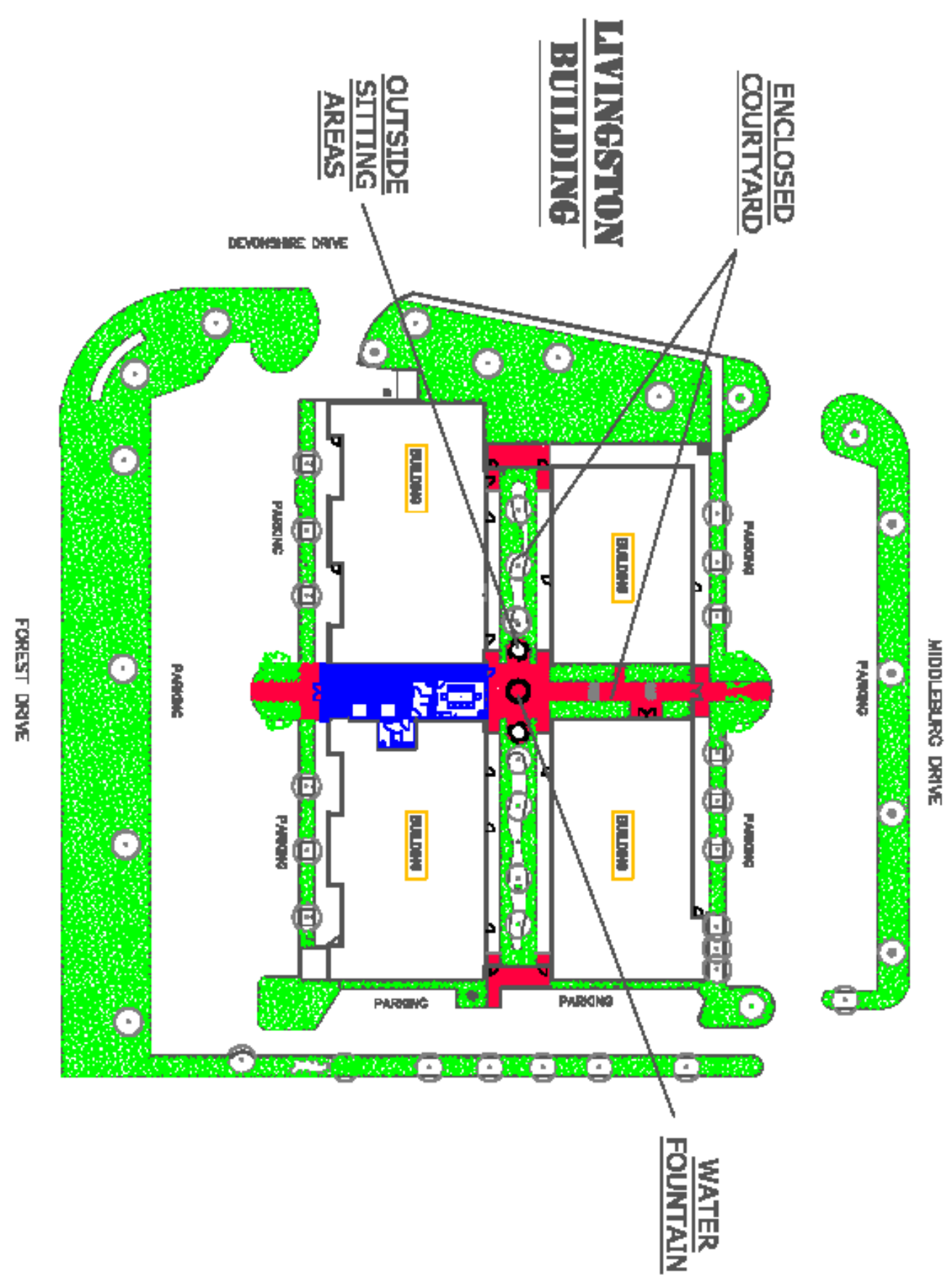


The Livingston Building
2700 Middleburg Drive
MIDDLEBURG OFFICE PARK



- CENTRAL LOCATION: THE PROPERTY IS LOCATED IN THE HEART OF COLUMBIA APPROXIMATELY ONE (1) MILE FROM RICHLAND MALL AND TWO (2) MILES FROM DOWNTOWN'S MAIN STREET.
- PARKING: THE BUILDING OFFERS PLENTY OF CONVENIENT (NO-CHARGE) PARKING.
- TENANT IMPROVEMENTS: QUALITY IMPROVEMENTS BUILT TIMELY TO SUIT THE NEEDS OF PROFESSIONAL OFFICE TENANTS.
- AMENITIES: THE BUILDING AMENITIES INCLUDE AN **ENCLOSED COURTYARD, UPGRADED LOBBY ENTRANCE, A (14X9) COMMON AREA CONFERENCE ROOM, ON-SITE STORAGE WITH COVERED LOADING AREA** AND UPGRADED (AMERICAN DISABILITY ACT STANDARD) REST ROOMS.
- MODULAR FURNITURE: 24 WORK STATIONS ARE AVAILABLE WITHOUT CHARGE
- AVAILABLE AREA: **SUITE(S) 105 & 106, GROUND FLOOR WITH LOBBY ACCESS**
- EXCLUSIVE AGENT: **M. BURGESS MILLS & ASSOCIATES**
CELL: 803-360-4174, E-MAIL BURGESS@MBMILLS.COM





