



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

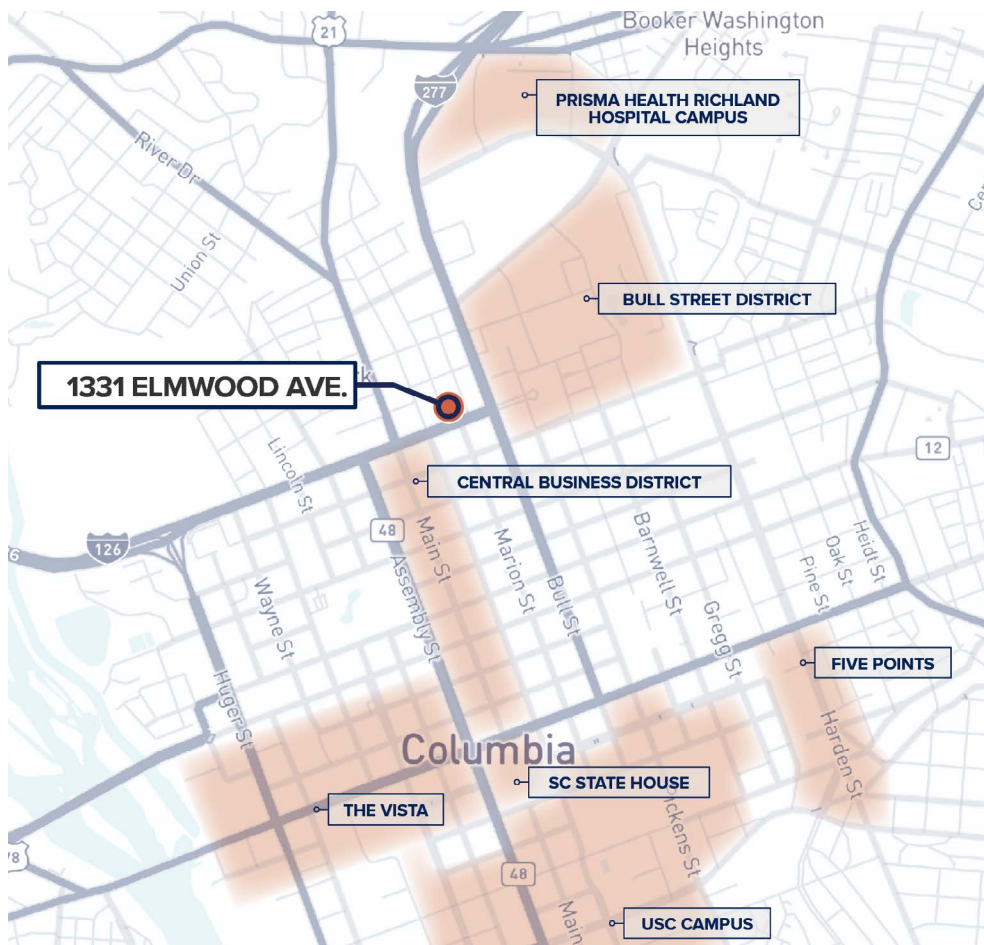
\$17.50 PSF FULL SERVICE

For Sale

**CONTACT BROKERS
FOR PRICING**

**TRINITY
PARTNERS**

