



# 20/21 BUSINESS CENTER

**PRIME  
INTERSTATE  
LOCATION**

*HIGH VISIBILITY  
OPPORTUNITIES  
AVAILABLE*



**CAPITAL IMPROVEMENTS  
RECENTLY COMPLETED**

**COLUMBIA, SOUTH CAROLINA**

**FOR LEASE**  
**FLEX/OFFICE SPACE**



6904 N MAIN STREET

CENTRAL  
LOCATION  
EXCELLENT  
ACCESSIBILITY  
PROFESSIONALLY  
MANAGED



100 NORTHEAST DR



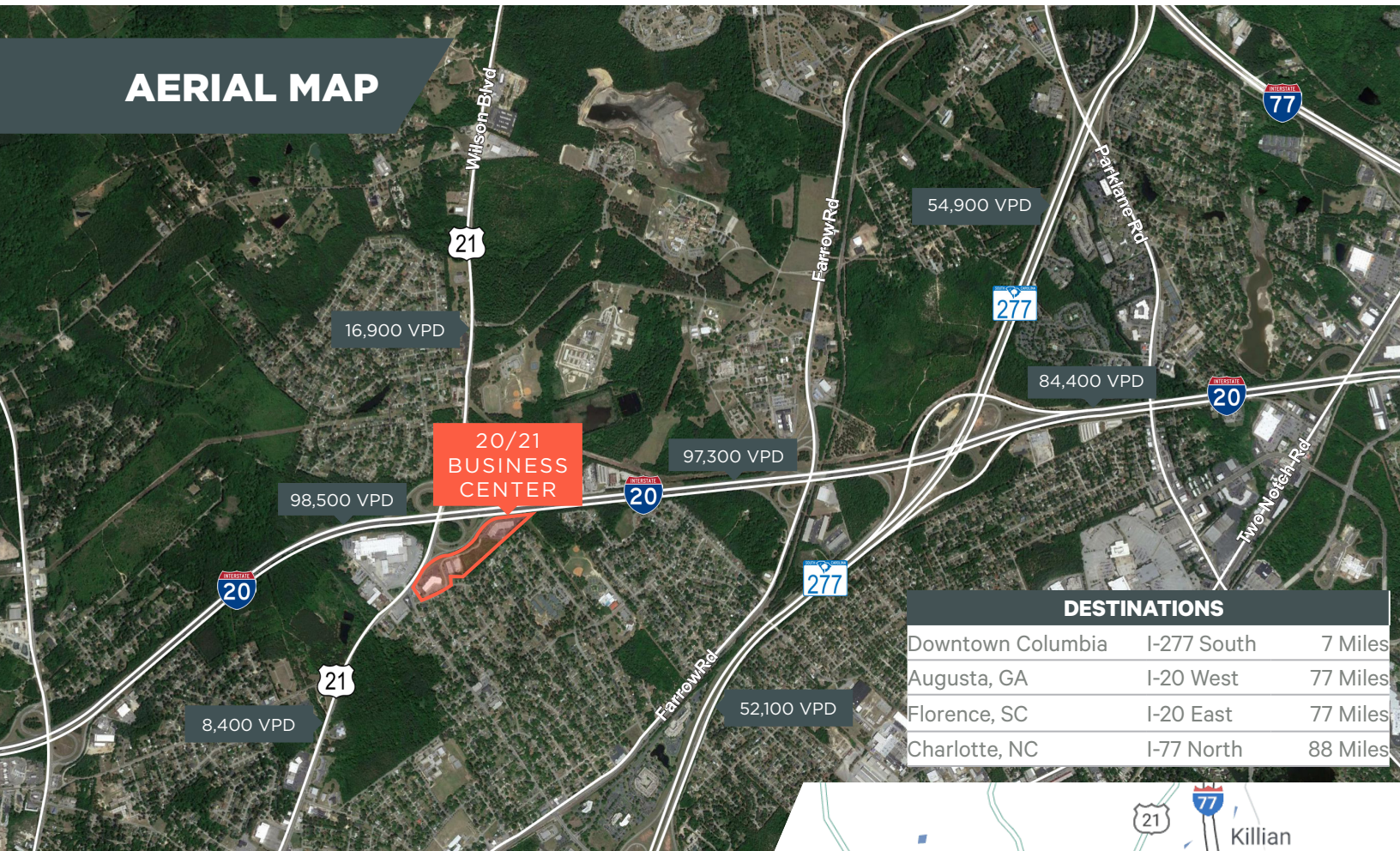
400 NORTHEAST DR

## PRIME OPPORTUNITY

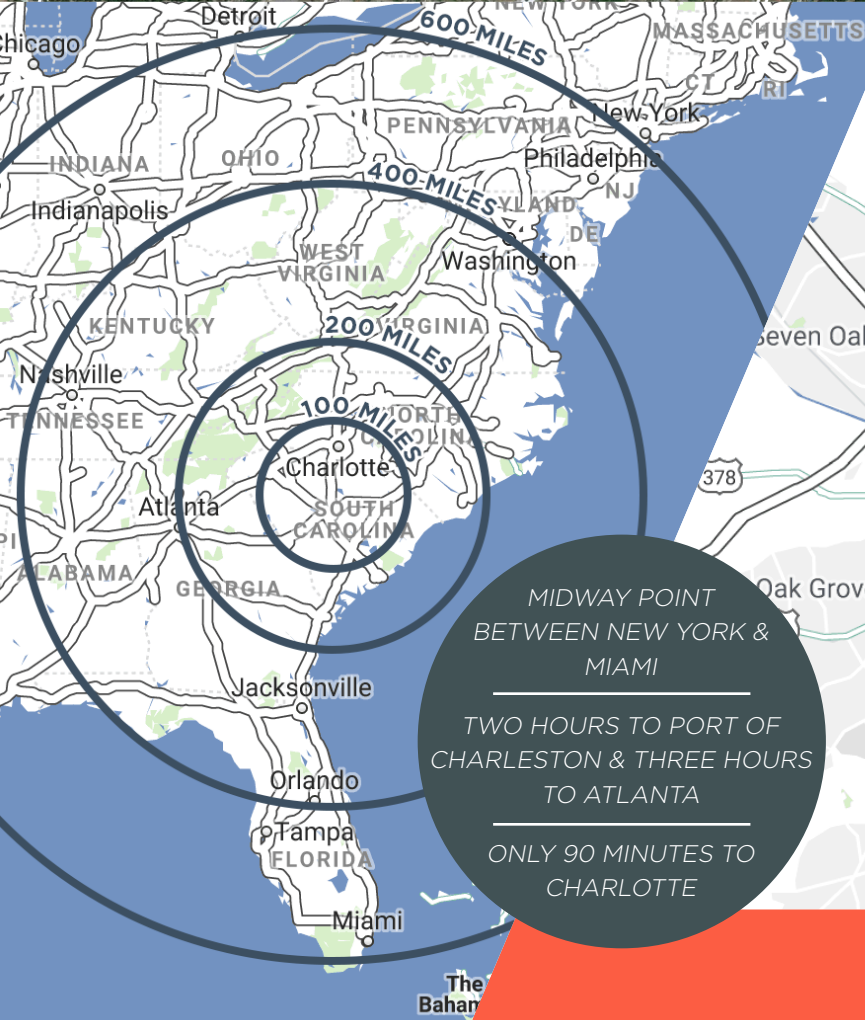
- Professional/Flex park environment
- Suites available ranging from  $\pm$  3,198 SF to  $\pm$ 5,000 SF Flex space
- New exterior paint and updated standard signage
- Warehouse areas offer dock or drive-in doors and 12'+ clear heights
- Ideal central location with excellent interstate accessibility and visibility
- Ample on-site parking
- Signage opportunities
- Asking rate \$13.00 per rentable square foot, NNN

