



# TECHNOLOGY CIRCLE

For Sale or Lease



# Four-Story, ±86,000 SF Building in Carolina Research Park

7 Technology Circle is an excellent opportunity for a large corporate tenant to occupy a Class A facility in Northeast Columbia.

Surrounded by **respected corporate neighbors** including Staples, Unitrends, Blue Cross Blue Shield, AECOM, and Colite International.

**Strategically located** off I-77 and Farrow Road in the South Carolina Research Park.

Natural, tree-filled **campus-setting** features a 15-acre lake, beautifully landscaped common areas, and an 18-hole, tournament-quality P.B. Dye golf course.

**Maximum availability** spread out over 4 floors could total **41,656 RSF** by the end of 2027 if you chose not to renew some smaller tenants on the upper floors.

**Strong existing tenant base** with longer lease terms to provide additional income to the owner occupant.

**Above-market parking ratio** for employees and guests | 5.5 per 1,000 SF

**Sale Price:**  
**\$6,250,000**

**TRINITY**  
PARTNERS

**7** TECHNOLOGY  
CIRCLE

# Lease Availabilities

## FIRST FLOOR

Suite 100:  $\pm 9,635$  RSF

Suite 101:  $\pm 5,768$  RSF

## SECOND FLOOR

Suite 201:  $\pm 3,301$  RSF

