

STAND-ALONE OFFICE BUILDING FOR SALE/LEASE



3320 PLATT SPRINGS ROAD

WEST COLUMBIA, SC 29170

FOR SALE:
\$325,000

FOR LEASE:
\$16.00 PSF NNN

- ± 1,864 SF stand-alone office building
- Originally built in 1994
- Zoning: C-2 (Approved for office, medical, and general commercial use)
- Flexible layout consisting of multiple large private offices, open work area, and large breakroom
- Thirteen (13) surface parking spaces
- Minutes away from Columbia Metropolitan Airport
- Monument signage opportunity available along Platt Springs Road
- Traffic Count: 10,443 VPD (Platt Springs Road)

Will McGregor | 803.567.1912 | wmcgregor@trinity-partners.com
Roger Winn, SIOR | 803.567.1455 | rwinn@trinity-partners.com
Braden Shockley, SIOR | 803.567.1373 | bshockley@trinity-partners.com

TRINITY
PARTNERS

TRINITY-PARTNERS.COM

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

3320 PLATT SPRINGS ROAD

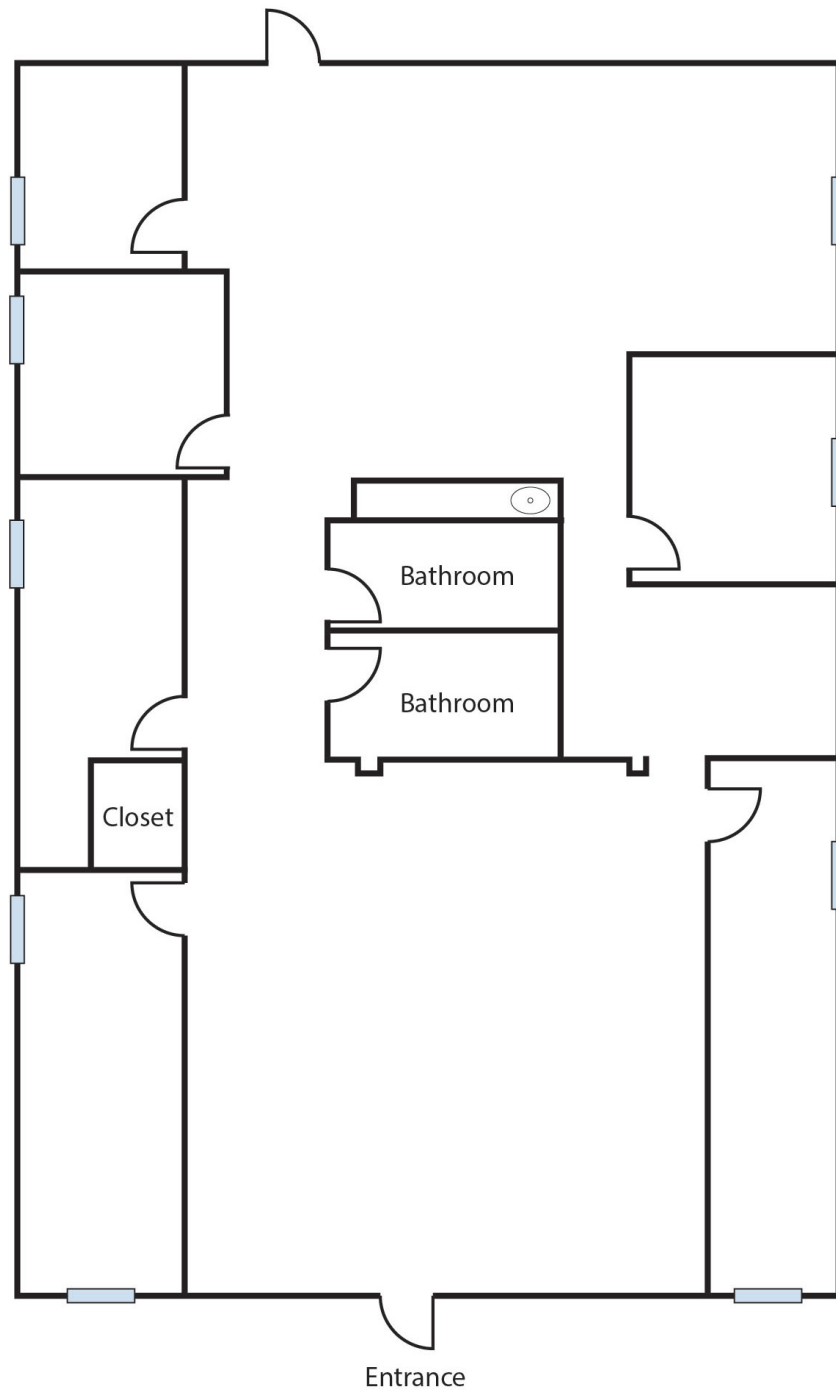


CONTACT

Will McGregor | 803.567.1912 | wmcgregor@trinity-partners.com
Roger Winn, SIOR | 803.567.1455 | rwinn@trinity-partners.com
Braden Shockley, SIOR | 803.567.1373 | bshockley@trinity-partners.com

