

# 2031 S. Centennial Ave.

Centennial Corporate Center | Building 1

Aiken, SC 29803



## Property Overview

2031 S. Centennial Avenue is located in the Centennial Corporate Center, which is a four building office park in Aiken, South Carolina. The buildings are single-story, Class B office buildings each with  $\pm 51,250$  rentable square feet, for a park total of  $\pm 205,000$  rentable square feet. Currently, national credit tenants UPS, Amentum, and Dominion Energy occupy three buildings.

Centennial Corporate Center features a park-like setting with numerous amenities in close proximity, including shopping, dining, and entertainment. The Aiken submarket offers a strong labor force, and is strategically located along the I-20 corridor between the state capitols of Columbia, South Carolina and Atlanta, Georgia. The region's low cost of doing business, pro-business policies, skilled workforce, and high quality of life make the region an ideal place to do business.

## Contact Us

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2031 S. Centennial Avenue  
Aiken, SC, 29803

For Sublease

±24,250

RSF Available for Sublease

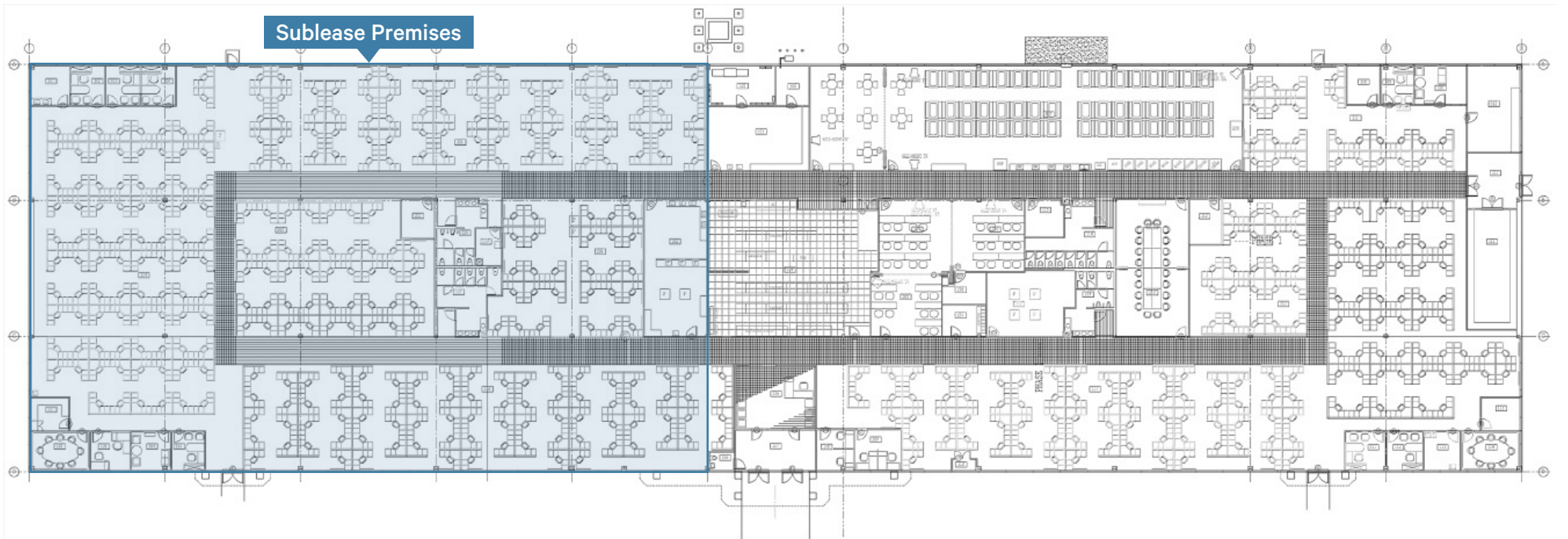
APR 2026

Master Lease Expiration

Contact Broker for Pricing

## Building Overview

Building Size	±51,250 RSF
Year Built	1991
Construction	Steel frame with stucco & glass exterior finishes
Foundation	Concrete slab with reinforced concrete foundation
Roof	Sloped 60 mil, white Sarnafil membrane system
Electrical	Dominion Energy 120v-208v / 277v-480v and gas
Parking	Free surface parking with 8:1,000 RSF ratio



## Nearby Amenities



# Aiken

## South Carolina

Aiken is part of the greater Augusta market, known as the Augusta-Richmond County, GA-SC Metropolitan Statistical Area. The MSA spans the Georgia/South Carolina state line, and includes Richmond, Burke, Columbia, Lincoln, and McDuffie counties in Georgia, and Aiken and Edgefield counties in South Carolina. The area's resources, business friendly environment, low cost of living, high quality of life, and strong labor force are ideal for a variety of industries.

