

NAIColumbia

1628

BROWNING

1628 Browning Road
Columbia, South Carolina

Jeff Hein, SIOR

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Property Features

1628 Browning Road, Columbia, South Carolina

For Lease
Premier
Office Space

PROPERTY DESCRIPTION: Two story multitenant office building on 17.12 acres with abundant parking. Highly visible on Interstate 26 with immediate access to Interstate 20

AMENITIES: Onsite back up generator & building signage

PARKING: 5.01-6.68 spaces per 1,000 SF available in the onsite parking lot

TRAFFIC COUNT: 127,700 VPD (Station 2141) Interstate 26

LOCATION DESCRIPTION: 1628 Browning fronts Interstate 26 and is conveniently accessible to the Central Business District (approximately 10 minute drive), Columbia Metropolitan airport, and close proximity to numerous residential areas. The building is also within a 5 minute drive to the Harbison Blvd retail corridor, the largest in Columbia.



1628 Browning Road

Columbia, South Carolina

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PROPERTY ADDRESS: 1628 Browning Road, Columbia, South Carolina

TOTAL SF: $\pm 171,592$ RSF

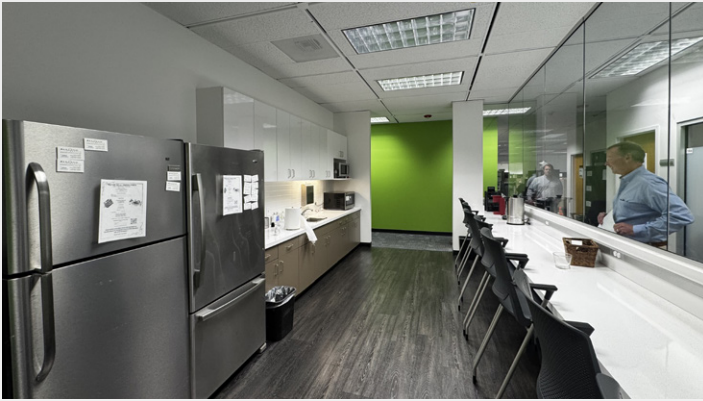
AVAILABILITY: 1st floor: $\pm 11,565$ RSF
 $\pm 24,683$ RSF (Available 1/2027)
2nd floor: $\pm 16,966$ RSF

LEASE RATE: \$17.25/SF (Full Service)