## THIRD FLOOR

Suite 301:  $\pm 4,450$  RSF\*

Suite 302:  $\pm 3,927$  RSF\*

\*Can be combined for a contiguous 8,377 RSF

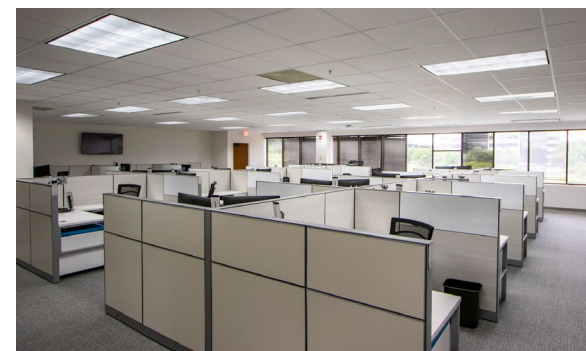
## FOURTH FLOOR

Suite 425:  $\pm 4,267$  RSF

Suite 430:  $\pm 2,676$  RSF

Suite 435:  $\pm 2,844$  RSF

Suite 480:  $\pm 1,379$  RSF



**TRINITY**  
PARTNERS

## Lease Rate:

**\$21.50 PER RSF**  
**FULL SERVICE**

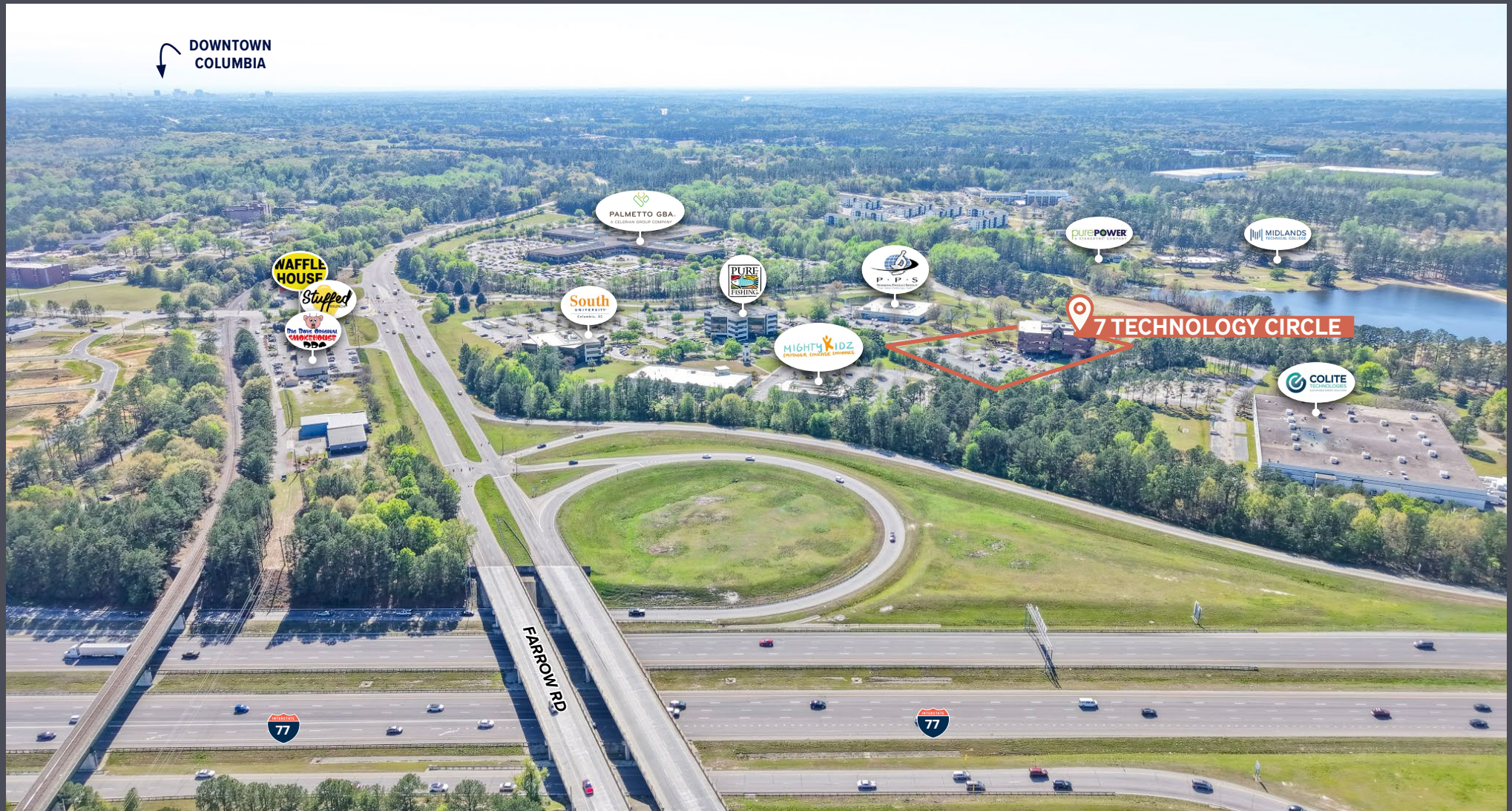
**7** TECHNOLOGY  
CIRCLE

# Unbeatable Access

Off Farrow Road, minutes from all area interstates  
Immediately accessible and highly visible from I-77  
15 minutes to downtown Columbia via SC 277

# Minutes from Amenities

Abundant retail is available and currently under development at the Killian Road exit off Interstate 77, home to Killian's Crossing, a new multi-use development with parks, residences, offices, high-profile retailers, and boutiques.



# 15 Miles from Scout Motors

1.2M SF automotive manufacturing plant

Main production facility for the Volkswagen-owned manufacturer of all-electric SUVs and trucks



# Carolina Research Park

SCRA Research Park home to multiple professional offices. Medical, research, and industrial/flex facilities among those in residence of the park.

