

For Sale or Lease | ±10,440 SF  
Medical Office Building



**300 Rice Meadow Way**  
Columbia, South Carolina

**NAI Columbia**

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# Property Highlights

300 Rice Meadow Way | Columbia, SC

- Medical office building for sale in Northeast Columbia, SC
- Primary access to the area via I-77 and Clemson Road
- The access road is currently being expanded from 2 to 4 lanes
- Located less than one mile from Ridgeview High school; ±4 miles to the Village at Sandhills
- ±10,440 SF building located on ±1.26 Acres
- ±6,400 SF on first floor (currently leased)
- ±4,040 SF on second floor **(available for lease)**
- 1st floor is currently leased; 2nd floor available May 2019
- Structure built in 2004; 1st floor renovated in 2017
- Zoned PDD, Planned Development District in Richland County
- Parking ratio: 6.7 per 1,000 SF (70 spaces)
- Pricing:
  - **Sale price for entire bulding: \$1,529,000**
  - **Lease rate for second floor: \$20.00 PSF Full Service**

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## Medical Office Portfolio | ±10,440 SF

MEDICAL OFFICE BUILDING  
813 LEESBURG ROAD

Price: \$1,499,000

Medical office building for sale in Southeast Columbia, SC with primary access to the area via Interstate 77 and Garners Ferry Road. The property is situated on ±1.64 acres located less than one mile from the VA Hospital. It is zoned C-3, General Commercial District in the City of Columbia. The property has the same building plan as the 300 Rice Meadow Way property.