Interior Photos

1628 Browning Road, Columbia, South Carolina

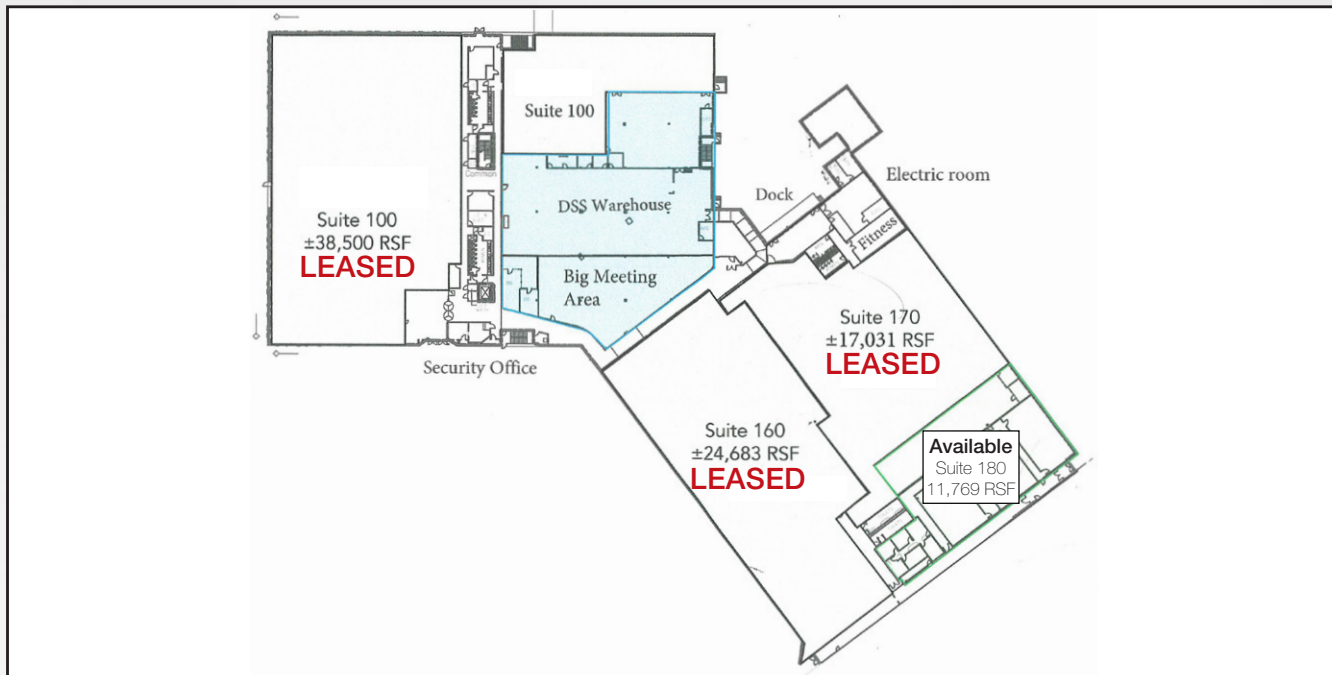
For Lease
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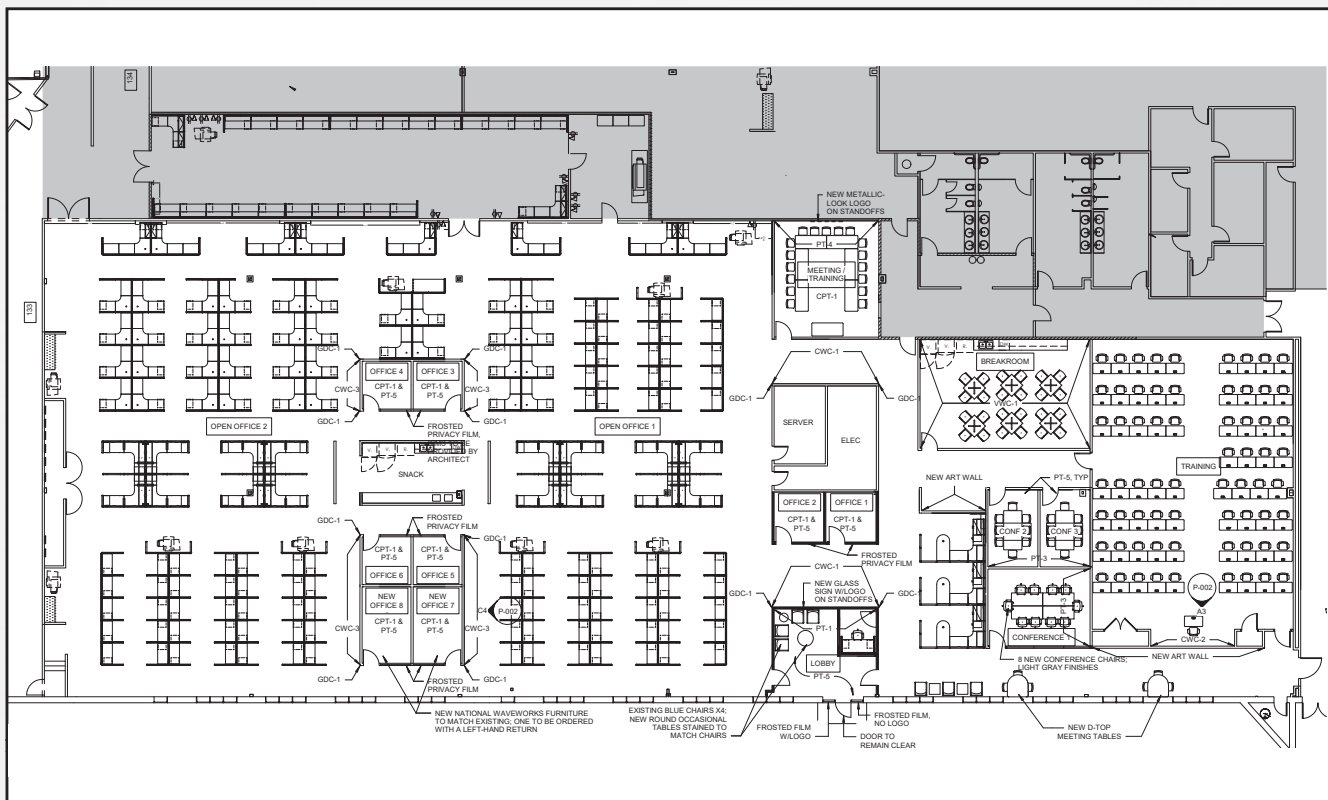
1st Floor