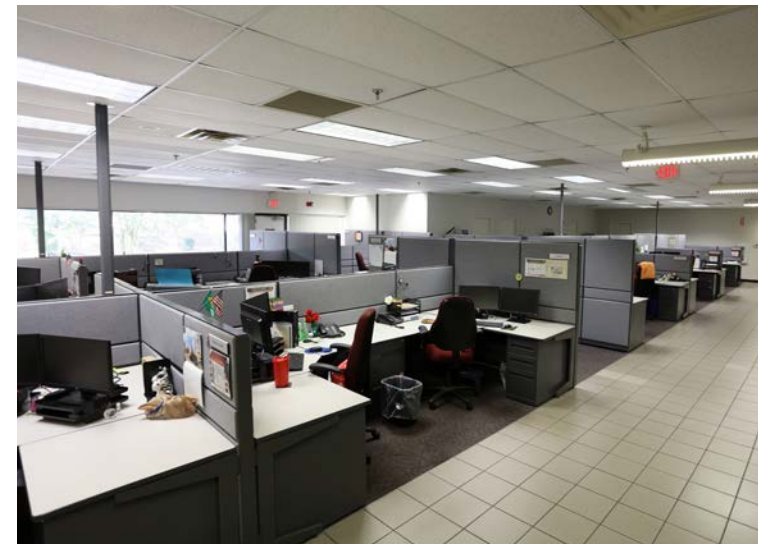
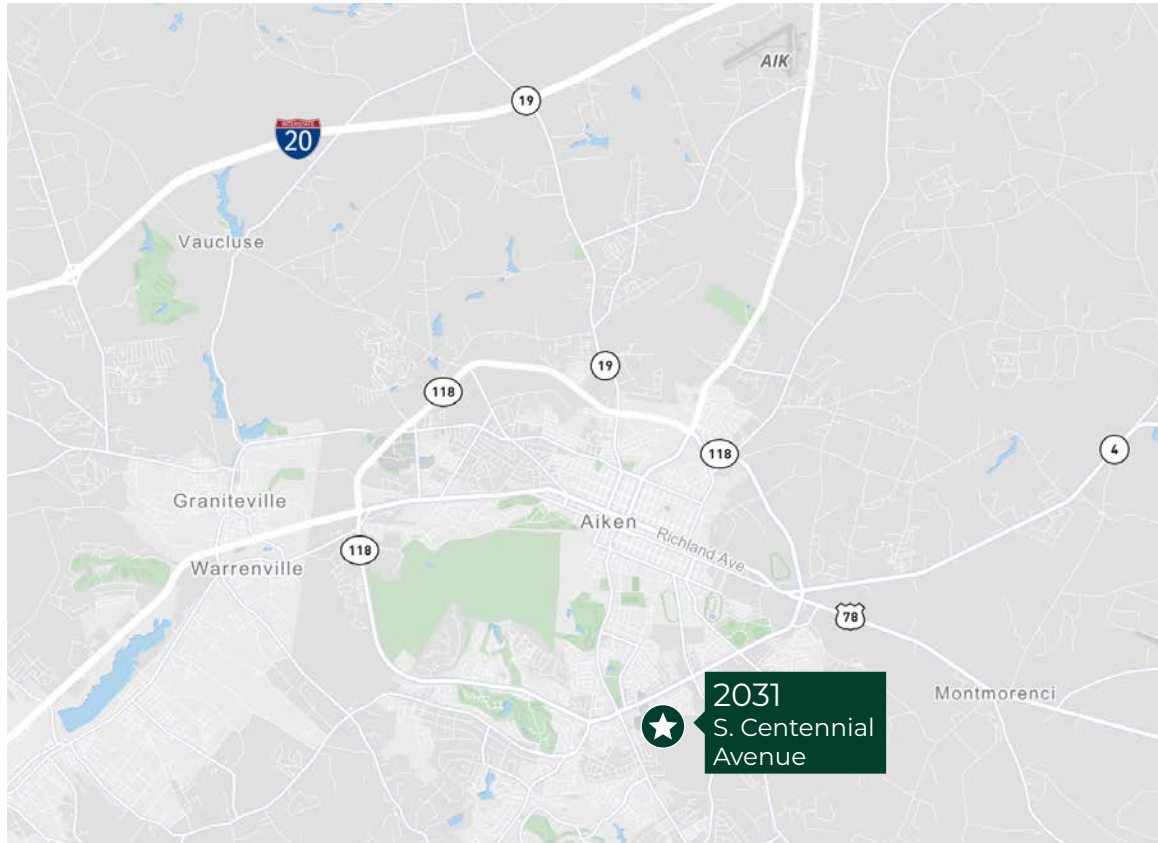
Aiken boasts a strong economic foundation and a number of large employers, including Aiken Regional Medical Center, Amentum, Bridgestone, Dominion Energy, Firestone, Kimberly-Clark, Shaw Industries, the University of South Carolina - Aiken, and UPS. Most notably, the 10,000-employee Savannah River Site (SRS) is located just 20 minutes from Centennial Corporate Center. SRS once produced nuclear materials for weapons and is now being refitted for future uses and remains a major economic driver in the region.

## Driving Distance

Augusta, GA	20 mi.
Columbia, SC	50 mi.
Greenville, SC	115 mi.
Savannah, GA	120 mi.
Charleston, SC	140 mi.
Charlotte, NC	150 mi.
Atlanta, GA	170 mi.

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