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



1331 ELMWOOD

FIRST FLOOR

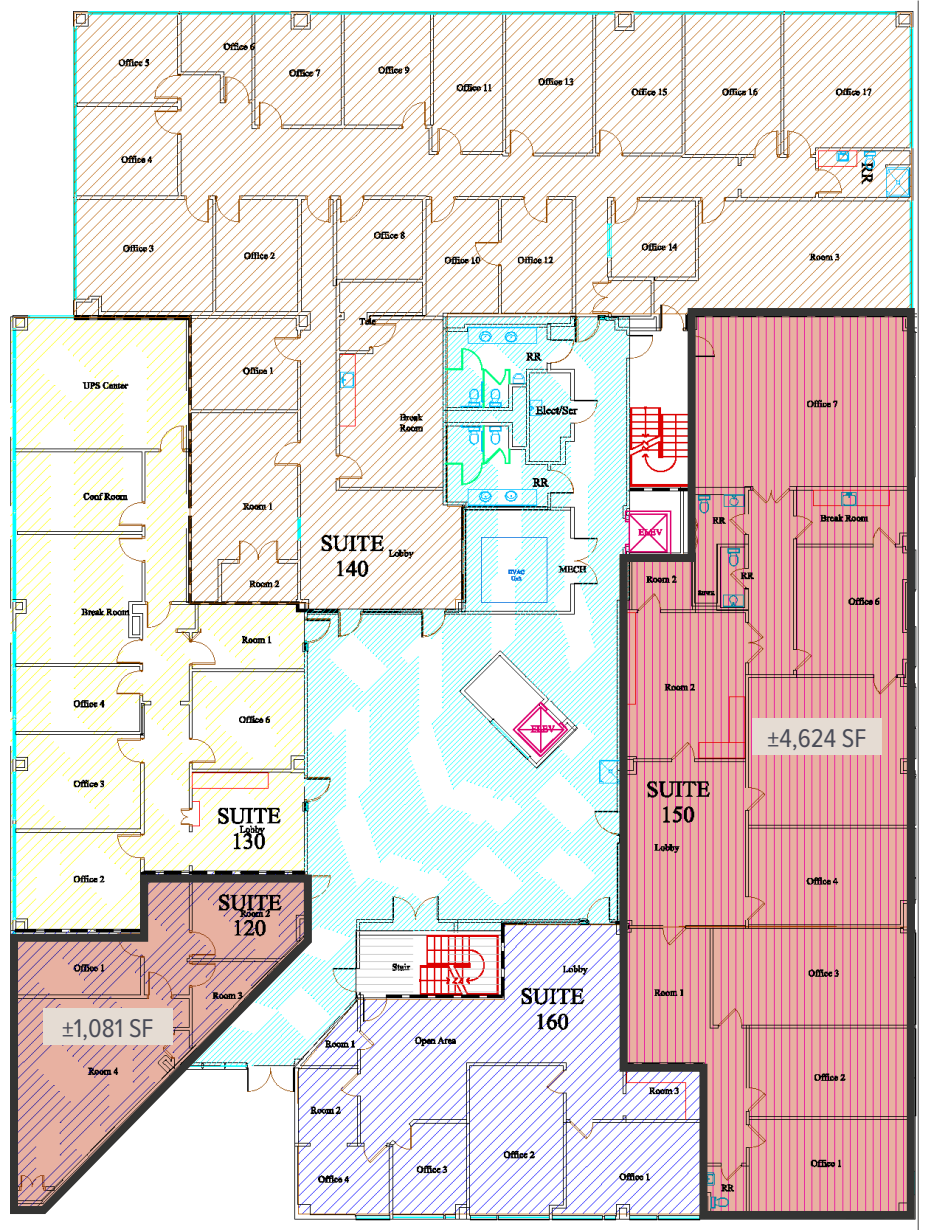
SUITE 120 • 1,081 SF
• **AVAILABLE**

SUITE 130 • 2,745 SF
• Leased

SUITE 140 • 6,591 SF
• Leased