**HIGHLY FLEXIBLE SPACES**

# AERIAL MAP



DESTINATIONS		
Downtown Columbia	I-277 South	7 Miles
Augusta, GA	I-20 West	77 Miles
Florence, SC	I-20 East	77 Miles
Charlotte, NC	I-77 North	88 Miles



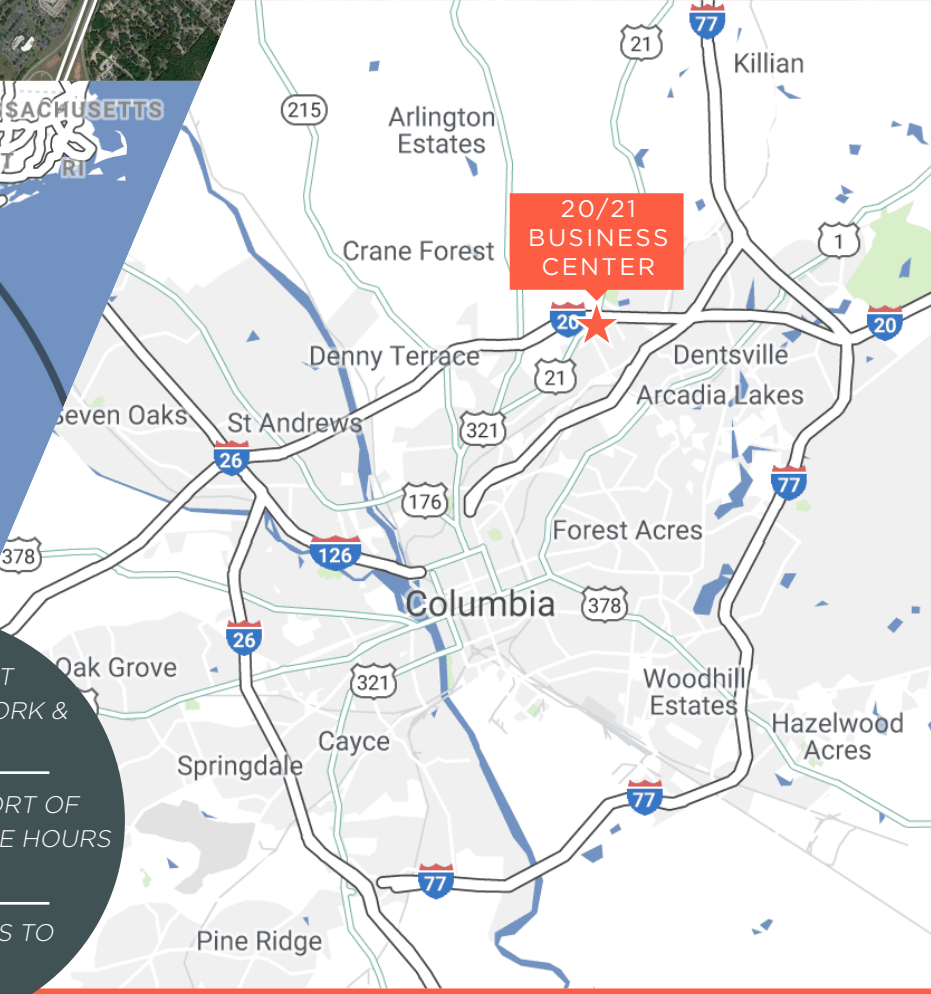
MIDWAY POINT  
BETWEEN NEW YORK &  
MIAMI

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TWO HOURS TO PORT OF  
CHARLESTON & THREE HOURS  
TO ATLANTA

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ONLY 90 MINUTES TO  
CHARLOTTE



# 20/21 BUSINESS CENTER

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## CONTACT US

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# CBRE

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