



**A Class-A Experience And Environment
For Your Clients And Patients.**

LEASED BY



OWNED AND
MANAGED BY



INTRODUCING

One Wellness



60,566 SF of Class-A medical / office space just minutes from the Lexington Medical Center of Irmo and Prisma Health's Parkridge Campus

Professional, responsive ownership and management provide high-touch service for tenants

Capital improvement program underway, upgrading common areas, carpet, and lighting

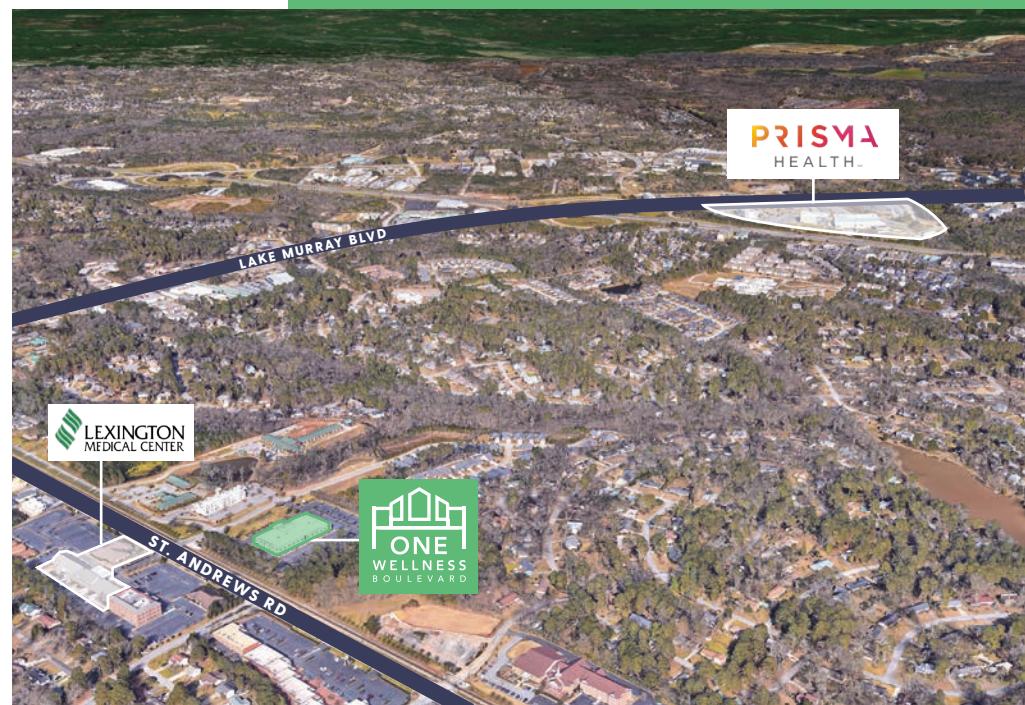
Signage opportunities available

THE DETAILS

