

# Corporate Headquarters with Warehouse

1 Southern Court  
West Columbia, SC



# Property Details

CBRE is pleased to present for sublease 1 Southern Court West Columbia, SC. The  $\pm 53,500$  SF former medical supply facility is available for occupancy in Q1 2025 with lease term until September 30, 2029.

<b>Total Square Footage</b>	<b><math>\pm 53,500</math> SF</b> <i>Includes approximately +4,400 SF of 2nd floor mezzanine &amp; office space</i>	<b>Dock Doors</b>	<b>9</b>
<b>Office Space</b>	<b><math>\pm 18,000</math> SF</b>	<b>Clear Height</b>	<b>22' at eave 27' at center</b>
<b>Warehouse Space</b>	<b><math>\pm 30,500</math> SF</b>	<b>Sprinkler</b>	<b>100% Wet</b>
<b>Acreage</b>	<b>+5.03 Acres</b>	<b>Lighting</b>	<b>T-5 Motion Sensored</b>
<b>Column Spacing</b>	<b>40' x 30'</b>	<b>HVAC</b>	<b>100% Heated &amp; Cooled</b>
<b>Parking Spaces</b>	<b>101</b>	<b>Amenities</b>	<b>Tennis Courts Gazebo Cafeteria</b>

# \$12.00

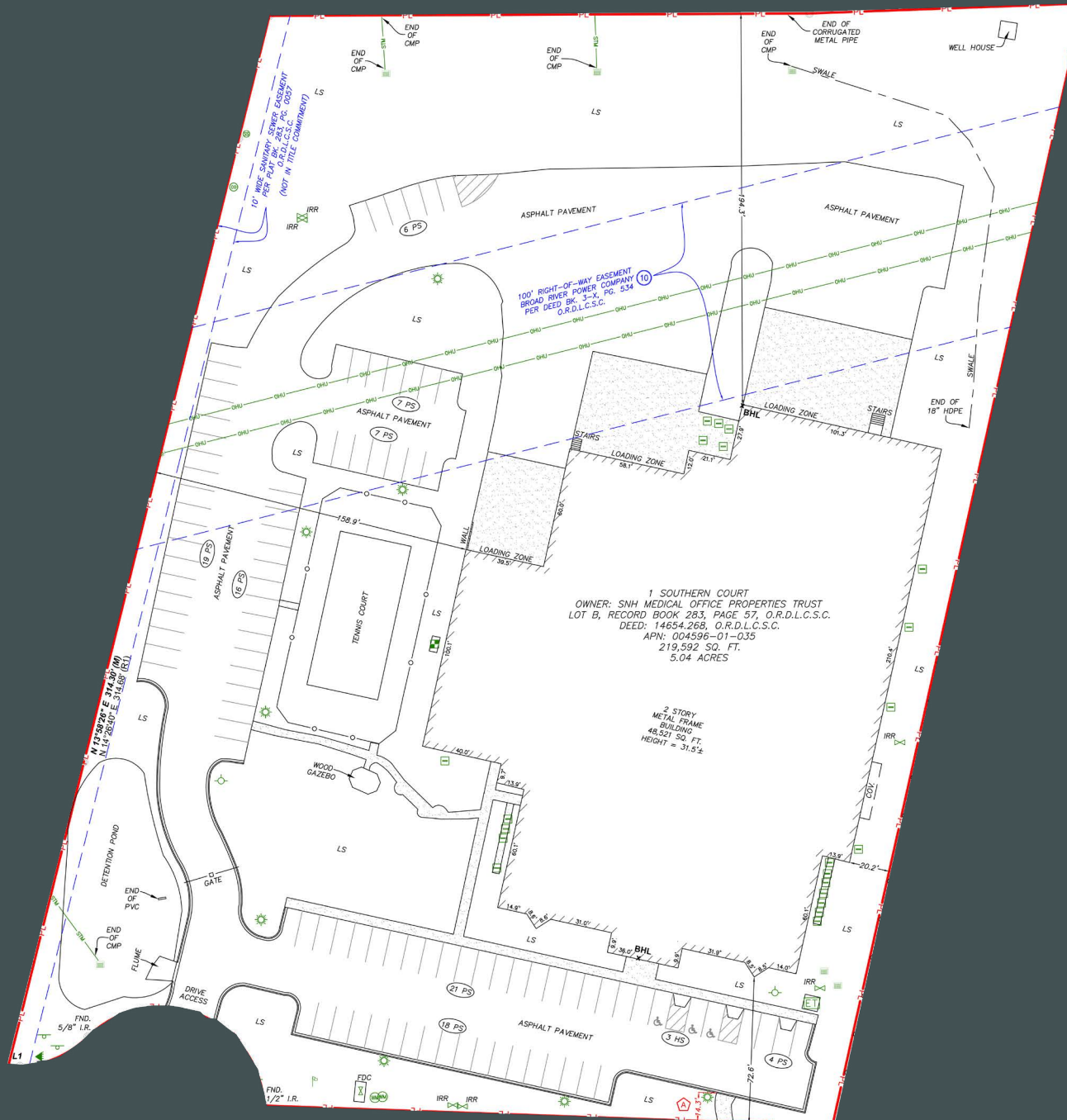
Lease Rate PSF NNN

# 9/30/29

Lease Termination



# Site Plan



# Floorplan



1st Floor



2nd Floor

# Location Highlights

1 Southern Court is centrally located in West Columbia, SC between Downtown Columbia and the fast growing Lexington submarket

## Destinations

Downtown Columbia	6 Miles
Lexington, SC	7.6 Miles
Augusta, GA	67 Miles
Charlotte, NC	98 Miles
Greenville, SC	102 Miles
Charleston, SC	114 Miles
Atlanta, GA	207 Miles

