

**NAI**Columbia



# Landmark Business Park

Forest Acres  
Columbia, South Carolina

## CONTACT

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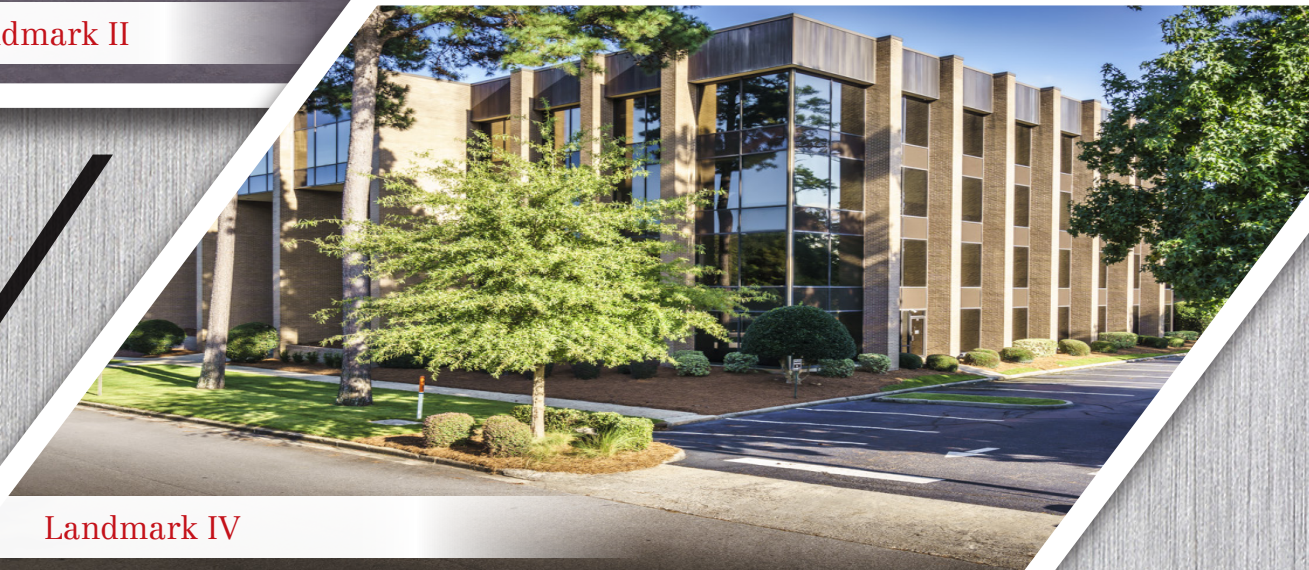
Will DuPree  
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Landmark I



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.

For Lease  
**Premier  
Office Space**

**Landmark I | Availability**

1st floor: ±214 RSF  
1st floor: ±237 RSF  
1st floor: ±8,554 RSF  
2nd floor: ±5,700 RSF  
3rd floor: ±4,547 RSF



**Landmark II | Availability**

2nd floor: ±821 RSF  
4th floor: ±1,445 RSF  
4th floor: ±1,922 RSF  
5th floor: ±1,546 RSF



**Landmark IV | Availability**

1st floor: ±433 RSF  
1st floor: ±2,680 RSF  
2nd floor: ±4,478 RSF  
4th floor: ±4,535 RSF



For Lease  
**Premier  
Office Space**

# Landmark I

3600 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3600 Forest Drive, Columbia, South Carolina

TOTAL SF:  $\pm 70,704$  SF

AVAILABILITY: 1st floor:  $\pm 214$  RSF  
1st floor:  $\pm 237$  RSF  
1st floor:  $\pm 8,554$  RSF  
2nd floor:  $\pm 5,700$  RSF  
3rd floor:  $\pm 4,547$  RSF

LEASE RATE: **Contact Brokers for Pricing**

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For Lease  
**Premier  
Office Space**

# Landmark II

3700 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3700 Forest Drive, Columbia, South Carolina

TOTAL SF:  $\pm 81,537$  SF

AVAILABILITY:

2nd floor:	$\pm 821$ RSF
4th floor:	$\pm 1,445$ RSF
4th floor:	$\pm 1,922$ RSF
5th floor:	$\pm 1,546$ RSF

LEASE RATE: **Contact Brokers for Pricing**

For Lease  
**Premier  
Office Space**

# Landmark IV

3710 Landmark Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3710 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±69,349 SF

AVAILABILITY: 1st floor: ±433 RSF  
1st floor: ±2,680 RSF  
2nd floor: ±4,478 RSF  
4th floor: ±4,535 RSF

LEASE RATE: **Contact Brokers for Pricing**

For Lease  
Premier  
Office Space

# Aerial Map

Landmark Business Park - Columbia, South Carolina



For Lease  
**Premier  
Office Space**

## 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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# Aerial Map

Landmark Business Park - Columbia, South Carolina



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## Landmark Business Park

Forest Acres  
Columbia, South Carolina

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