

# 1331 ELMWOOD AVE.

*Conveniently located +  
professionally managed  
Class A office space*

**1,081 - 5,757 SF FOR LEASE:  
\$17.50 PSF FULL SERVICE**

# 1331 ELMWOOD

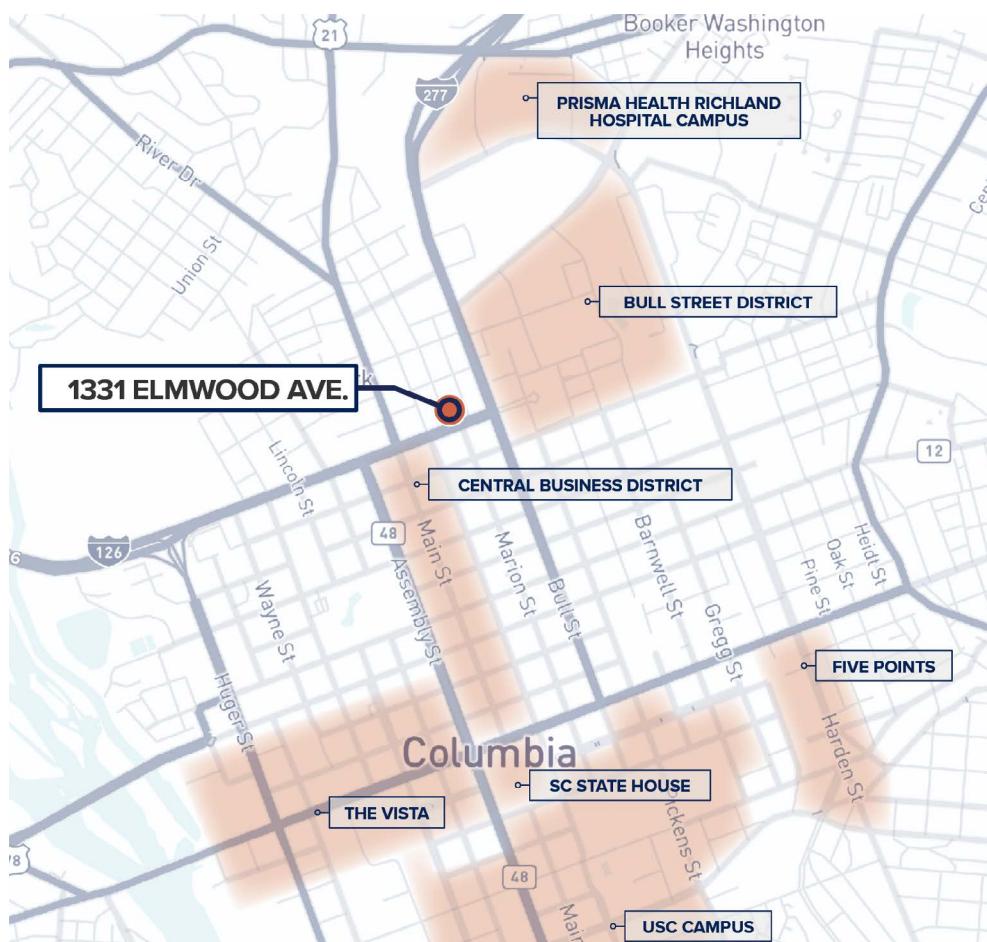
- Full-Service, professionally managed office building located in Columbia's Central Business District
- The property recently underwent enhancements of the exterior landscaping as well as upgrades to the interior aesthetics and finishes
- Flexible lease terms with TI available for long term tenants
- Abundant on-site parking with covered parking also available
- Convenient access to multiple interstate systems

