

Landmark Business Park

Forest Acres
Columbia, South Carolina

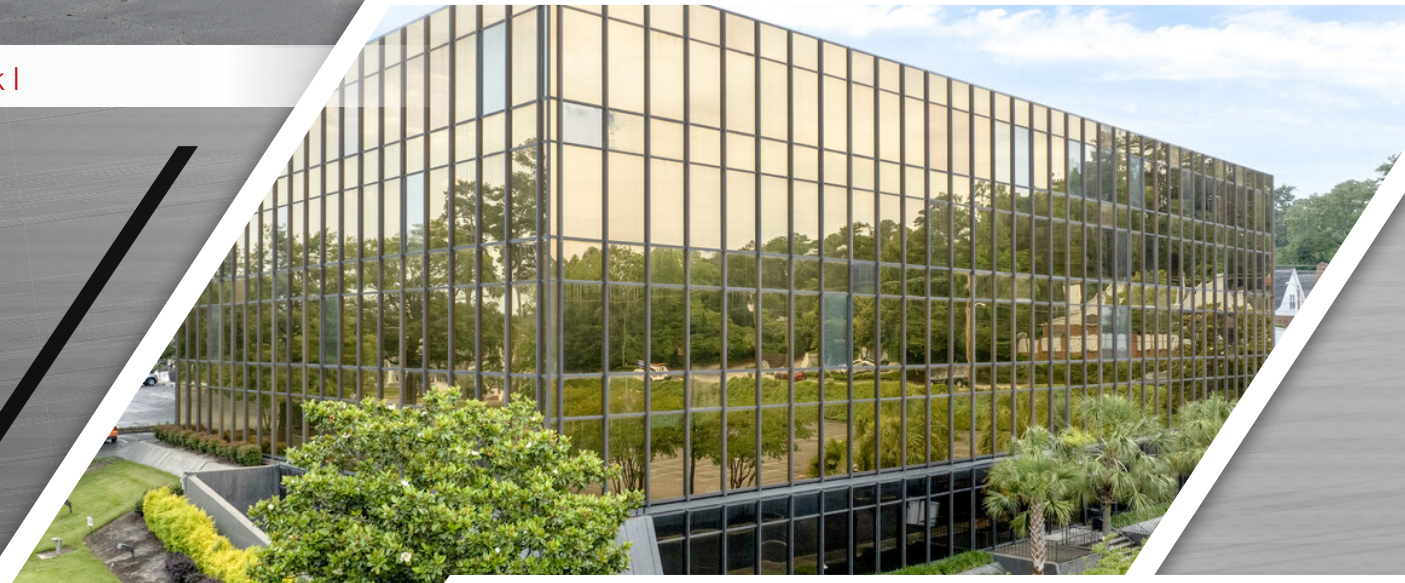
CONTACT

Jeff Hein, SIOR
803 530 4723

Will DuPree
803 239 1688

Hope Andrews
803 960 1570

Landmark I



Landmark II



Landmark IV

Property Features

Landmark Business Park - Columbia, South Carolina

PROPERTY DESCRIPTION: Three building, ±225,000 square foot professional office and medical park located at Forest Drive and Beltline Blvd., convenient to both I-77 and the Central Business District. It offers many flexible floor plan suites available to provide a customized professional work environment with an attractively landscaped campus style setting.

AMENITIES: Amenities include common conference facility, on-site engineer and day porter, and a large variety of restaurants within walking distance

BUILDING IMPROVEMENTS: The Landmark I & II buildings now include brand new HVAC systems. The Landmark I lobby was renovated in 2022 and renovations to the Landmark II lobbies were completed in 2023.

The Landmark IV building common areas and lobby were renovated in 2021 and conference room renovated in 2023.

All buildings have undergone new exterior landscaping and parking lot repairs were completed in early 2022.

PARKING: 4.5 to 6 spaces per 1,000 SF

TRAFFIC COUNT: 23,000 VPD (Station 211) Forest Drive

LOCATION DESCRIPTION: The park is strategically located in Forest Acres near I-77 providing convenient access to the Central Business District, Columbia Metropolitan Airport, and numerous residential areas. Forest Acres is widely known for its terrific dining and shopping.

