



Landmark Business Park

Forest Acres
Columbia, South Carolina

CONTACT

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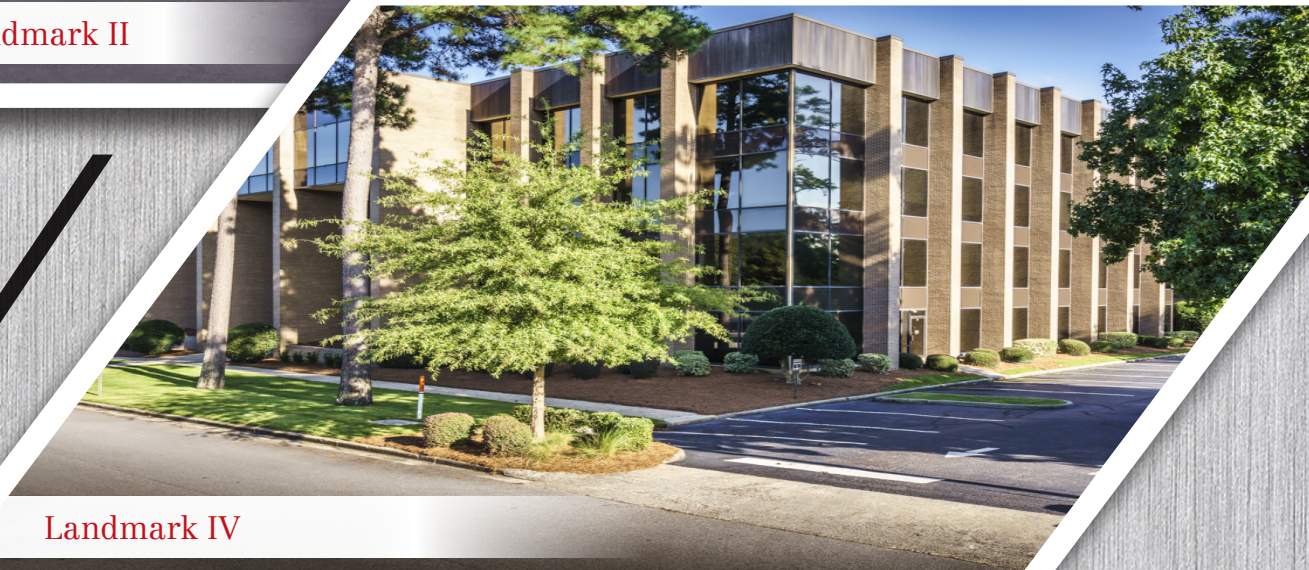
Will DuPree
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Landmark I



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: ±239 RSF
1st floor: ±8,554 RSF
2nd floor: ±5,700 RSF
3rd floor: ±4,547 RSF



Landmark II | Availability

3rd floor: ±8,559 RSF
4th floor: ±1,445 RSF
4th floor: ±1,922 RSF
5th floor: ±1,546 RSF



Landmark IV | Availability

1st floor: ±563 RSF
1st floor: ±2,680 RSF*
1st floor: ±2,916 RSF*
2nd floor: ±4,478 RSF
4th floor: ±15,610 RSF

* Contiguous Spaces



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: ± 239 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**

For Lease
Premier
Office Space

Landmark II

3700 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3700 Forest Drive, Columbia, South Carolina

TOTAL SF: ±81,537 SF

AVAILABILITY: 3rd floor: ±8,559 RSF
4th floor: ±1,445 RSF
4th floor: ±1,922 RSF
5th floor: ±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: ±563 RSF
1st floor: ±2,680 RSF*
1st floor: ±2,916 RSF*
2nd floor: ±4,478 RSF
4th floor: ±15,610 RSF
*Contiguous Spaces

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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For Lease
Premier
Office Space

Aerial Map

Landmark Business Park - Columbia, South Carolina



NAI Columbia

Landmark Business Park

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Columbia, South Carolina

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