*For Lease*  
**\$17.50 PSF FULL SERVICE**

*For Sale*  
**CONTACT BROKERS  
FOR PRICING**

**TRINITY  
PARTNERS**

*Office suites from 1,081 -  
5,757 SF for lease*



# 1331 ELMWOOD

## FIRST FLOOR

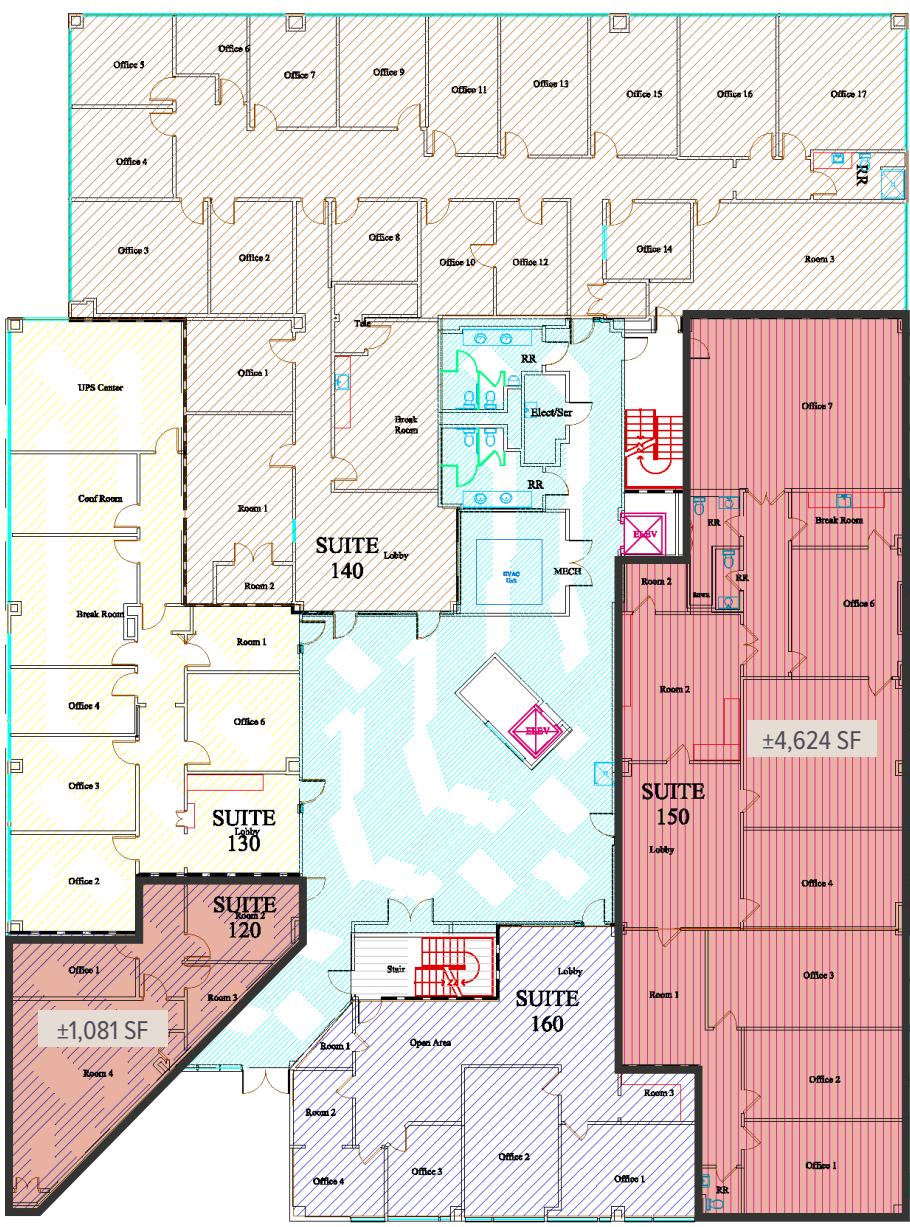
**SUITE 120** • 1,081 SF  
• AVAILABLE