SUITE 150 • 4,624 SF
• **AVAILABLE**

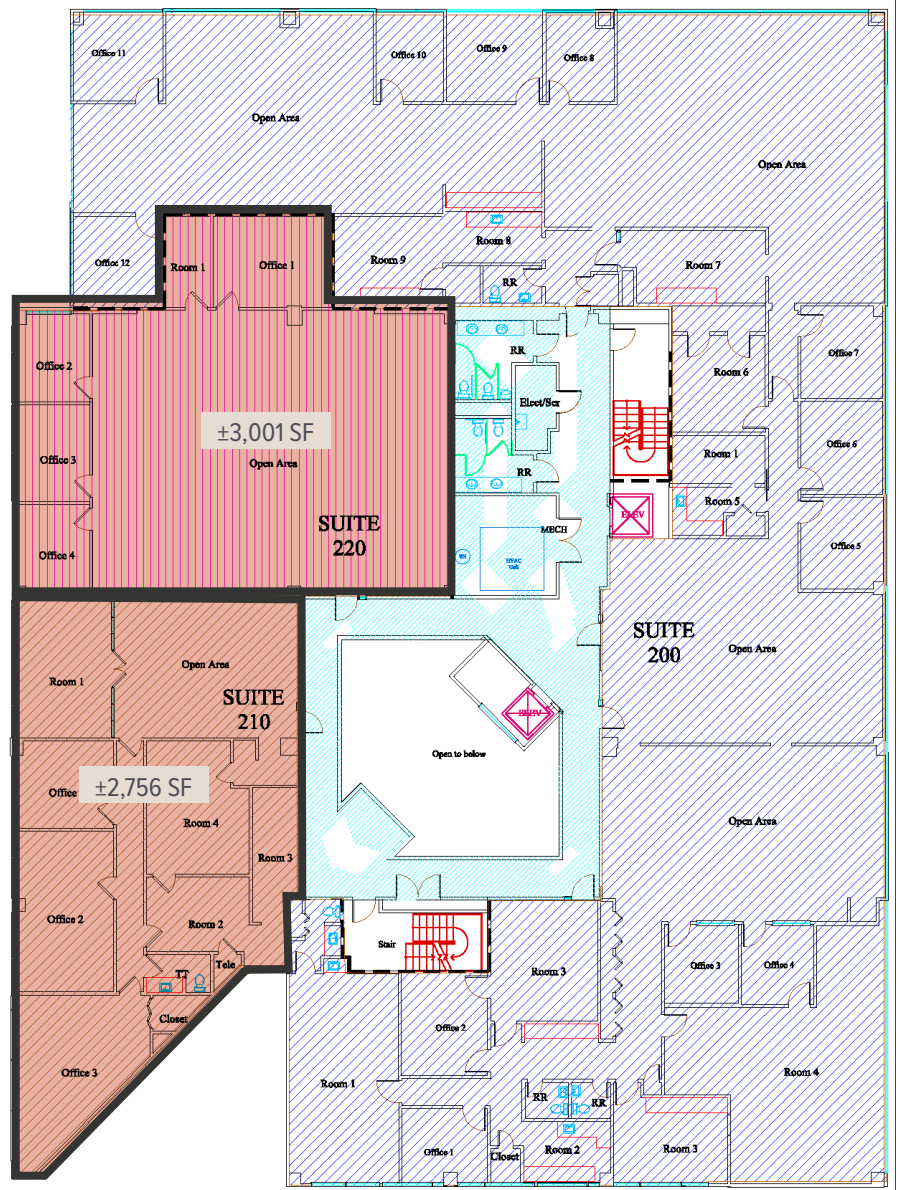
SUITE 160 • 1,777 SF
• Leased



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SECOND FLOOR

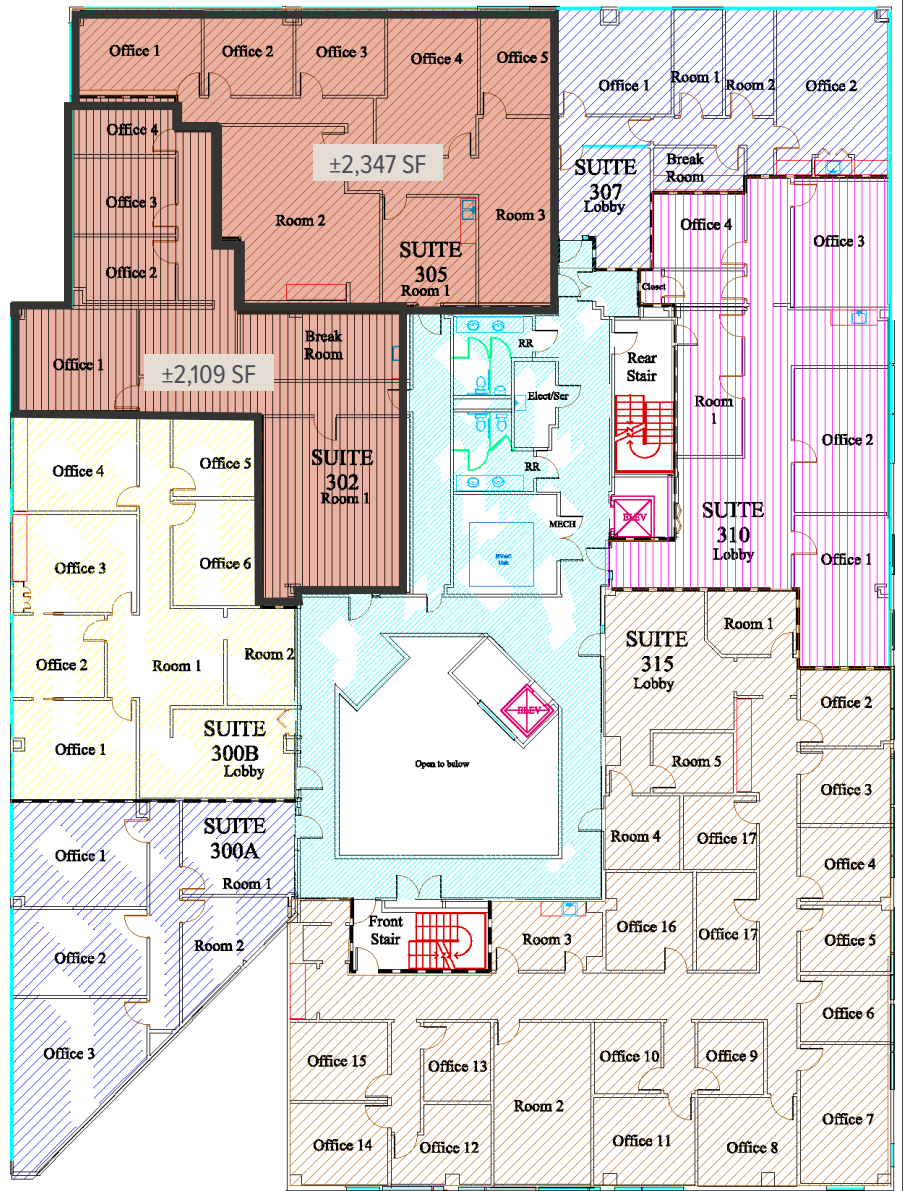
SUITE 200	<ul style="list-style-type: none"> • 11,269 SF • Leased
SUITE 210	<ul style="list-style-type: none"> • 2,756 SF • AVAILABLE
SUITE 220	<ul style="list-style-type: none"> • 3,001 SF • AVAILABLE



