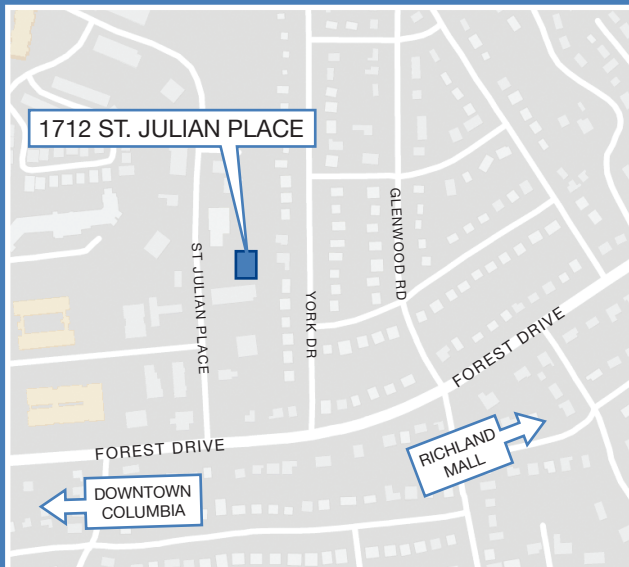


FOR LEASE ► **Middleburg Area Office Location**  
**1712 St. Julian Place, Columbia SC • First Floor Available**



LEASE RATE ► **\$18 per square foot**

OWNER PAYS TAXES & UTILITIES.  
TENANT PAYS INSURANCE & JANITORIAL FEES.



**FIRST FLOOR INCLUDES:**

- 4,082 Square Feet of Office Space
- Main Reception Area
- 9 Individual Offices
- Offices have access to shared parking, restrooms & break areas
- Shared second floor conference room is available for \$250 per month