PARKING: 5.1 / 1,000 SF

LEASE RATE (MEDICAL): \$23 / PSF, Full Service

LEASE RATE (OFFICE): \$20 / PSF, Full Service





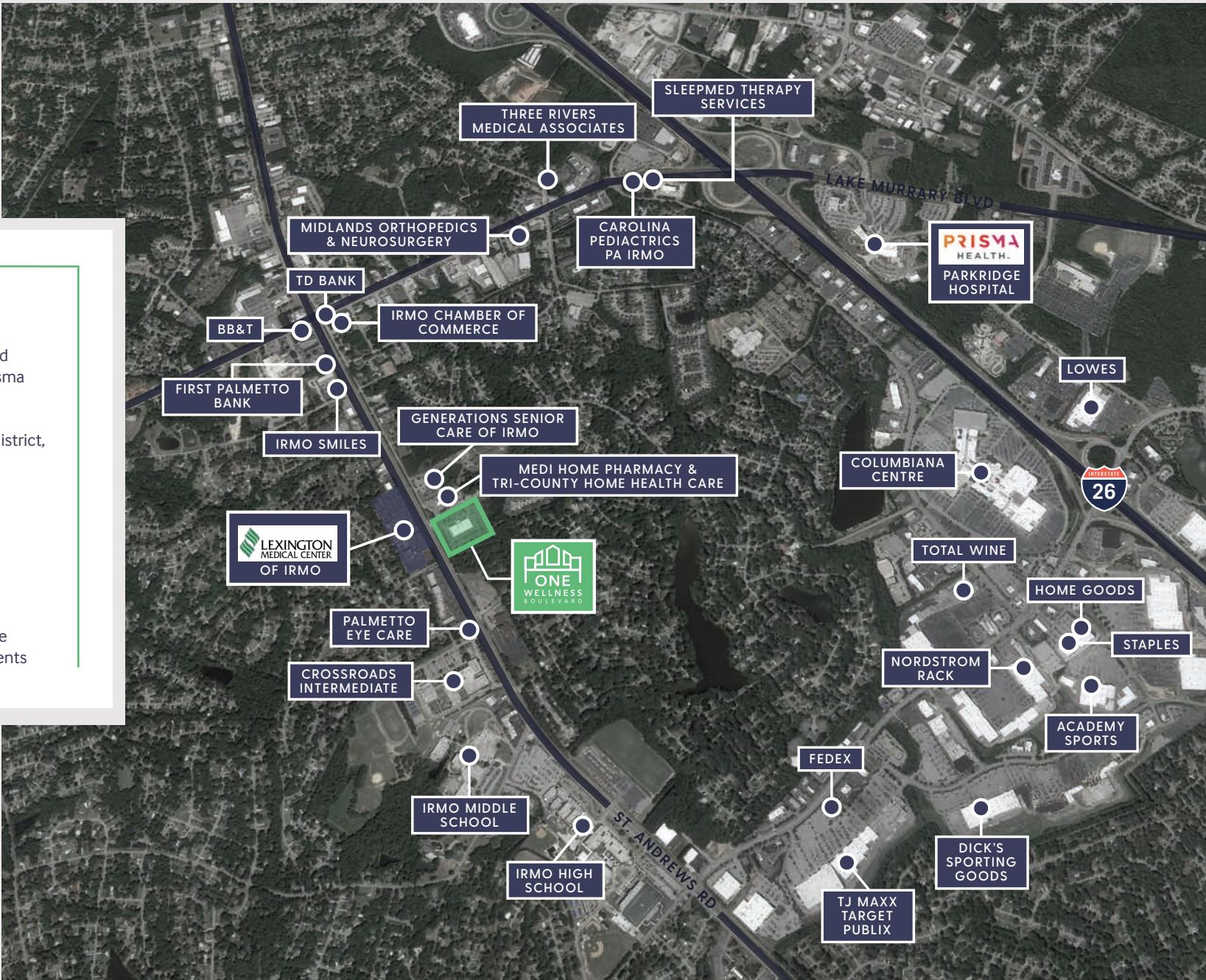
The Ideal Location

Surrounded by respected corporate and medical tenants, just minutes from Prisma Health's Parkridge Campus

In Columbia's most popular shopping district, close to popular retail and restaurants, including Columbiana Center

Easy Access From All Over Columbia

Minutes from I-26, providing hassle-free access for employees, patients, and clients