1331 ELMWOOD

THIRD FLOOR

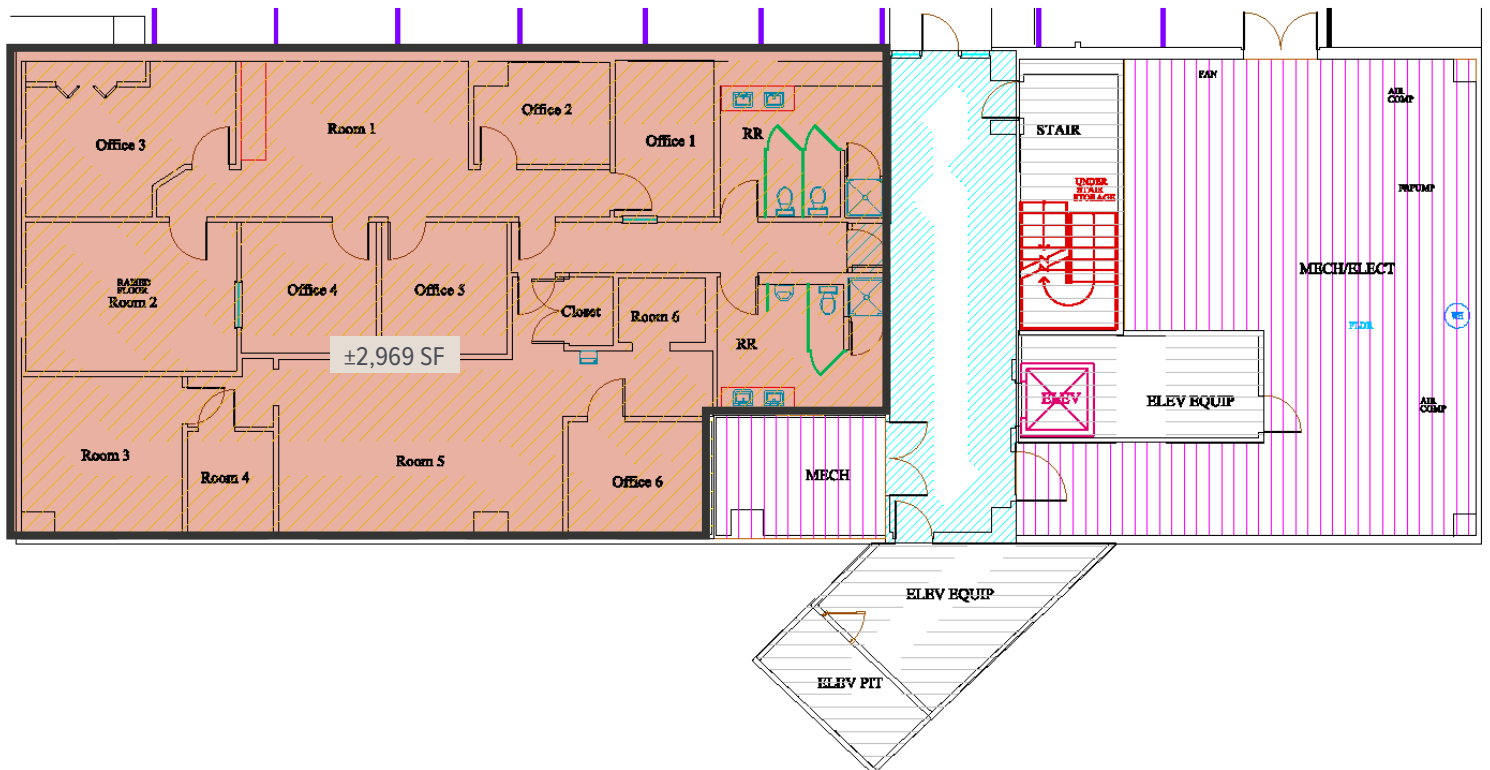
SUITE 300A	<ul style="list-style-type: none"> • 1,511 SF • Leased
SUITE 300B	<ul style="list-style-type: none"> • 2,157 • Leased
SUITE 302	<ul style="list-style-type: none"> • 2,109 SF • AVAILABLE
SUITE 305	<ul style="list-style-type: none"> • 2,347 SF • AVAILABLE
SUITE 307	<ul style="list-style-type: none"> • 1,356 SF • Leased
SUITE 310	<ul style="list-style-type: none"> • 2,123 SF • Leased
SUITE 315	<ul style="list-style-type: none"> • 5,040 SF • Leased