**SUITE 130** • 2,745 SF  
• Leased

**SUITE 140** • 6,591 SF  
• Leased

**SUITE 150** • 4,624 SF  
• AVAILABLE

**SUITE 160** • 1,777 SF  
• Leased



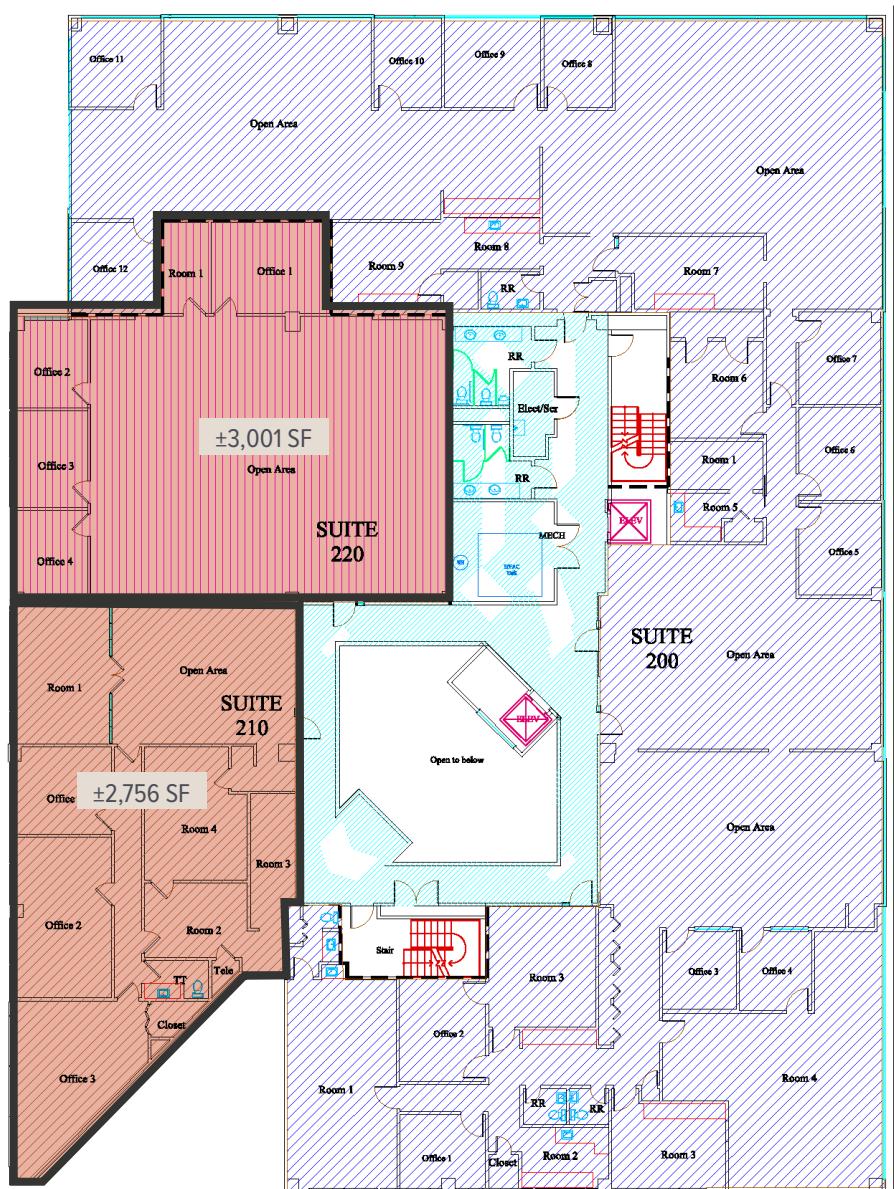
# 1331 ELMWOOD

## SECOND FLOOR

**SUITE 200** • 11,269 SF  
• Leased