**First floor can be divided into two separate suites**

OFFERED BY ►

**CATAWBA**  
PROPERTIES

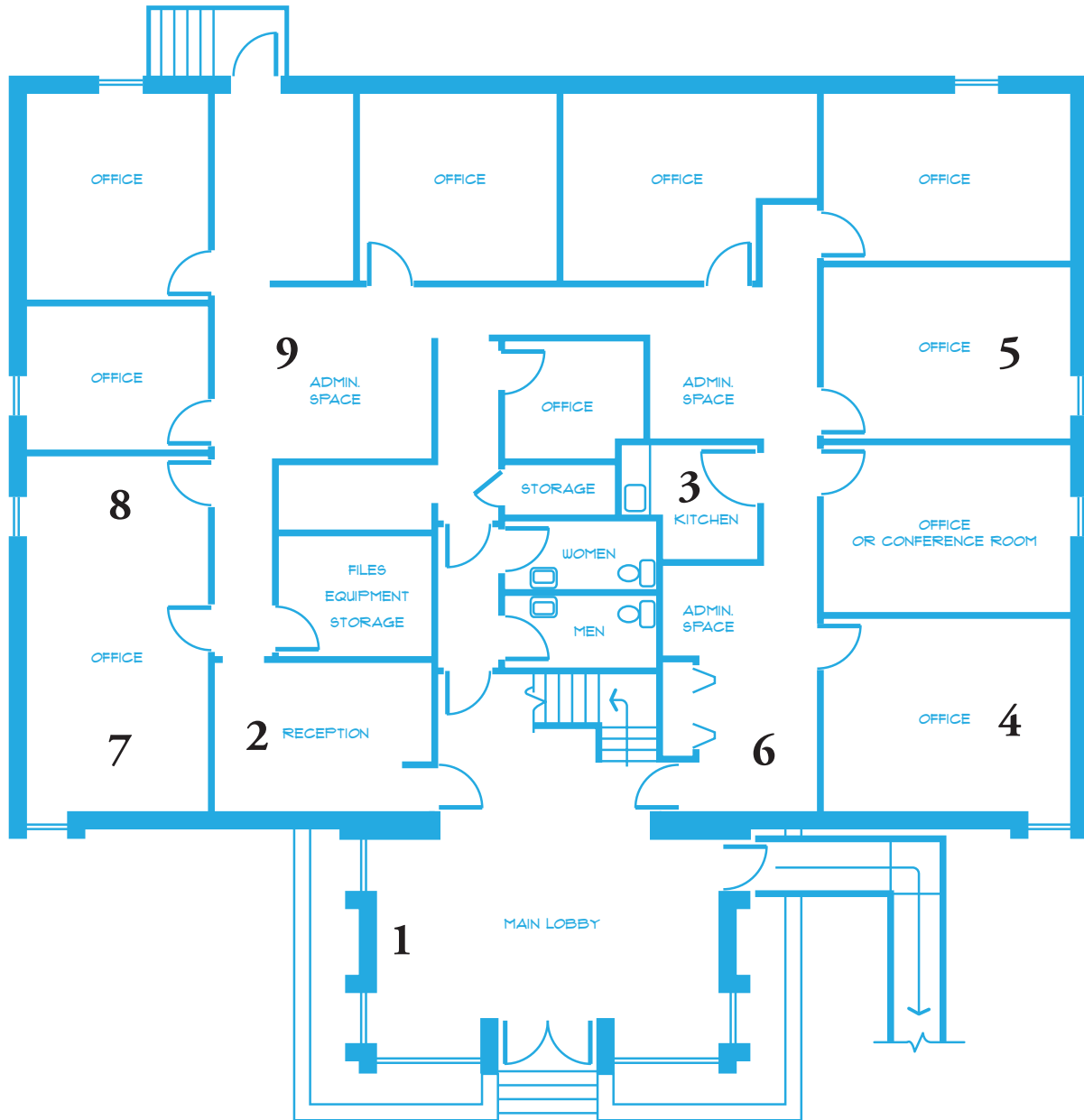
**Jim Daniel**

[jdaniel@sc.rr.com](mailto:jdaniel@sc.rr.com)

Phone: (803) 315-6223

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FOR LEASE ► **1712 St. Julian Place • Columbia, SC**  
**FIRST FLOOR PLAN VIEW**



1712 ST JULIAN PLACE

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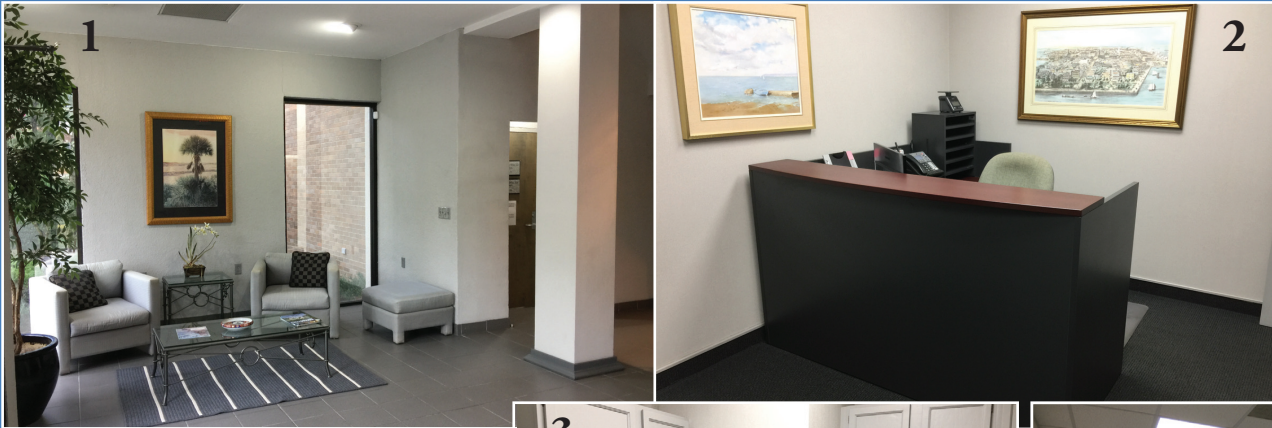
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FOR LEASE ► **1712 St. Julian Place • Columbia, SC**  
**FIRST FLOOR IMAGES**



**Upstairs Conference Room**



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