1331 ELMWOOD

BELOW GRADE

SUITE 090 • 2,969 SF
• AVAILABLE

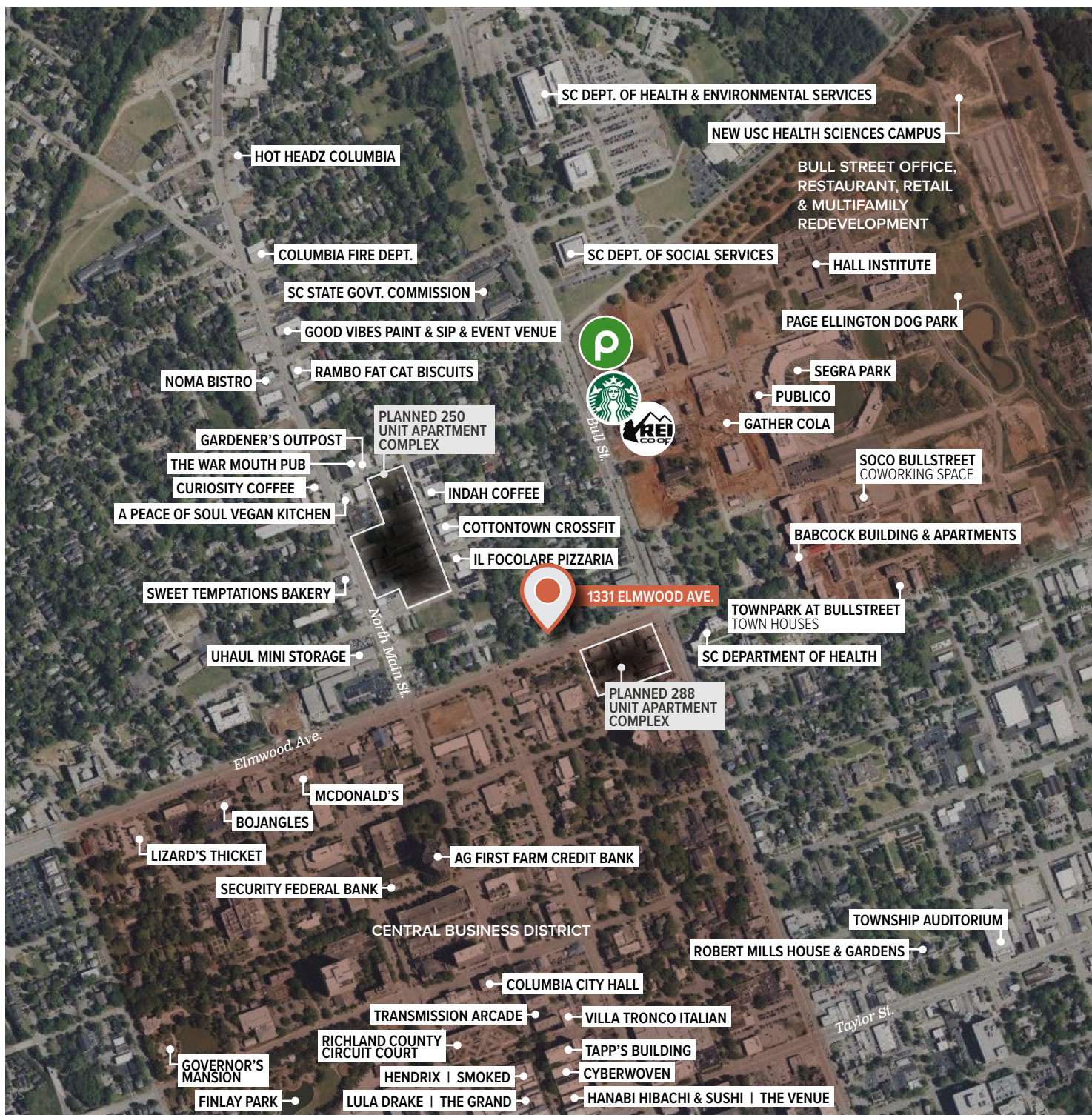


The

TRINITY
PARTNERS

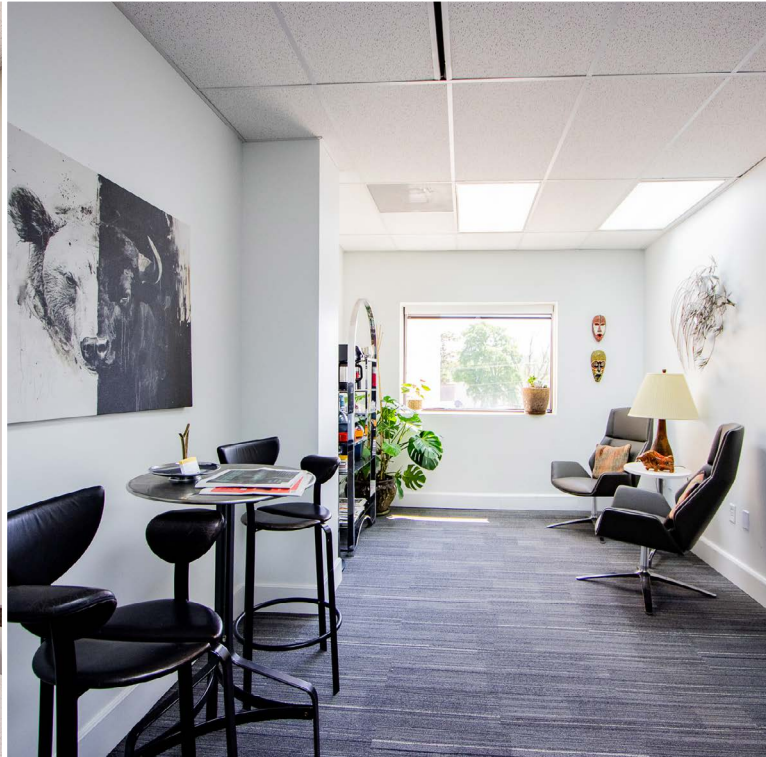
CENTRAL BUSINESS DISTRICT

A Connected Destination for Business



1331 ELMWOOD

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



1331 ELMWOOD AVE.



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For Lease

\$17.50 PSF FULL SERVICE

For Sale

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