

Now Leasing

FOREST ACRES PREMIER MEDICAL OFFICE DESTINATION

LANDMARK MEDICAL PARK



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TWO BUILDINGS TOTALING 145,454 SF IN THE HEART OF FOREST DRIVE

- ◆ Existing tenant mix of regional and local medical practices and general office users
- ◆ Buildings are under new ownership group
- ◆ Building upgrades commencing in 2026
- ◆ Highly visible location on Forest Drive, across from Richland Mall Redevelopment, and minutes from Downtown Columbia
- ◆ Strong parking ratio (4.5-6 per 1,000 RSF)

LEASE RATE
\$22.00 - \$26.00 PSF
FULL SERVICE



LANDMARK I

ADDRESS

3600 FOREST DRIVE

TOTAL SF

70,704

PARKING RATIO

4.5 PER 1,000 SF

AVAILABLE SF

2,500 - 11,113

LANDMARK II

ADDRESS

3700 FOREST DRIVE

TOTAL SF

74,750

PARKING RATIO

6 PER 1,000 SF

AVAILABLE SF

1,644 - 5,308

LANDMARK I

📍 3600 FOREST DRIVE

Lease Availabilities

FIRST FLOOR

Suite 100: ±8,900 RSF

Suite 106: ±5,376 RSF

SECOND FLOOR

Suite 202: ±2,500 - 5,766 RSF



LANDMARK II

📍 3700 FOREST DRIVE

Lease Availabilities

FIRST FLOOR

Suite 115: ±1,644 RSF

THIRD FLOOR

Suite 300: ±5,308 RSF

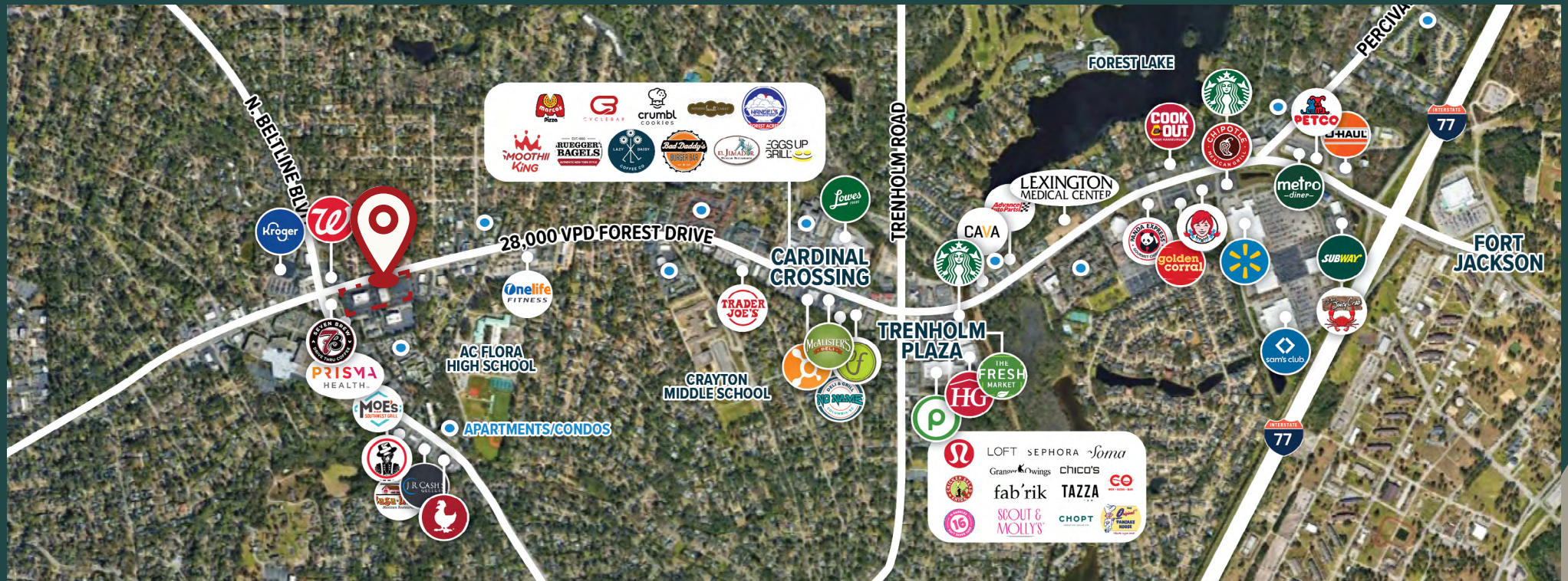


City of Forest Acres

Located within the City of Forest Acres, a thriving and vibrant submarket of Columbia

Minutes from Amenities

Abundant retail and established neighborhoods surround this medical/office park



Richland Mall Redevelopment

Southeastern is in the process of developing a mix of multi-family, retail, grocery, and new city park at the former Richland Mall site.

Unbeatable Access

Accessible by Forest Drive and N. Beltline Blvd.

Downtown Columbia directly down the road



GROCERY



CITY PARK



HOUSING & RETAIL



LANDMARK MEDICAL PARK

For more information, contact:

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Forest Acres Premier
Medical Office Destination

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