

FOR SALE OR LEASE 3800 FERNANDINA ROAD



33,324 SF SUBURBAN OFFICE
PROMINENT INTERSTATE VISIBILITY - IDEAL FOR END USER

FOR MORE INFO, CONTACT

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PROPERTY OVERVIEW

3800 FERNANDINA RD. & 111 STONEMARK LN.
COLUMBIA, SC 29210



3800 FERNANDINA RD.

- 33,324 SF 2-Story Office Building
- 16,662 SF floorplates
- **Year Built:** 2004, updated common areas
- **Elevator:** One (1) elevator
- **Access Control:** 24/7 access control
- **Availability:**
- 24,672 SF available in October 2025
- 8,633 SF currently occupied (limited term remaining)

111 STONEMARK LN.

- 8,909 SF 2-Story Office Building
- Vacant
- Building can be demolished for additional parking if needed

DUAL PROPERTY OFFERING

- This offering includes both 3800 Fernandina Rd. and 111 Stonemark Ln.
- **Parking:** 3 per 1,000 SF and expandable
- **Property Size:** 2.48 AC
- **Zoning:** ID (Lexington County)
- **Traffic Count:** 89,600 VPD along I-26
- 10 minutes to downtown Columbia
- Easy access to I-26 and I-20
- Attractive interstate visibility

SCDOT RIGHT OF WAY

- SCDOT is in the process of acquiring a small portion of the 3800 Fernandina parking lot for the right of way expansion.
- See next page for additional details regarding ROW acquisition.