Availabilities

MULTIPLE AVAILABILITIES
RANGING FROM 1,118 – 35,907 SF

FIRST FLOOR

SUITE 101: 1,120 SF

SUITE 103: 5,150 SF

SUITE 107: 1,218 SF



SECOND FLOOR

SUITE 201: 5,198 SF

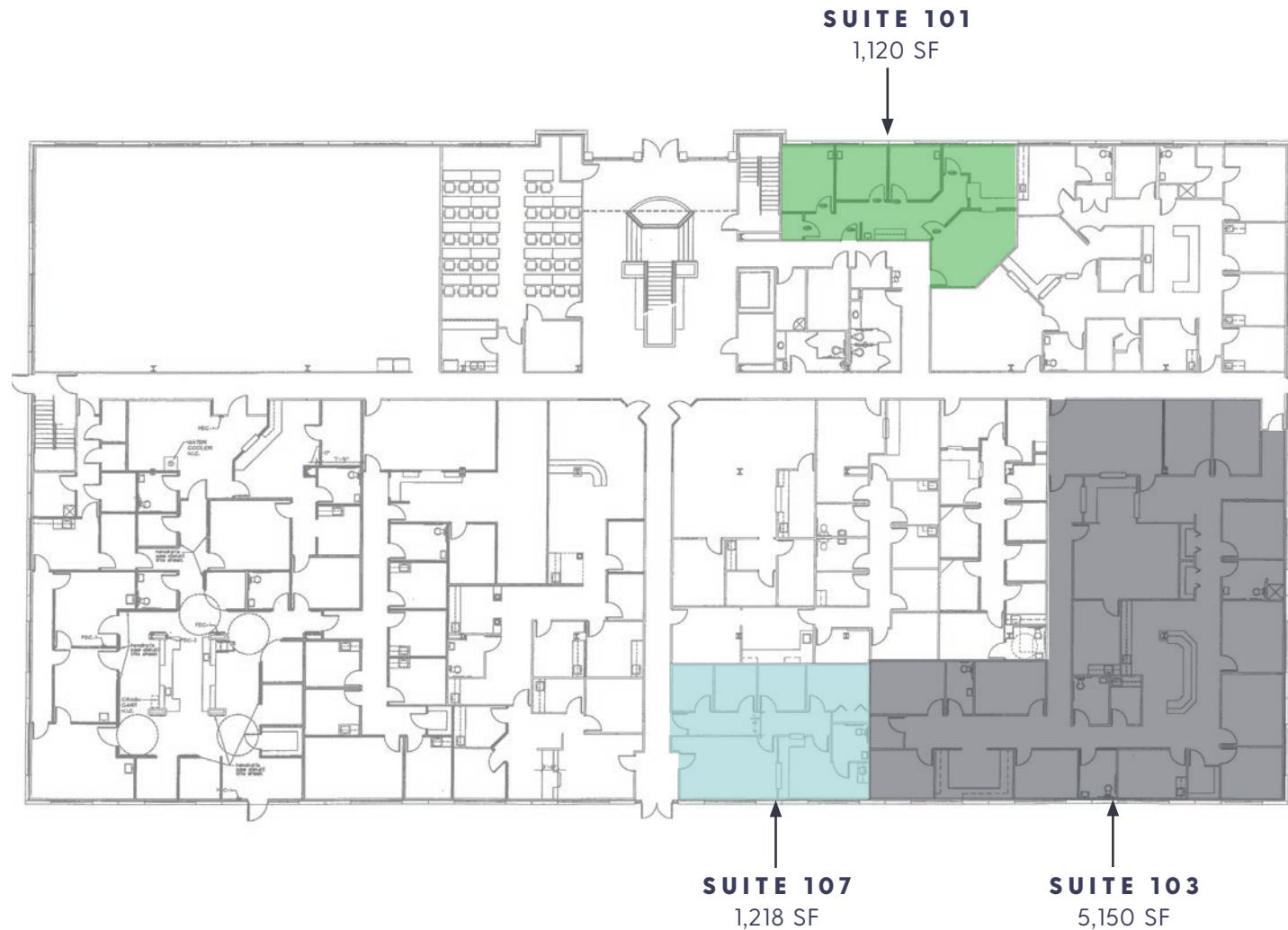
SUITE 200A: 4,329 SF