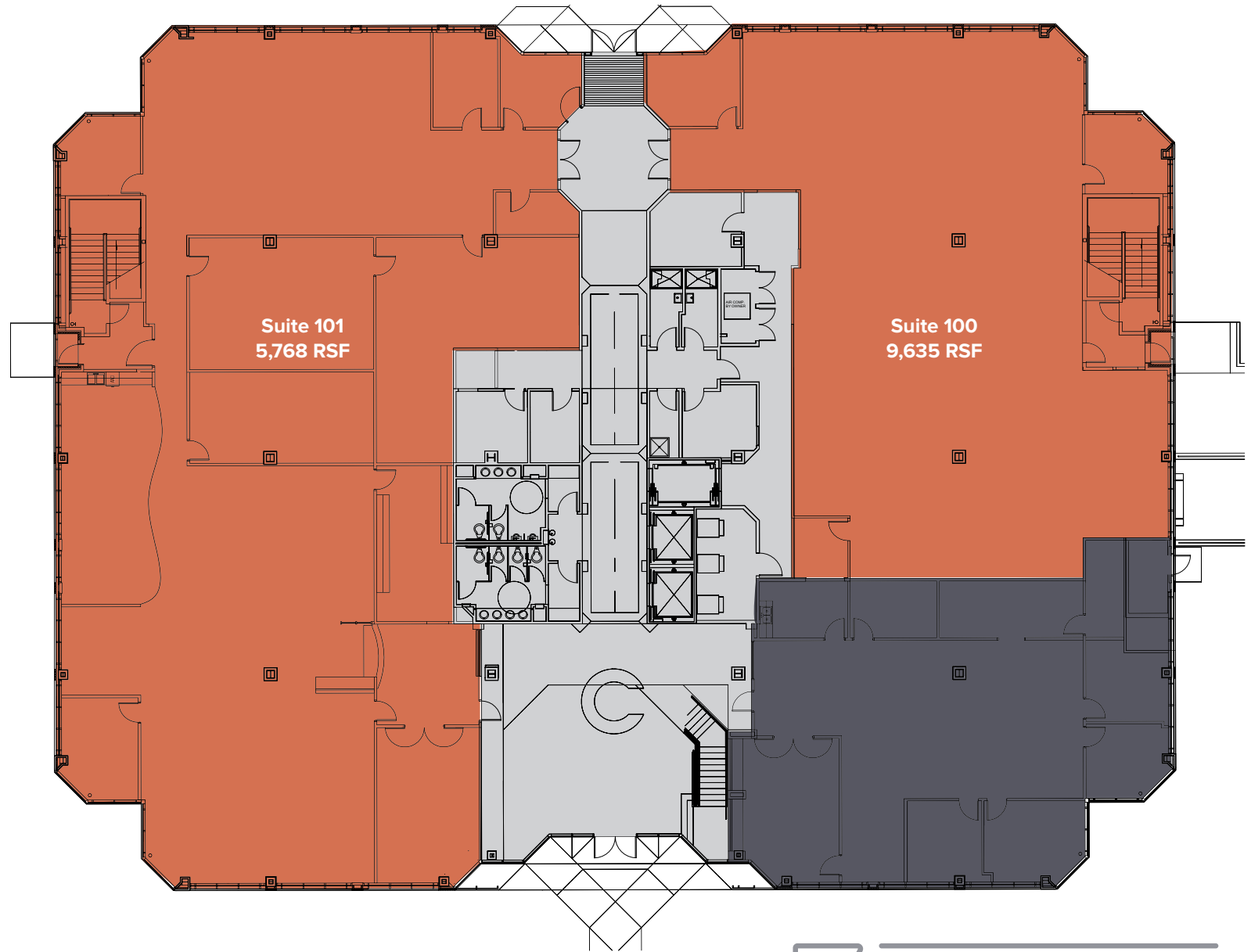


# Floorplans

## FIRST FLOOR

Suite 100: ±9,635 RSF

Suite 101: ±5,768 RSF



# Floorplans

## SECOND FLOOR

Suite 201: ±3,301 RSF



# Floorplans

## THIRD FLOOR

Suite 301:  $\pm 4,450$  RSF\*

Suite 302:  $\pm 3,927$  RSF\*

\*Can be combined for a contiguous  
8,377 RSF



# Floorplans

## FOURTH FLOOR

Suite 425:  $\pm$ 4,267 RSF

Suite 430:  $\pm$ 2,676 RSF

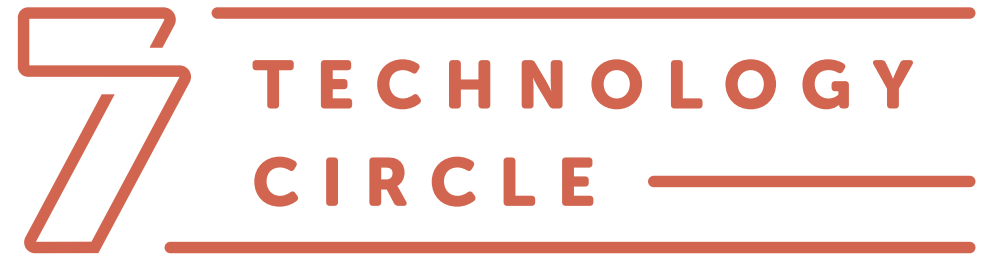
Suite 435:  $\pm$ 2,844 RSF

Suite 480:  $\pm$ 1,379 RSF



For more information,  
contact:

**Macon Lovelace, SIOR**  
mlovelace@trinity-partners.com  
803.567.1431



**Class A Workspace  
for Sale or Lease**