

FOR SALE OR LEASE



Highland Center Professional Park COLUMBIA, SC

📍 SUBMARKET: NORTHEAST COLUMBIA

± 1,450 - 7,000 SF Office/
Medical Office Space

122 Highland Center Drive:
±7,000 SF for Lease

> Contiguous space that could be subdivided

120 Highland Center Drive:
±5,478 SF for Lease

> 1,450 SF shell office space available
> 4,028 SF medical office space available
Fully constructed and ready for occupancy

LEASE RATE: \$21.00 PSF NNN



FOR MORE INFO, CONTACT

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803.567.1447

JAKE NIDIFFER | Senior Brokerage Associate | jnidiffer@trinity-partners.com | 803.567.1324

TRINITY PARTNERS | 1501 MAIN STREET, SUITE 410 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

**TRINITY
PARTNERS**

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120 HIGHLAND CENTER DRIVE | 4,028 SF AVAILABLE



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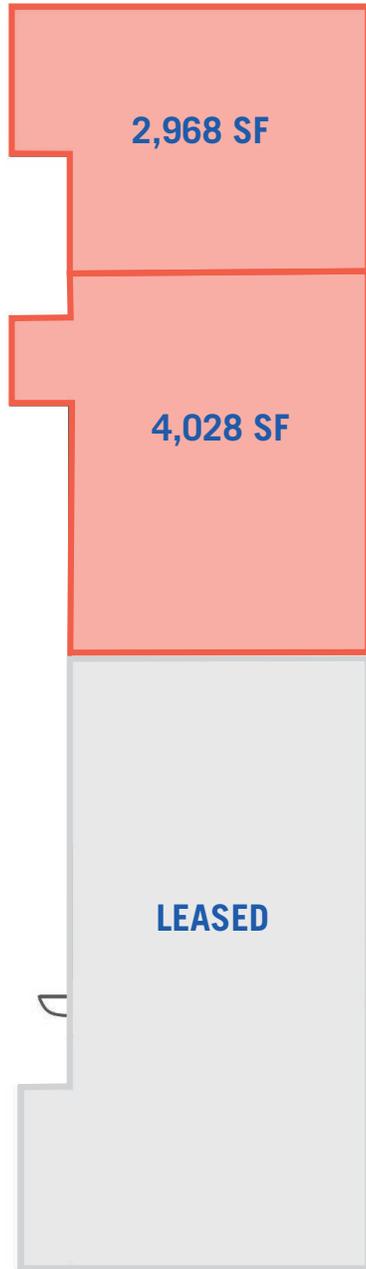
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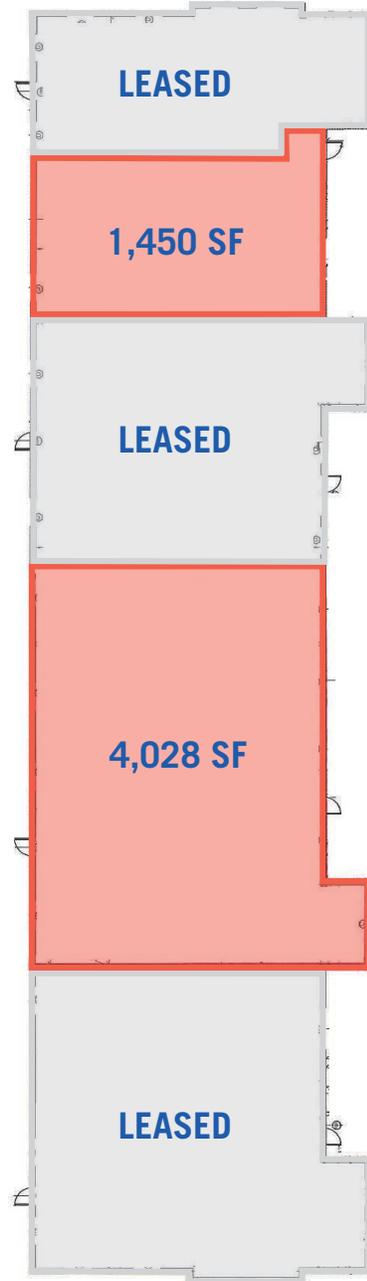
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122 Highland Center Drive



120 Highland Center Drive



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Four Developed Lots | ± 0.81 AC to ± 3.30 AC for Sale

Lot 3: ±2.60 Acres

Lot 6: ±2.22 Acres

Lot 7: ±1.08 Acres

Lot 10: ±0.81 Acre

SALE PRICE:

\$3.45 per SF - Interior lot

\$7.00 per SF - Farrow Road frontage lots

UTILITIES: Curb and gutter, common area detention, water, sewer, gas, electricity, and fiber

PARKING: 5 per 1,000 SF / 100 free surface spaces available

ZONING: M-1 / Richland County

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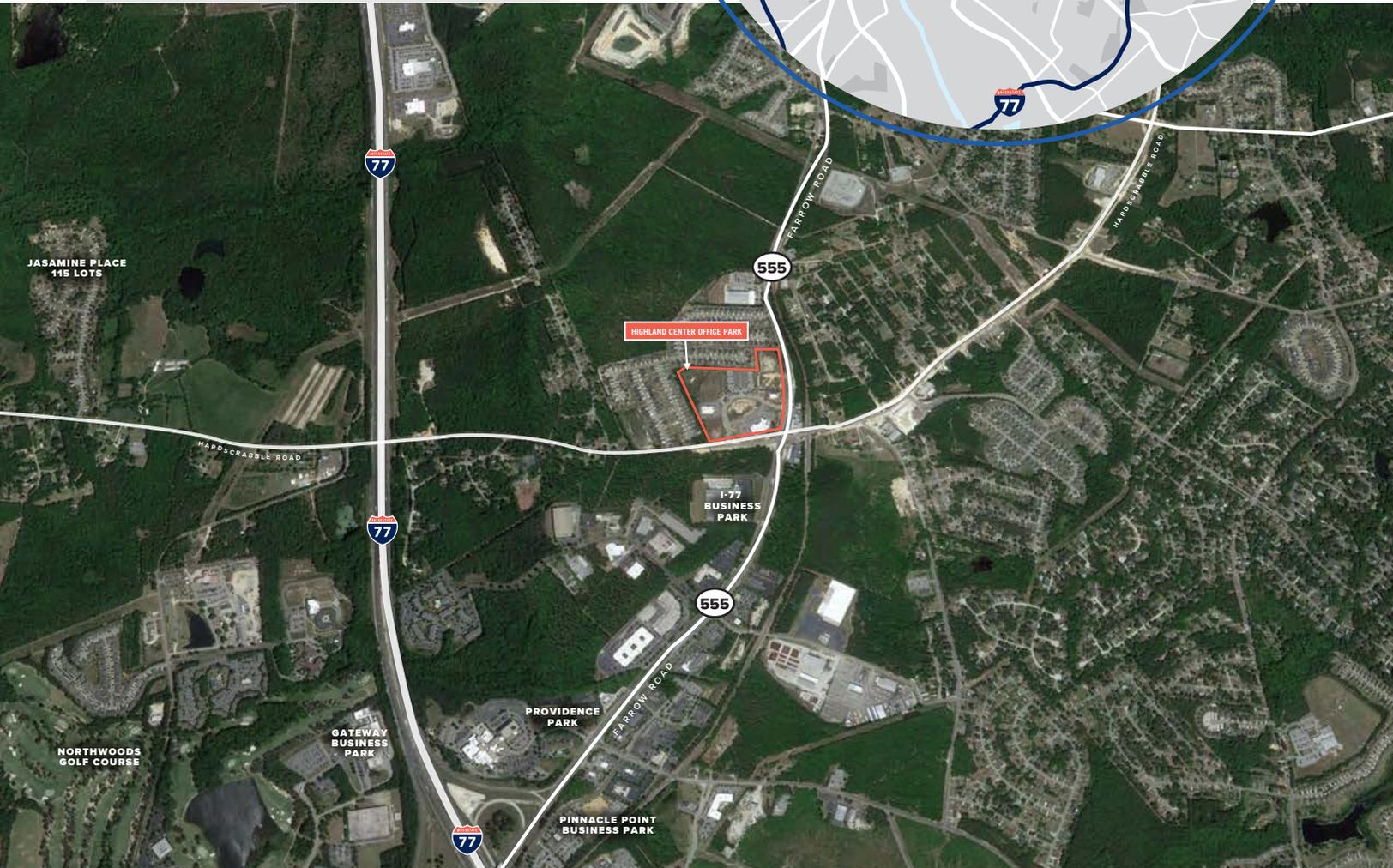
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LOCATION

LOCATED AT THE INTERSECTION OF HARDCRABBLE AND FARROW ROAD IN NORTHEAST AREA OF COLUMBIA.

CONVENIENT ACCESS TO INTERSTATE 77, PROVIDENCE HOSPITAL, AND CLEMSON ROAD.



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