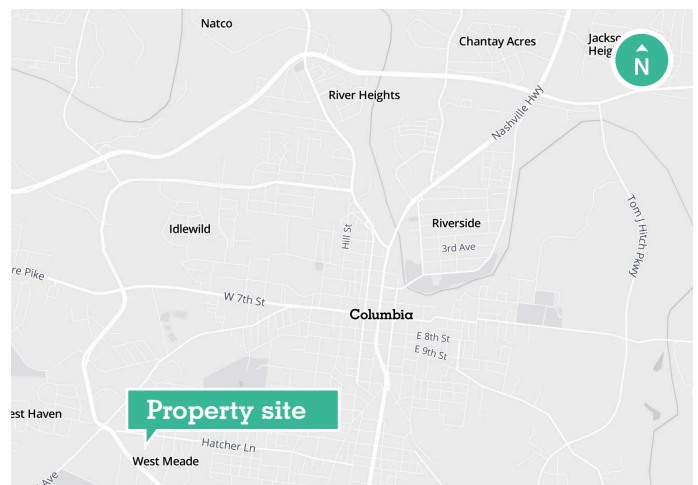




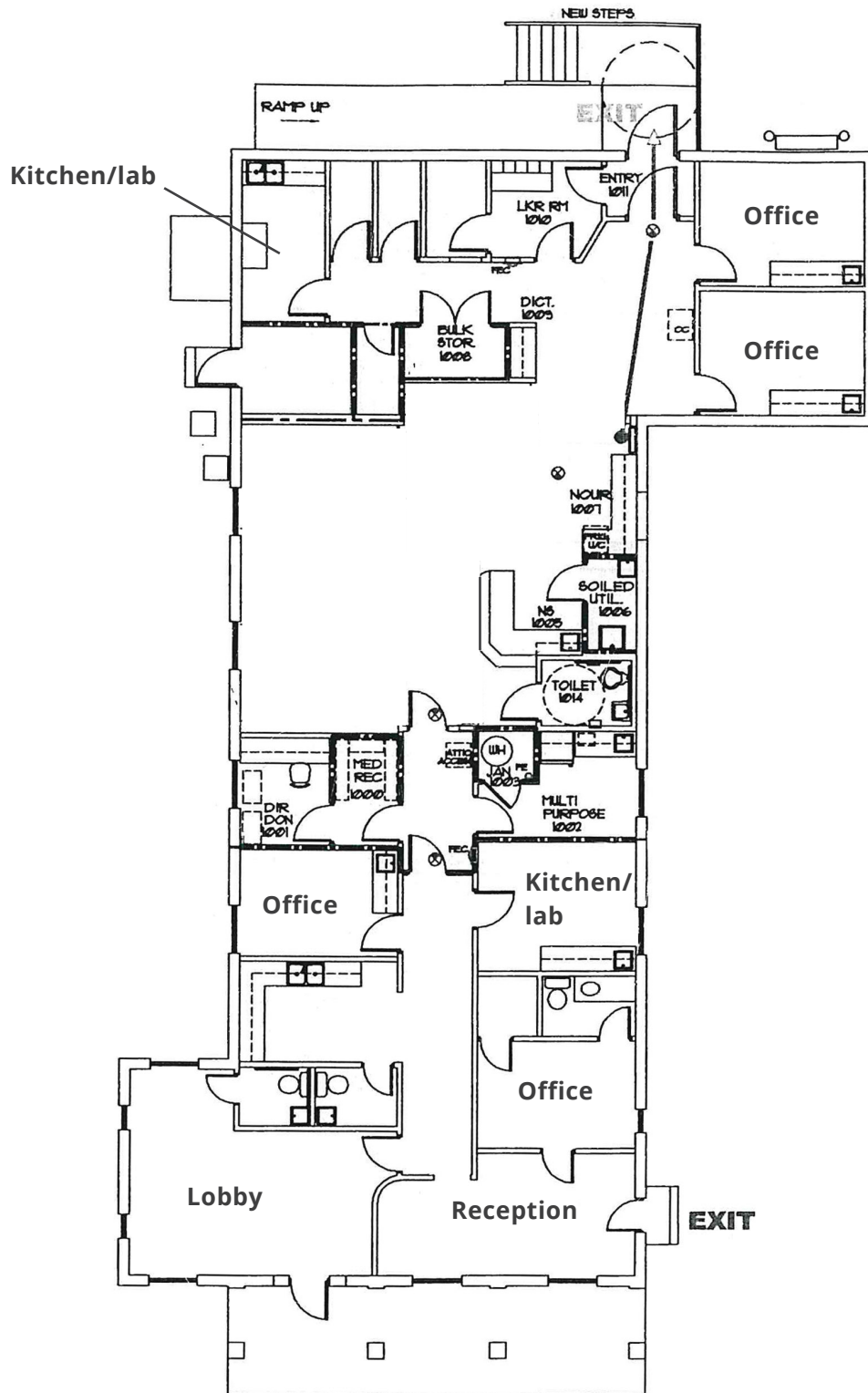
## Opportunity

- Medical or professional space, located on Columbia's medical corridor
- Approximately 3,840 sf
- Conveniently located with easy access/egress
- Excellent visibility (signage opportunity)
- Close to Maury Regional Medical Center
- A variety of area amenities; restaurants, grocery and shopping (adjacent to Kroger)
- Ample parking - approximately 4/1,000
- Available now through February 2027 lease extension available
- Rate: \$19.00 plus utilities



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