

**1709-A**  
**Devonshire Drive**



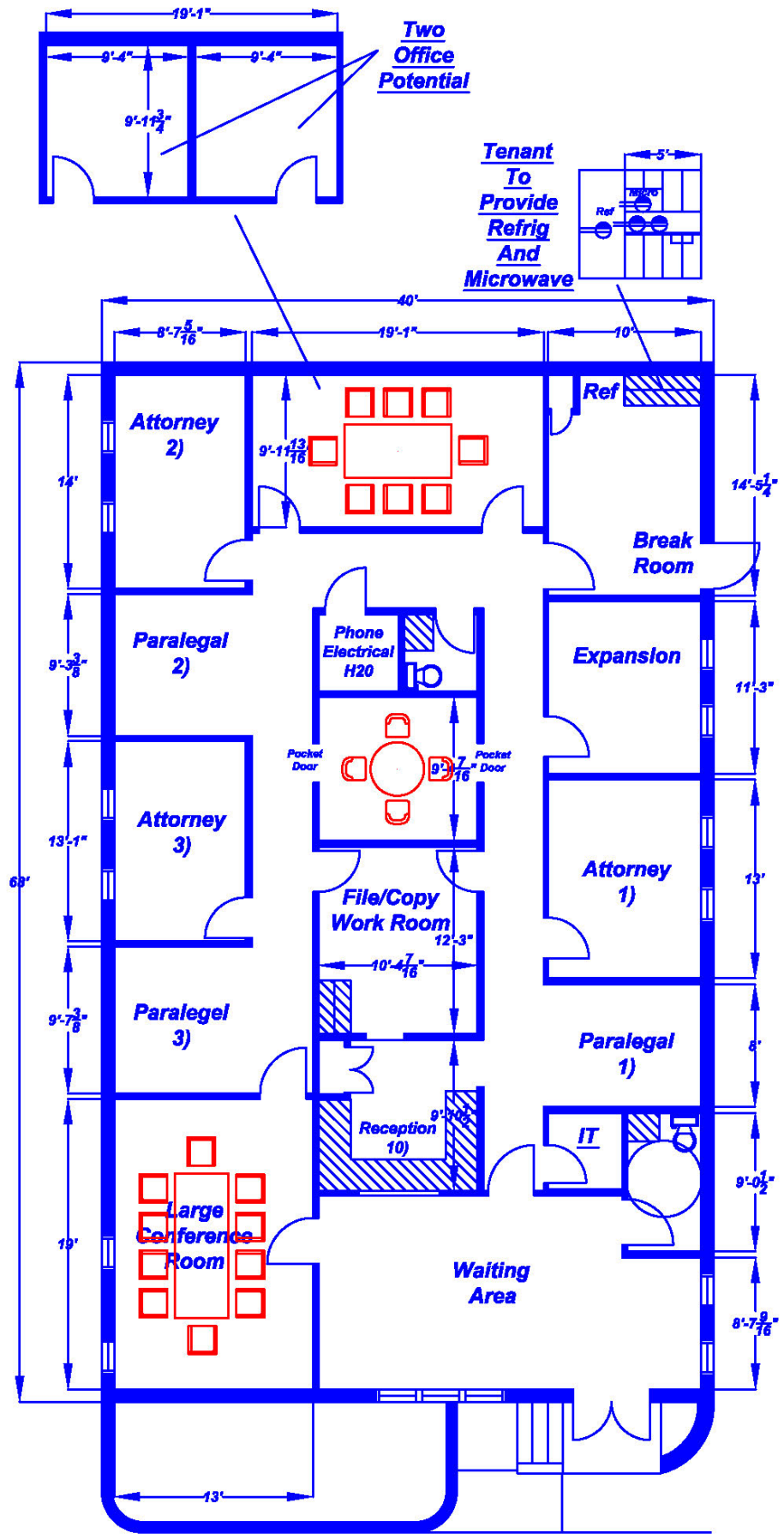
- BUILDING TYPE:** SINGLE STORY / SINGLE TENANT GENERAL OFFICE BUILDING WITH ROAD SIGNAGE & EXCELLENT PARKING
- CENTRAL LOCATION:** THE PROPERTY IS LOCATED IN THE **HEART OF COLUMBIA OFF OF FOREST DRIVE IN MIDDLEBURG PARK. MIDDLEBURG PARK IS A SIXTY (60) ACRE, HEAVILY LANDSCAPED MIXED-USE DEVELOPMENT** CONSISTING OF RESIDENTIAL, GENERAL OFFICE AND MEDICAL OFFICE BUILDINGS.
- RENTAL RATE:** THE PROPERTY IS AVAILABLE FOR **LEASE AT \$16.29, NET OF JANITORIAL AND UTILITIES**
- BUILDING SIZE:** THE GROSS BUILDING AREA IS APPROXIMATELY **2,720 SQUARE FEET**
- PARKING:** THE BUILDING OFFERS **FIFTHTEEN (15) CONVENIENT NO-CHARGE PARKING SPACES**, A TREMENDOUS VALUE COMPARED TO DOWNTOWN PARKING RATES.
- EXCLUSIVE AGENT:** **M. BURGESS MILLS & ASSOCIATES, INC.**  
PHONE: (803) 360-4174, E-MAIL: [BURGESS@MBMILLS.COM](mailto:BURGESS@MBMILLS.COM)

**WAITING AREA**



**CONFERENCE ROOM**





**NOTE**  
 All Dimensions Are Approximate  
 (1709 DEVONSHIRE DRIVE)  
 REVISED FLOOR PLAN - 5/4/2022