**SUITE 210** • 2,756 SF  
• **AVAILABLE**

**SUITE 220** • 3,001 SF  
• **AVAILABLE**



# 1331 ELMWOOD

## THIRD FLOOR

**SUITE 300A** • 1,511 SF  
• Leased

**SUITE 300B** • 2,157  
• Leased

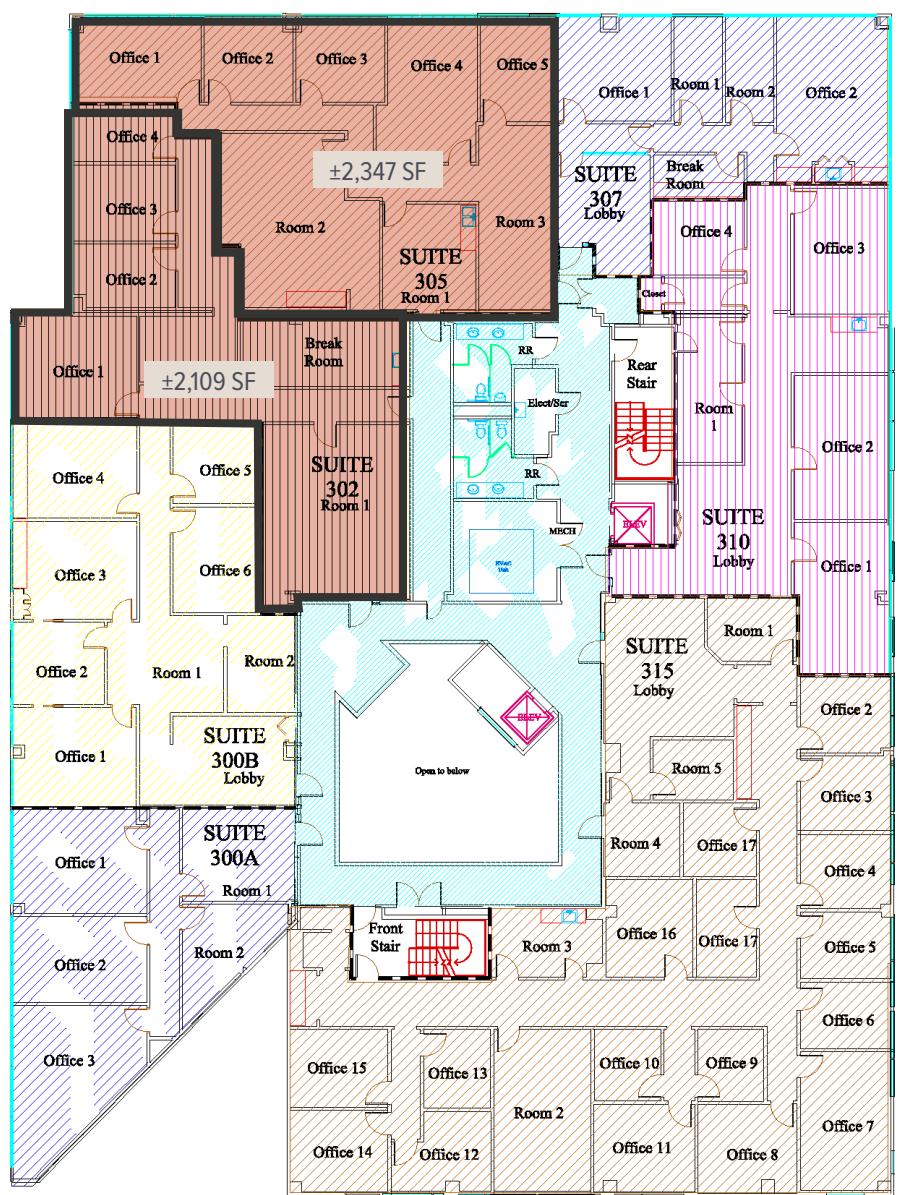
**SUITE 302** • 2,109 SF  
• **AVAILABLE**