Floor Plan

For Lease
Premier
Office Space



Suite 160 - Available January 2027

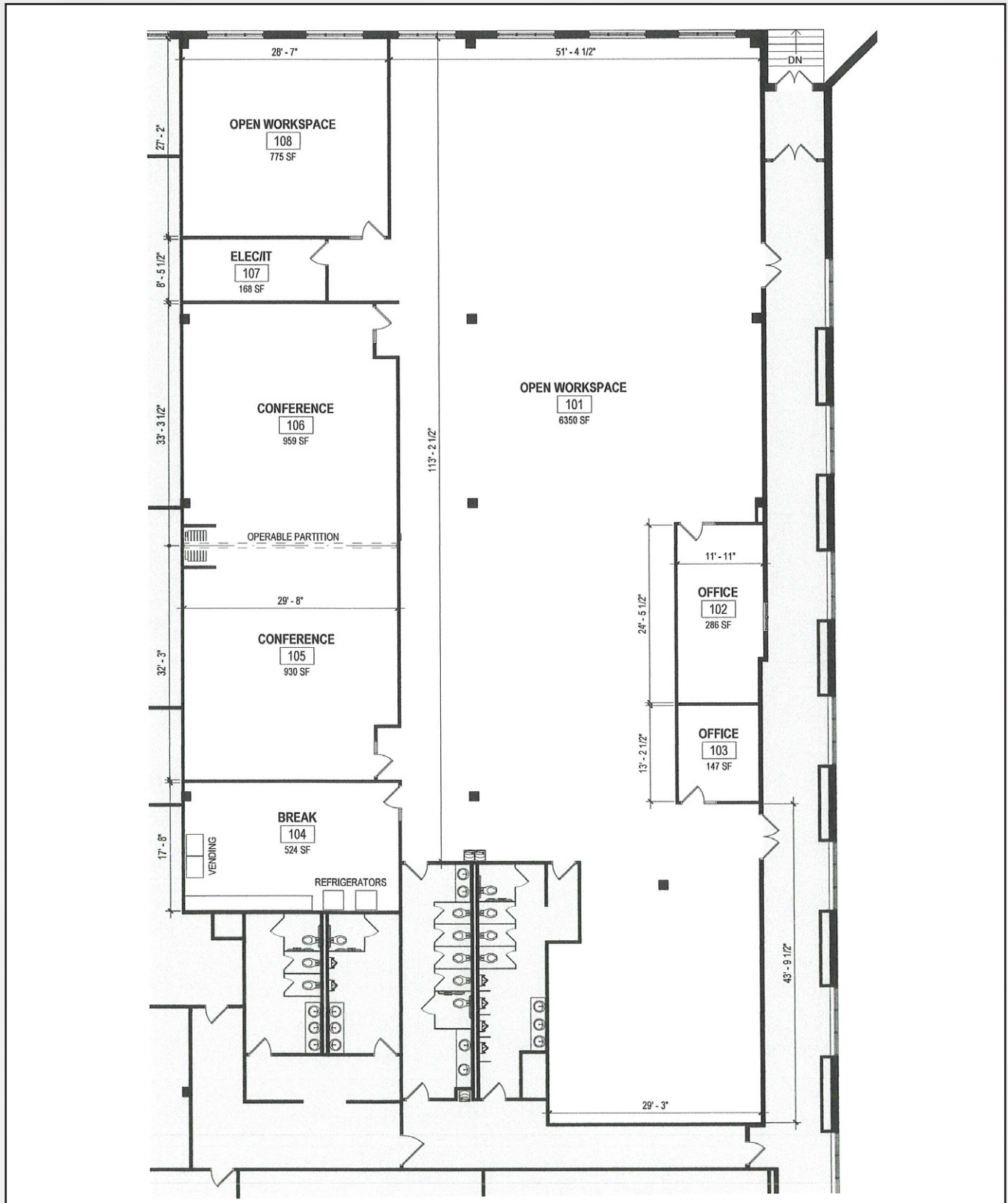


11,565 Square Feet

For Lease

Premier

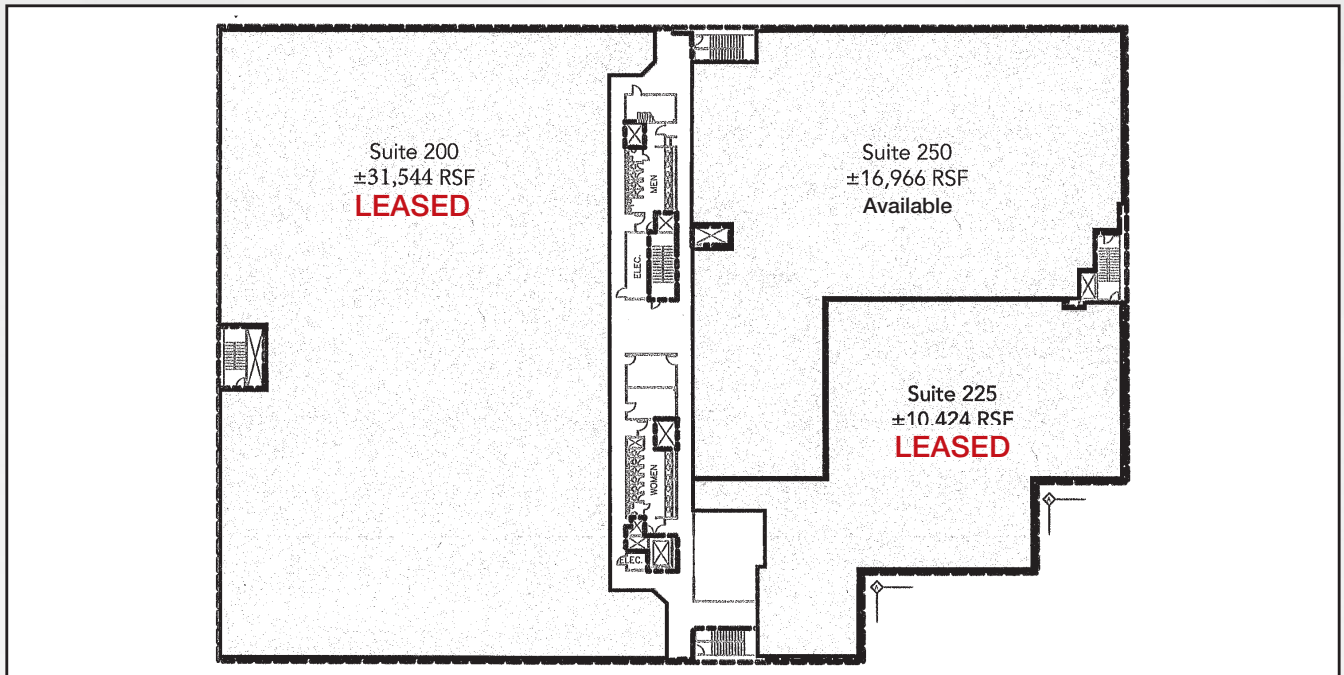
Office Space



2nd Floor

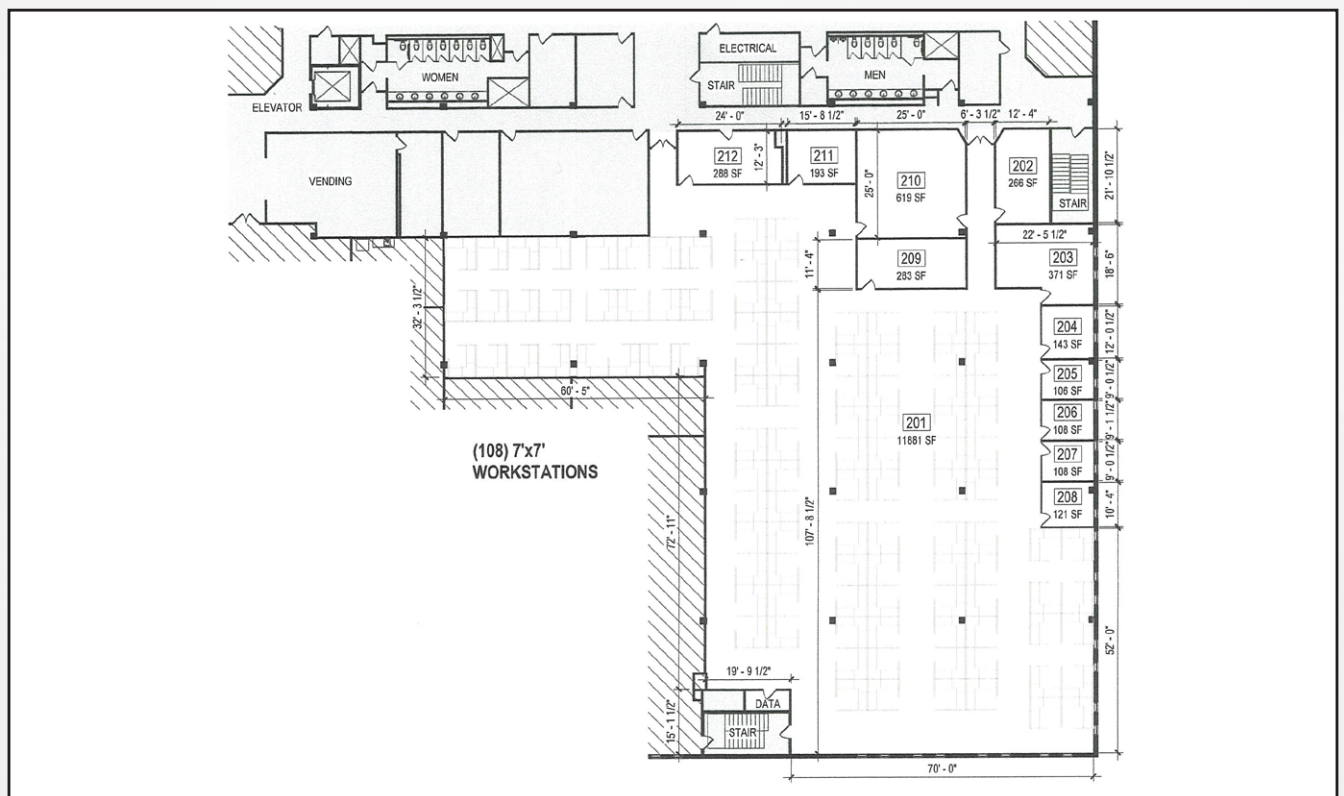
Floor Plan

For Lease
Premier
Office Space



Suite 250 - Available

16,966 Square Feet



Aerial Map

1628 Browning Road, Columbia, South Carolina

For Lease
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**HARBISON BLVD
RETAIL CORRIDOR**



Point of Interest Map

1628 Browning Road, Columbia, South Carolina

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**RIVERBANKS
ZOO & GARDEN**
columbia south carolina



Lexington Medical
Center

SITE



USPS

PROGRESSIVE

Aerotek

**CENTRAL
ELECTRIC
POWER**
COOPERATIVE, INC.

STANLEY & MARTIN



cepi UNIVERSITY

**CVS
pharmacy**
TWC

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