**ENCLOSED
COURTYARD**

**LIVINGSTON
BUILDING**

**OUTSIDE
SITTING
AREAS**

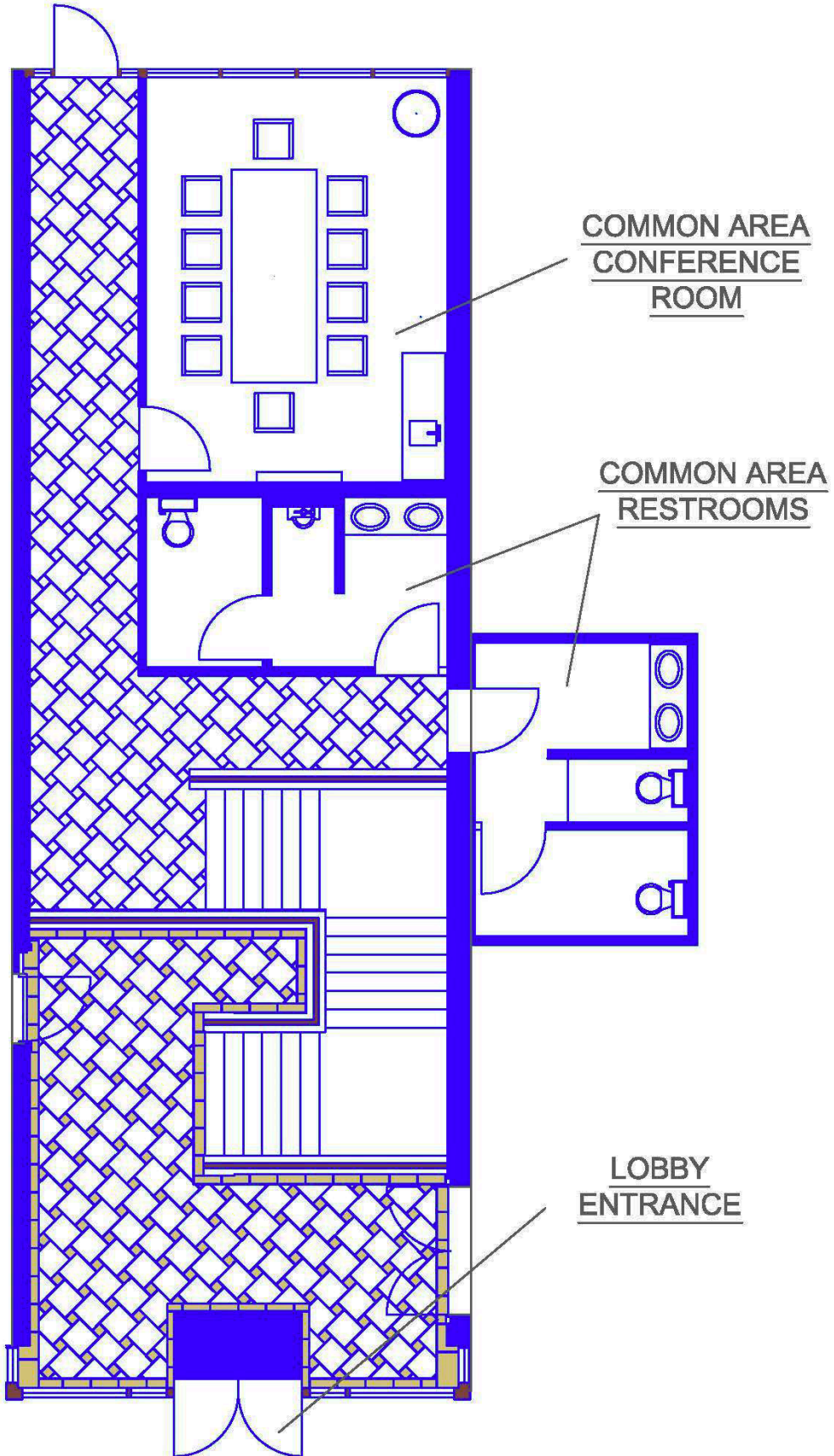
DEVONSHIRE DRIVE

MIDDLEBERG DRIVE

**WATER
FOUNTAIN**

FOREST DRIVE

TO
COURTYARD



COMMON AREA
CONFERENCE
ROOM

COMMON AREA
RESTROOMS

LOBBY
ENTRANCE

LIVINGSTON BUILDING
 Suite(s) 105-106
 6,115(+/-) Rentable SF
 Includes 269 SF