Premier Office Space

FOR LEASE

Landmark I | Availability

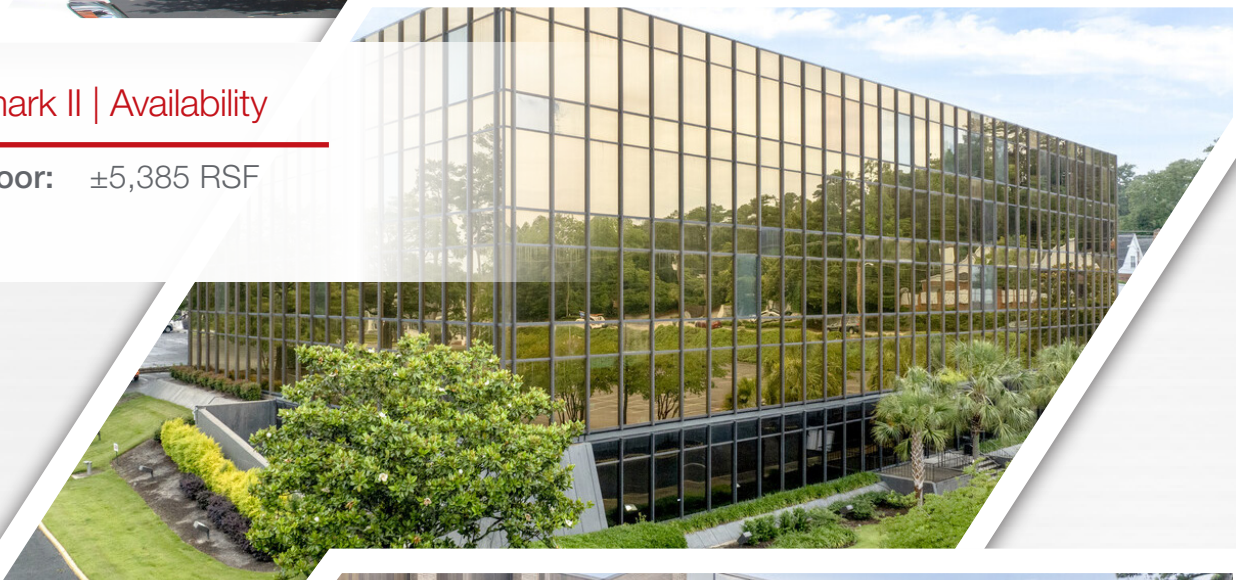
1st Floor: ±8,554 RSF

2nd Floor: ±5,700 RSF



Landmark II | Availability

3rd Floor: ±5,385 RSF



Landmark IV | Availability

1st Floor: ±1,379 RSF

2nd Floor: ± 923 RSF

4th Floor: ±13,457 RSF *

* subdividable (see p. 6)



Premier Office Space

FOR LEASE

Landmark I

3600 Forest Drive - Columbia, South Carolina



3600 Forest Drive, Columbia, South Carolina

TOTAL SF: ±70,704 SF

AVAILABILITY: 1st floor: ±8,554 RSF
2nd floor: ±5,700 RSF

CONTACT BROKERS FOR LEASE RATE

Premier Office Space

FOR LEASE

Landmark II

3700 Forest Drive - Columbia, South Carolina



3700 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±81,537 SF

AVAILABILITY: 3rd floor: ±5,385 RSF

CONTACT BROKERS FOR LEASE RATE

NAIColumbia

3710 Landmark Drive, Suite 400
Columbia, South Carolina 29204
+1 803.254.0100
www.naicolumbia.com

Premier Office Space

FOR LEASE

Landmark IV

3710 Landmark Drive - Columbia, South Carolina



3710 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±69,349 RSF

AVAILABILITY:

1st Floor: ±1,379 RSF
2nd Floor: ±923 RSF

4th Floor*: ±2,183 RSF
±2,816 RSF
±4,054 RSF
±4,404 RSF

*Fourth floor suites are contiguous for a total of ±13,457 RSF.

CONTACT BROKERS FOR LEASE RATE



3710 Landmark Drive, Suite 400
Columbia, South Carolina 29204
+1 803.254.0100
www.naicolumbia.com

Premier Office Space

FOR LEASE

Aerial Map

Landmark Business Park - Columbia, South Carolina



Premier Office Space

FOR LEASE

Nearby Developments

Landmark Business Park - Columbia, South Carolina



Richland Mall
Redevelopment

Complete overhaul of the 32 acre mall property

The economic development investment is the largest Forest Acres has seen in nearly four decades

Development would be comprised of a 100,000 SF grocery store, more than 500 apartments, a public park, a brewery, and more.