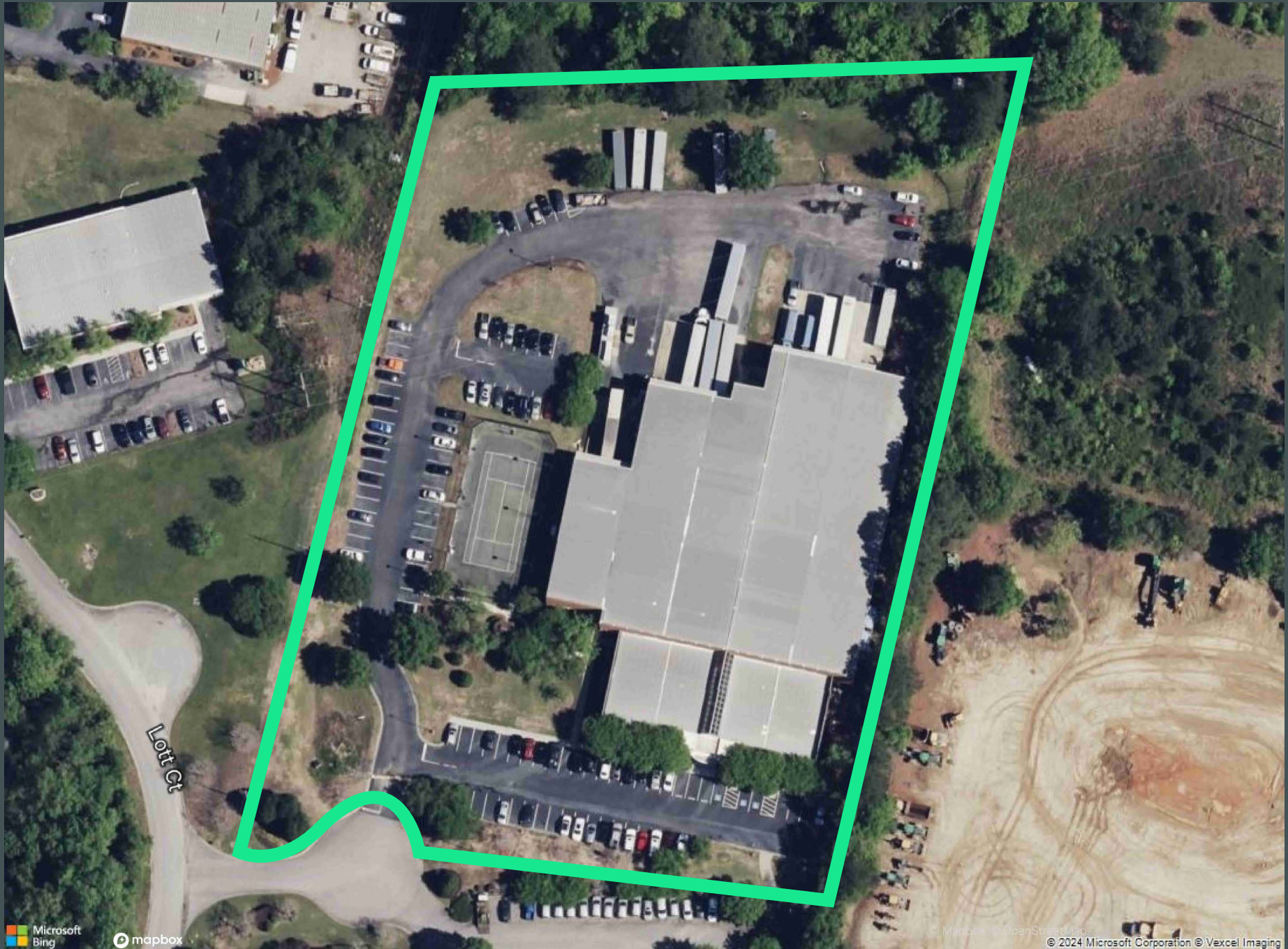


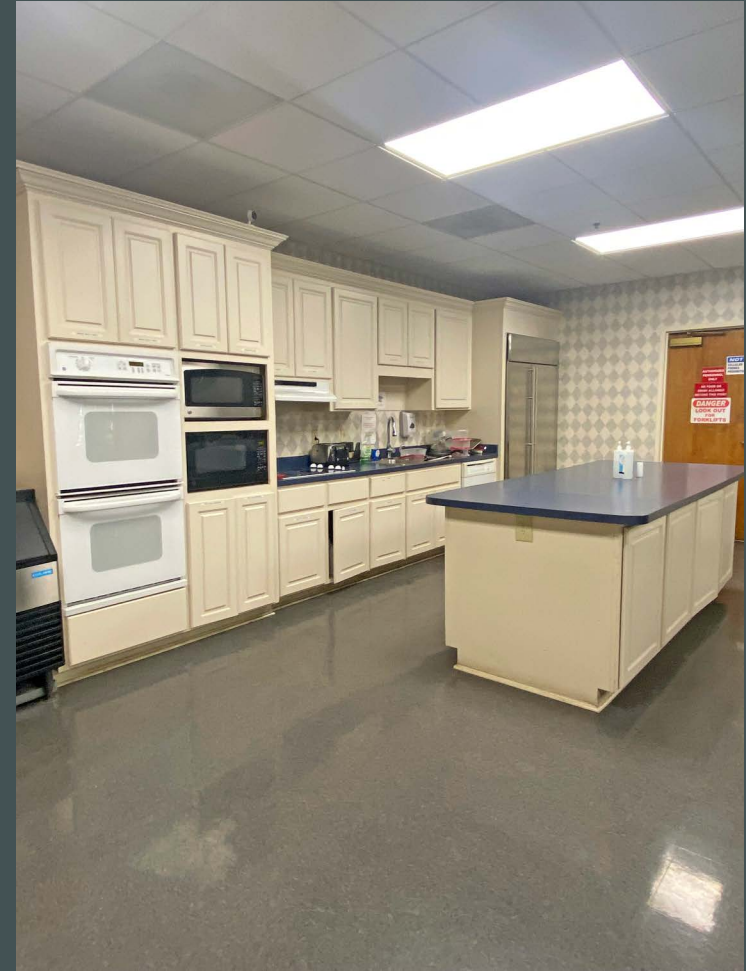
## Demographics

	Population	Average Household Income	Businesses
5 Miles	129,055	\$84,158	5,828
10 Miles	380,939	\$91,960	17,365
15 Miles	575,186	\$94,126	21,630
Columbia MSA	861,576	\$93,127	28,570

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# Property Aerial





## Contact Us

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