

FOR LEASE



# 115 Atrium Way COLUMBIA, SC 29223

📍 SUBMARKET: NORTHEAST COLUMBIA

## ±57,000 SF Class A Office Building located in Northeast Columbia

Unique, atrium style, two-story office building

**AVAILABILITIES** ranging from ±1,223 RSF  
to ±3,303 RSF

Recent improvements include HVAC system  
upgrades, new common area carpet, exterior  
landscaping, and re-paved parking lot

Multiple turn key suites ready for immediate  
occupancy



### FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Founding Partner | [mlovelace@trinity-partners.com](mailto:mlovelace@trinity-partners.com) | 803-567-1431

**TRINITY  
PARTNERS**

TRINITY PARTNERS | 1501 MAIN STREET, SUITE 410 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

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## AVAILABLE SUITES

SUITE 122	±1,660 RSF
SUITE 130	±2,294 RSF
SUITE 204	±1,569 RSF
SUITE 224	±2,080 RSF
SUITE 228	±1,223 RSF



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## PARKING

**PARKING RATIO:**  
4 SPACES PER 1,000 SF

## ACCESS

LESS THAN .25 MILES  
FROM I-77

MINUTES FROM  
POPULAR RESTAURANTS  
AND RETAIL

10 MINUTES FROM  
DOWNTOWN

\$18.50 PER RSF,  
FULL SERVICE



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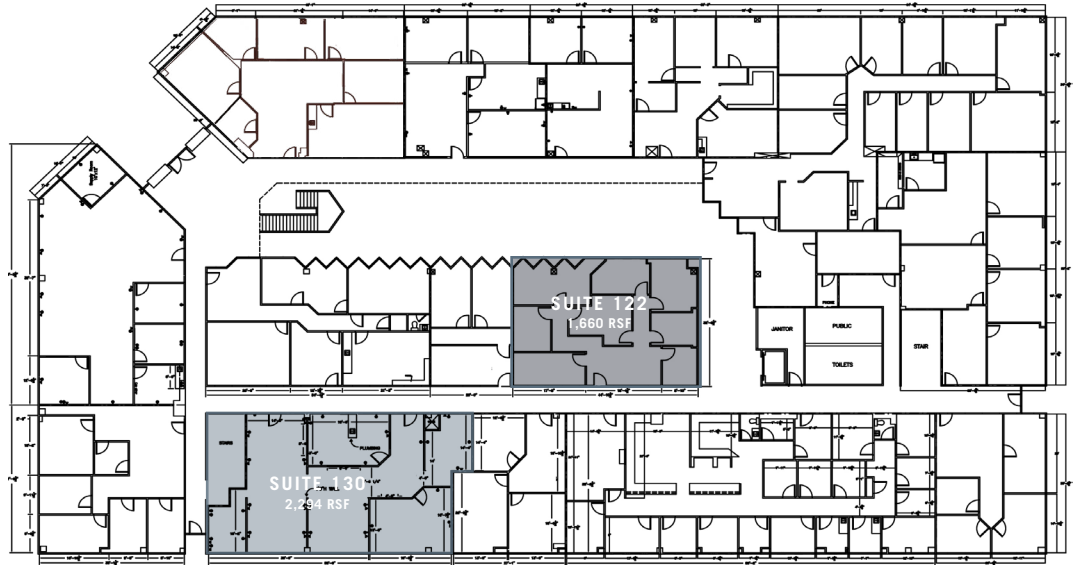
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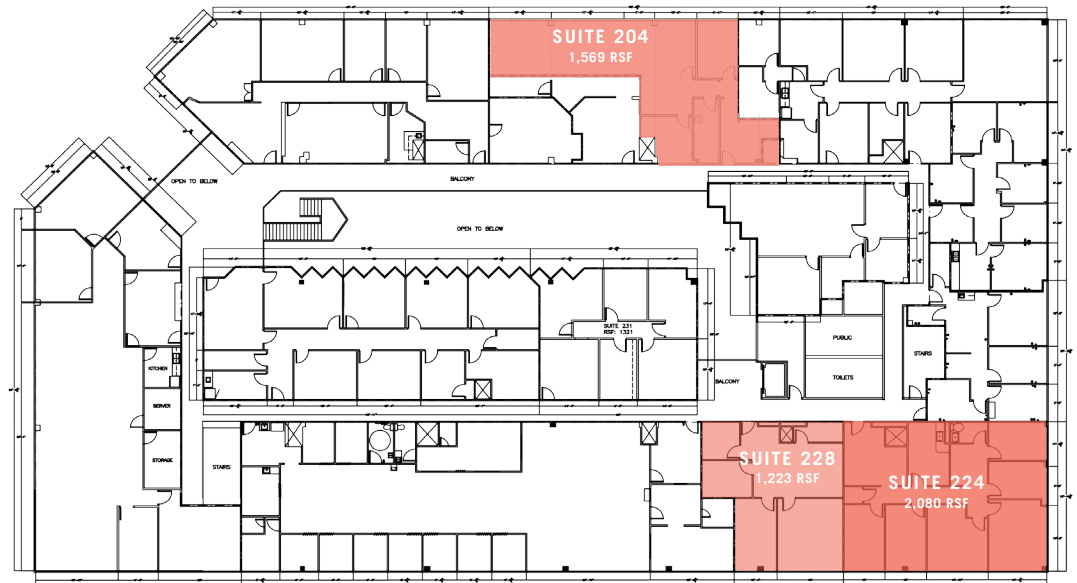
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1<sup>ST</sup>  
FLOOR



2<sup>ND</sup>  
FLOOR



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