restaurants within walking distance

**BUILDING IMPROVEMENTS:** The Landmark I & II buildings now include brand new HVAC systems. The Landmark I lobby was renovated in 2022 and renovations to the Landmark II lobbies were completed in 2023.

The Landmark IV building common areas and lobby were renovated in 2021 and conference room renovated in 2023.

All buildings have undergone new exterior landscaping and parking lot repairs were completed in early 2022.

**PARKING:** 4.5 to 6 spaces per 1,000 SF

**TRAFFIC COUNT:** 23,000 VPD (Station 211) Forest Drive

**LOCATION DESCRIPTION:** The park is strategically located in Forest Acres near I-77 providing convenient access to the Central Business District, Columbia Metropolitan Airport, and numerous residential areas. Forest Acres is widely known for its terrific dining and shopping.

# Premier Office Space

FOR LEASE

## Landmark I | Availability

1st Floor: ±8,554 RSF

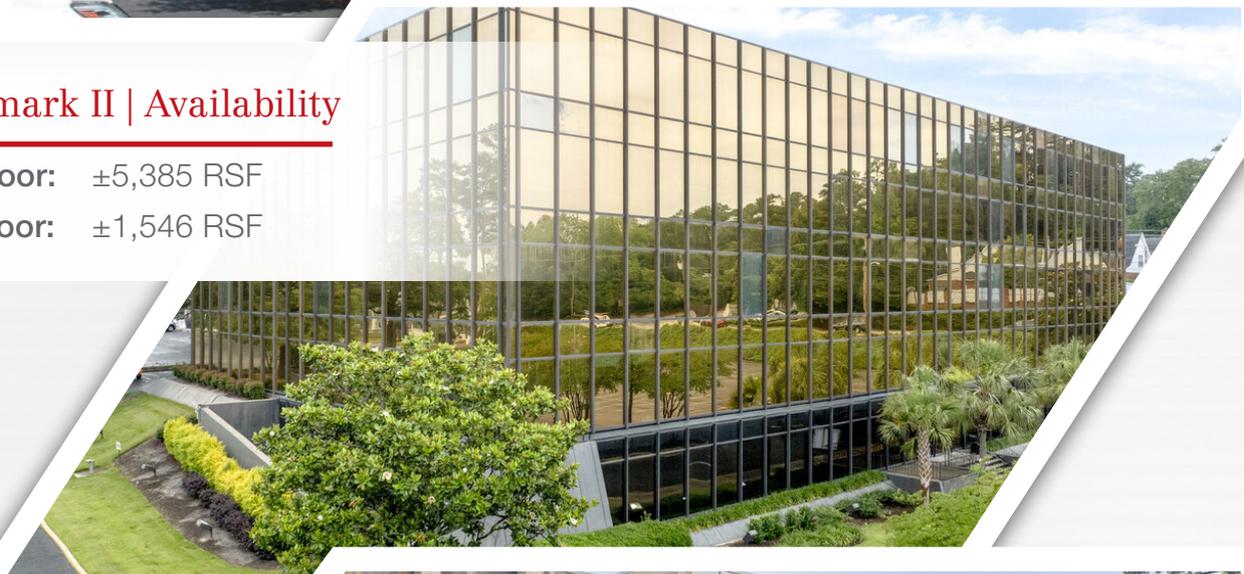
2nd Floor: ±5,700 RSF



## Landmark II | Availability

3rd Floor: ±5,385 RSF

5th Floor: ±1,546 RSF



## Landmark IV | Availability

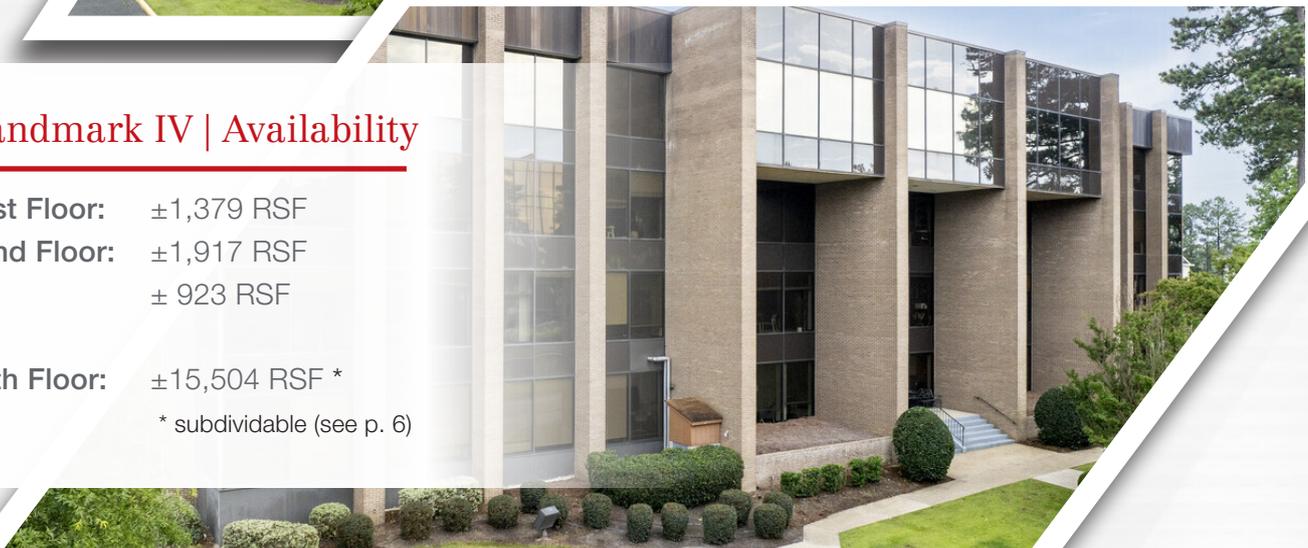
1st Floor: ±1,379 RSF

2nd Floor: ±1,917 RSF

± 923 RSF

4th Floor: ±15,504 RSF \*

\* subdividable (see p. 6)



# Premier Office Space

FOR LEASE

## Landmark I

3600 Forest Drive - Columbia, South Carolina



## 3600 Forest Drive, Columbia, South Carolina

**TOTAL SF:** ±70,704 SF

**AVAILABILITY:** 1st floor: ±8,554 RSF  
2nd floor: ±5,700 RSF

**CONTACT BROKERS FOR LEASE RATE**

**NAI**Columbia

807 Gervais Street, Suite 200  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naicolumbia.com](http://www.naicolumbia.com)

