



# ±4,844 SF Office Space Located on Millwood Ave

2821 Millwood Avenue  
Columbia, SC

OFFICE BUILDING | FOR LEASE  
ASKING RATE:  
**\$18 PSF NN**



High traffic count of 21,400 VPD on Millwood Ave



2-3 large executive offices or conference rooms



Floor to ceiling windows in lobby



For Lease | 2821 Millwood Ave

## At-a-Glance

**4,844 SF**  
Building size

**Security**  
System in place

**8-10**  
Regular sized offices

**20 spaces**  
Parking in rear lot

**6 spaces**  
At front entrance

**3 restrooms**  
En-suite

## Demographics

Demographics 2025 <i>est.</i>	1 mile	3 miles	5 miles
Total Population	11,467	86,481	171,401
Daytime Population	13,461	151,712	242,239
Number of Households	5,978	38,114	75,110
Average HH Income	\$146,576	\$102,058	\$92,307

Excellent signage on Millwood Avenue with high traffic count of 21,400 vehicles per day

This former law office building offers excellent visibility on Millwood Avenue with a large monument sign and traffic count of 21,400 VPD.

2821 Millwood is located in the established and redeveloping Millwood commercial corridor and intersects with the Devine Street corridor, a premier retail destination in Columbia. The property is minutes from Downtown Columbia, Forest Acres and Shandon.

- Attractive open lobby with floor-to-ceiling windows
- Three restrooms, break room, and large storage room
- Six front parking spaces and 20 additional rear spaces

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# Property Images

8-10 regular offices



Ample parking - 26 spaces total



Floor to ceiling windows in spacious lobby



2-3 large offices or conference rooms



Breakroom/kitchenette





[View Online](#)

## Contact

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