SUITE 200B: 12,976 SF



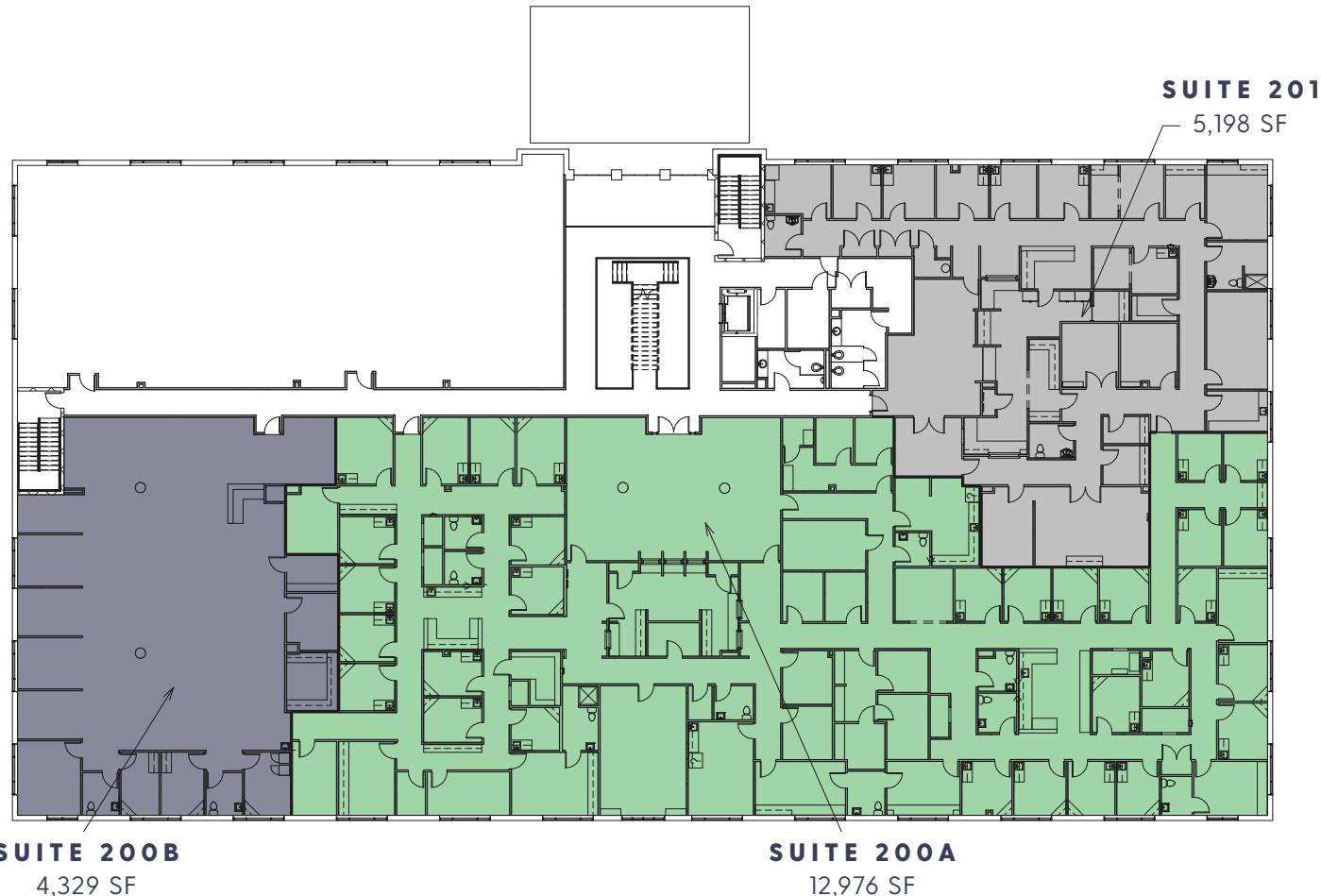
First Floor

FLOOR PLAN



Second Floor

FLOOR PLAN





ONE WELLNESS BOULEVARD | COLUMBIA, SC 29063

WANT TO KNOW MORE OR TAKE A TOUR OF ONE WELLNESS?

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