TRINITY
PARTNERS
TRINITY-PARTNERS.COM

3320 PLATT SPRINGS ROAD



CONTACT

Will McGregor | 803.567.1912 | wmcgregor@trinity-partners.com

Roger Winn, SIOR | 803.567.1455 | rwinn@trinity-partners.com

Braden Shockley, SIOR | 803.567.1373 | bshockley@trinity-partners.com

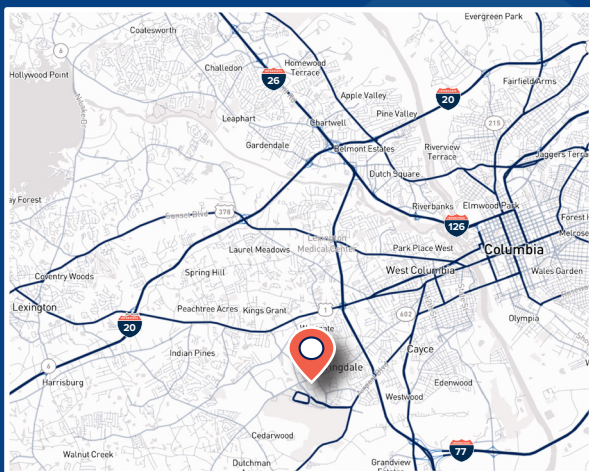
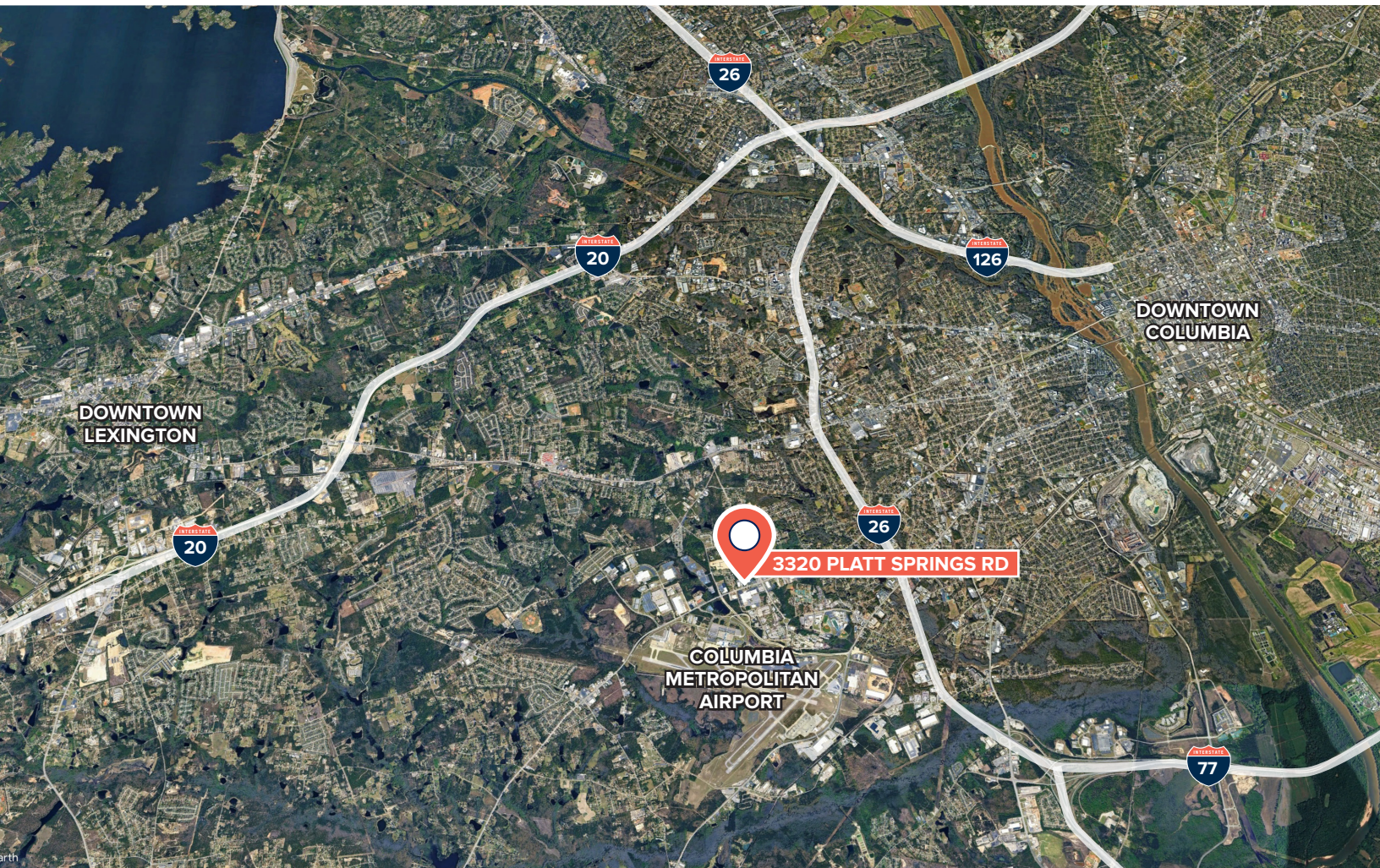
3320 PLATT SPRINGS ROAD



CONTACT

Will McGregor | 803.567.1912 | wmcgregor@trinity-partners.com
Roger Winn, SIOR | 803.567.1455 | rwinn@trinity-partners.com
Braden Shockley, SIOR | 803.567.1373 | bshockley@trinity-partners.com

3320 PLATT SPRINGS ROAD



DRIVE TIMES

Downtown Columbia

Columbia Metro Airport

Downtown Lexington

I-20

I-77

I-26

MILES

6.1 Miles

0.8 Miles

7.7 Miles

3.0 Miles

5.8 Miles

7.6 Miles

TIME

15 Mins.

2 Mins.

15 Mins.

7 Mins.

10 Mins.

12 Mins.

CONTACT

Will McGregor | 803.567.1912 | wmcgregor@trinity-partners.com

Roger Winn, SIOR | 803.567.1455 | rwinn@trinity-partners.com

Braden Shockley, SIOR | 803.567.1373 | bshockley@trinity-partners.com

TRINITY
PARTNERS

TRINITY-PARTNERS.COM