**SUITE 305** • 2,347 SF  
• **AVAILABLE**

**SUITE 307** • 1,356 SF  
• Leased

**SUITE 310** • 2,123 SF  
• Leased

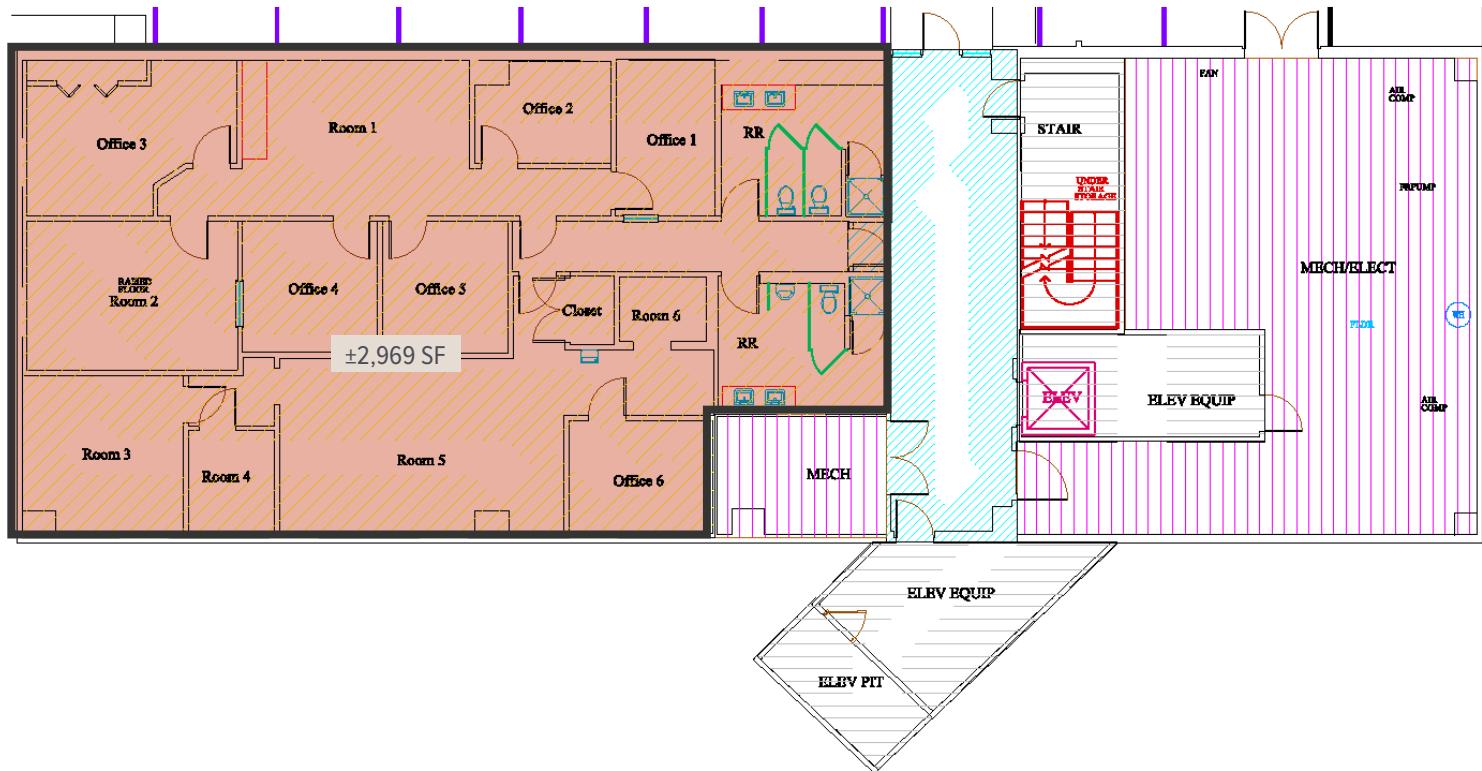
**SUITE 315** • 5,040 SF  
• Leased



# 1331 ELMWOOD

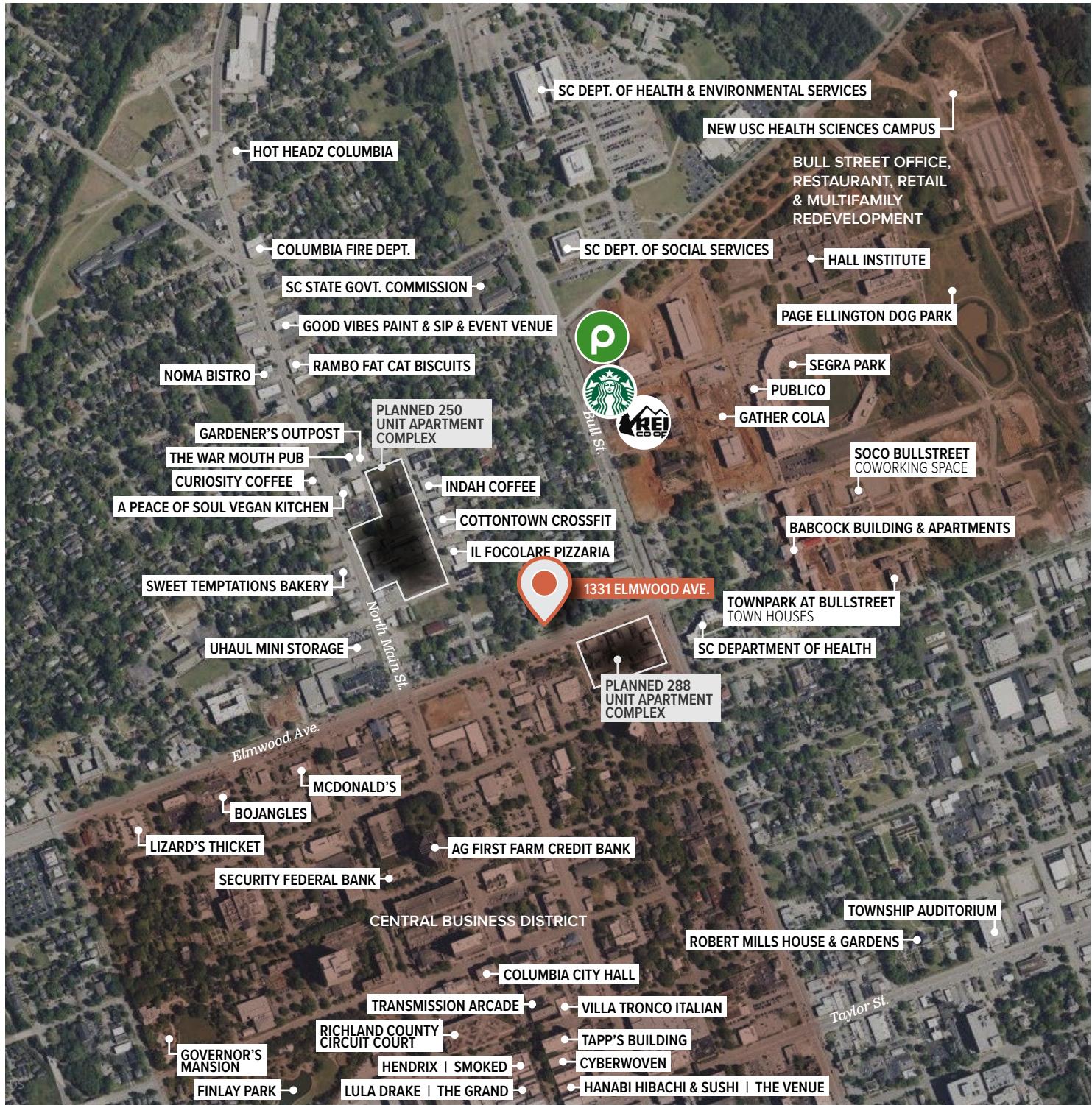
## BELOW GRADE

**SUITE 090** • 2,969 SF  
• AVAILABLE



# The CENTRAL BUSINESS DISTRICT

*A Connected Destination for Business*



# 1331 ELMWOOD

Office suites from 1,081 -  
5,757 SF for lease



# 1331 ELMWOOD AVE.



Bruce Harper, SIOR  
803.567.1445  
[bharper@trinity-partners.com](mailto:bharper@trinity-partners.com)



Robbie Cook  
803.567.1528  
[rcook@trinity-partners.com](mailto:rcook@trinity-partners.com)

*For Lease*  
**\$17.50 PSF FULL SERVICE**

*For Sale*  
**CONTACT BROKERS FOR PRICING**