FULL SERVICE LEASE RATE \$20.00 PSF

SALE PRICE CONTACT BROKERS

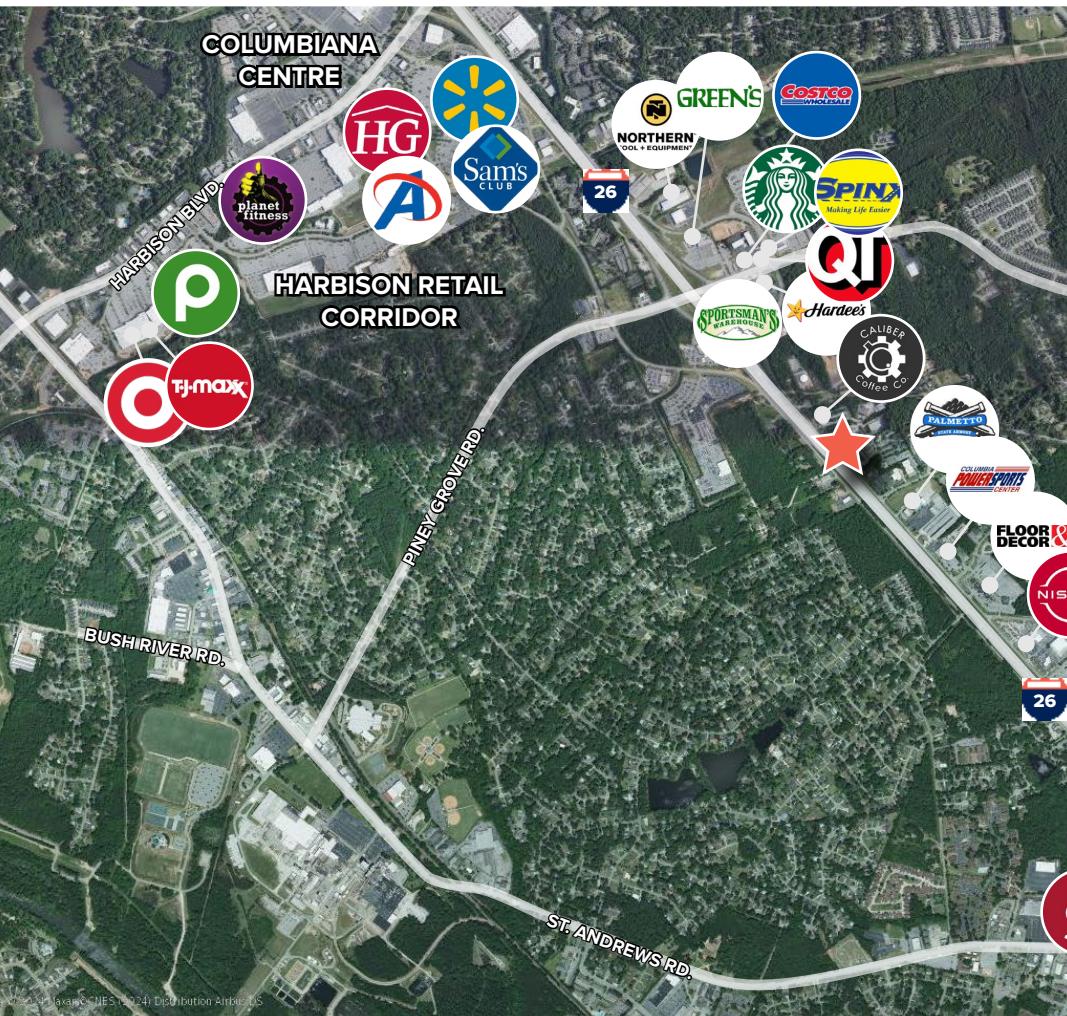
INTERIOR PICTURES



LOCATION OVERVIEW

TRINITY
PARTNERS

3800 FERNANDINA RD. & 111 STONEMARK LN.
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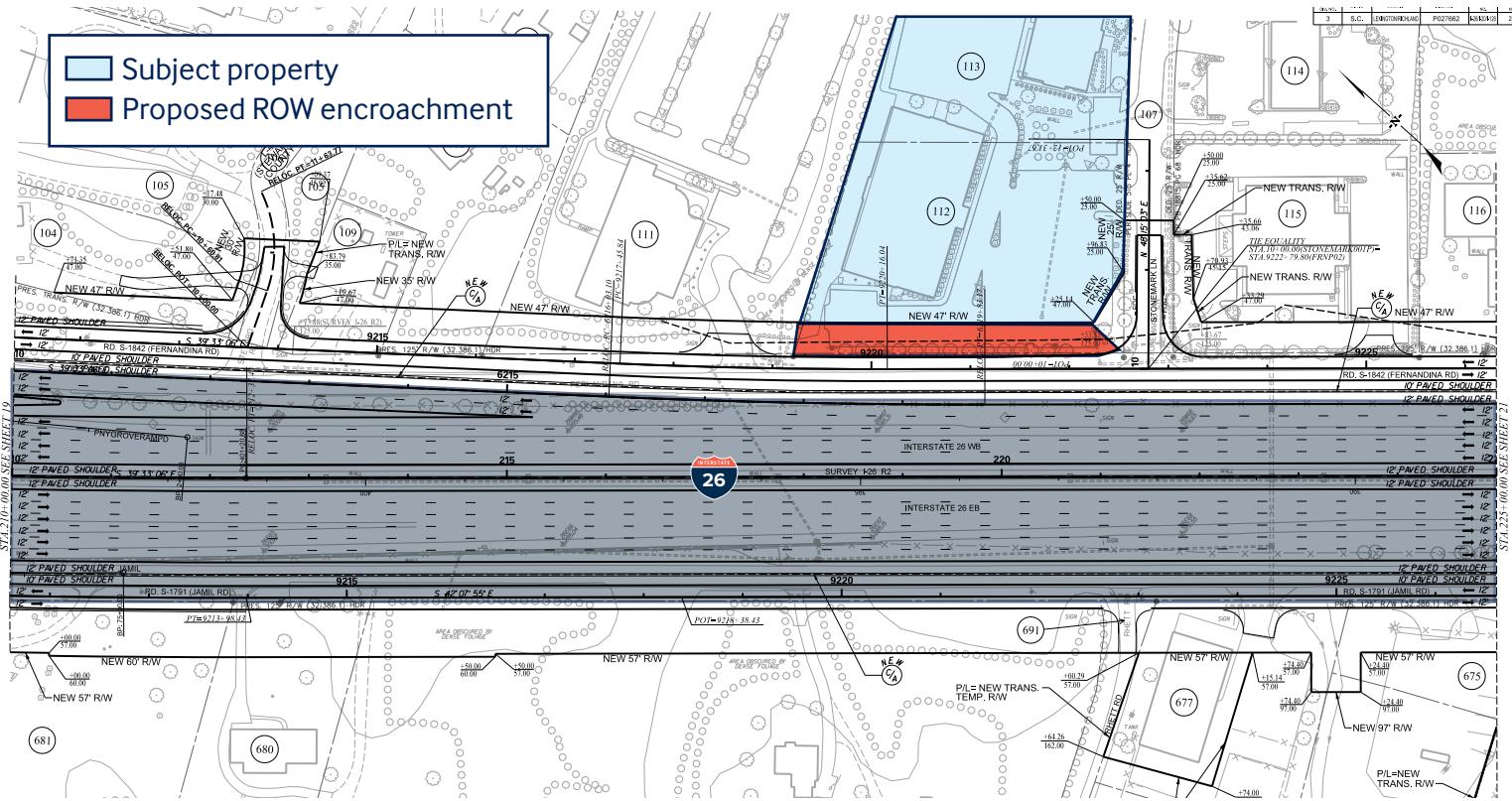
LOCATION AND ACCESS

± 8 Miles / 10 Minutes to
Downtown Columbia

± 11 Miles / 15 Minutes to
Columbia Metropolitan
Airport

Less than 1 mile to I-26 &
2 miles to I-20

CAROLINA CROSSROADS INTERSTATE PROJECT



Program Re-phasing Plan

SUBJECT TO CHANGE

- INTERCHANGE IMPROVEMENTS
- INTERCHANGE RELOCATED/CLOSED
- OTHER INTERCHANGES