# Premier Office Space

FOR LEASE

## Landmark II

3700 Forest Drive - Columbia, South Carolina



## 3700 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±81,537 SF

AVAILABILITY: 3rd floor: ±5,385 RSF

CONTACT BROKERS FOR LEASE RATE

**NAI**Columbia

807 Gervais Street, Suite 200  
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# Premier Office Space

FOR LEASE

## Landmark IV

3710 Landmark Drive - Columbia, South Carolina



## 3710 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±69,349 RSF

### AVAILABILITY:

1st Floor: ±1,379 RSF  
2nd Floor: ±1,917 RSF  
±923 RSF

4th Floor: ±2,183 RSF  
±2,816 RSF  
±4,054 RSF  
±4,404 RSF

CONTACT BROKERS FOR LEASE RATE

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# Premier Office Space

FOR LEASE

## Aerial Map

Landmark Business Park - Columbia, South Carolina



# Premier Office Space

FOR LEASE

## Nearby Developments

Landmark Business Park - Columbia, South Carolina



Richland Mall  
Redevelopment

Complete overhaul of the 32 acre mall property

The economic development investment is the largest Forest Acres has seen in nearly four decades

Development would be comprised of a 100,000 SF grocery store, more than 500 apartments, a public park, a brewery, and more.



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# Premier Office Space

FOR LEASE

## Aerial Map

Landmark Business Park - Columbia, South Carolina



# **NAI** Columbia Landmark Business Park

Forest Acres  
Columbia, South Carolina

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