NAIColumbia

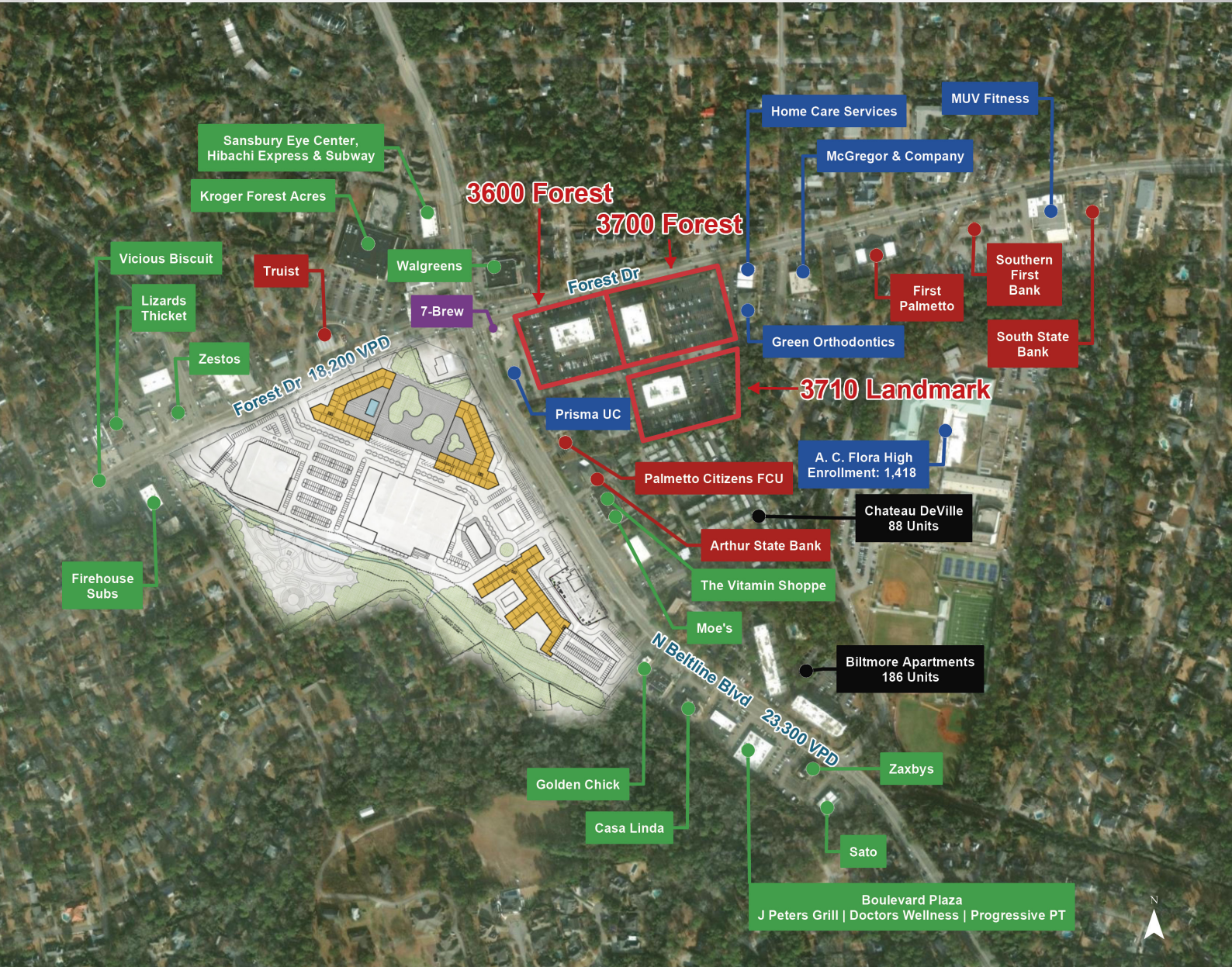
3710 Landmark Drive, Suite 400
Columbia, South Carolina 29204
+1 803.254.0100
www.naicolumbia.com

Premier Office Space

FOR LEASE

Aerial Map

Landmark Business Park - Columbia, South Carolina



NAI Columbia

Landmark Business Park

Forest Acres
Columbia, South Carolina

Jeff Hein, SIOR

803 744 9825
803 530 4723

jhein@naicolumbia.com

Will DuPree

803 744 9822
803 239 1688

wdupree@naicolumbia.com

Hope Andrews

803 744 9869
803 960 1570

handrews@naicolumbia.com