



TECHNOLOGY CIRCLE

For Sale or Lease



Four-Story, ±86,000 SF Building in Carolina Research Park

7 Technology Circle is an excellent opportunity for a large corporate tenant to occupy a Class A facility in Northeast Columbia.

Surrounded by **respected corporate neighbors** including Staples, Unitrends, Blue Cross Blue Shield, AECOM, and Colite International.

Strategically located off I-77 and Farrow Road in the South Carolina Research Park.

Natural, tree-filled **campus-setting** features a 15-acre lake, beautifully landscaped common areas, and an 18-hole, tournament-quality P.B. Dye golf course.

Maximum availability spread out over 4 floors could total **41,656 RSF** by the end of 2027 if you chose not to renew some smaller tenants on the upper floors.

Strong existing tenant base with longer lease terms to provide additional income to the owner occupant.

Above-market parking ratio for employees and guests | 5.5 per 1,000 SF

Sale Price:
\$6,250,000

TRINITY
PARTNERS

7 TECHNOLOGY
CIRCLE

Lease Availabilities

FIRST FLOOR

Suite 100: ±9,635 RSF
Suite 101: ±5,768 RSF

SECOND FLOOR

Suite 201: ±3,301 RSF

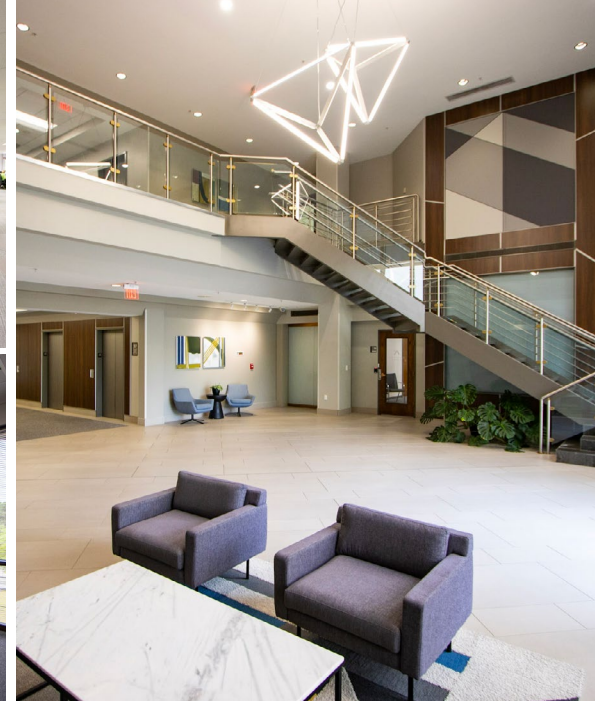
THIRD FLOOR

Suite 301: ±4,450 RSF*
Suite 302: ±3,927 RSF*

*Can be combined for a contiguous 8,377 RSF

FOURTH FLOOR

Suite 425: ±4,267 RSF
Suite 430: ±2,676 RSF
Suite 435: ±2,844 RSF
Suite 480: ±1,379 RSF



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PARTNERS

Lease Rate:

\$21.50 PER RSF
FULL SERVICE

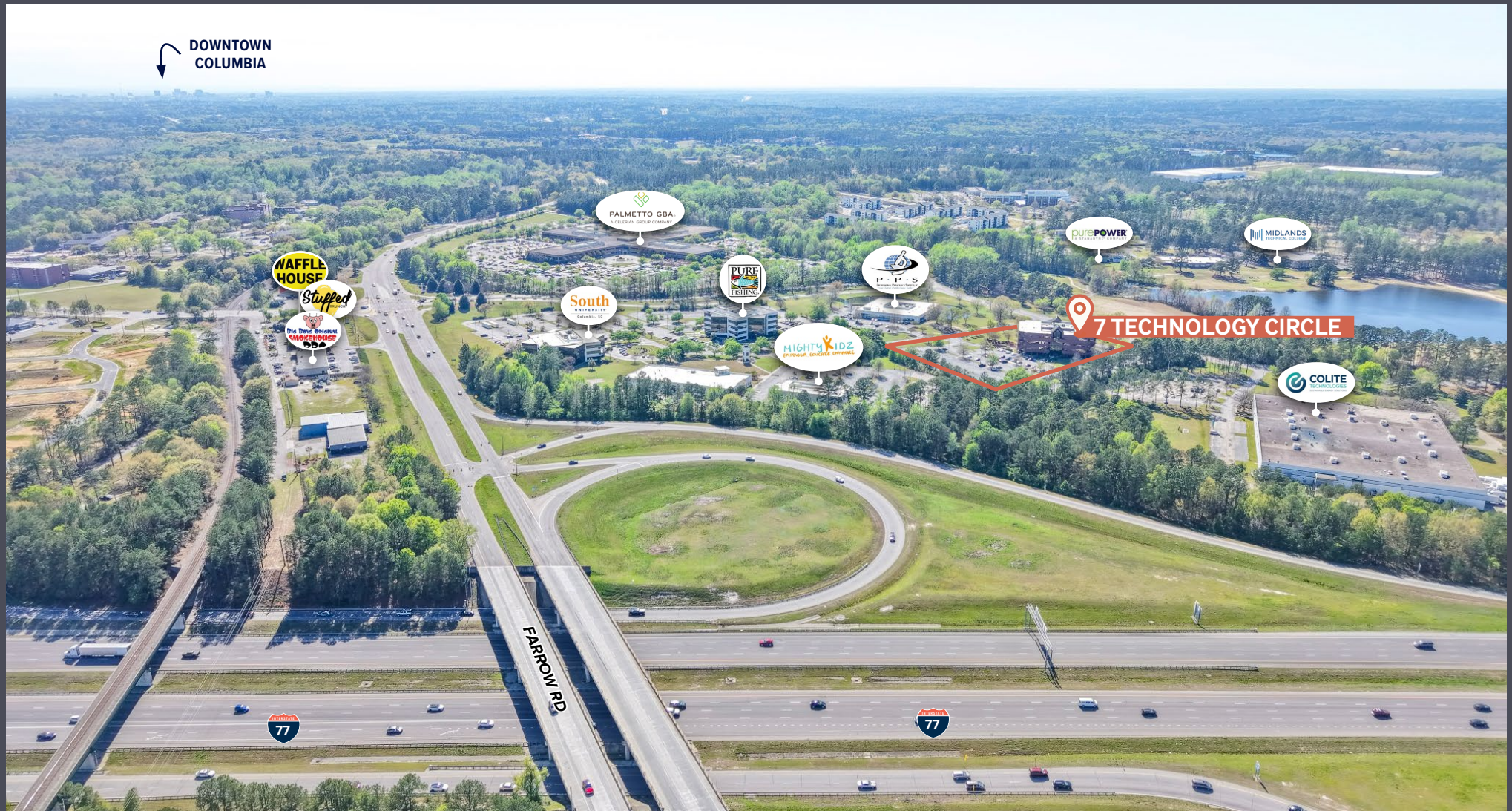
7 TECHNOLOGY
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Unbeatable Access

Off Farrow Road, minutes from all area interstates
Immediately accessible and highly visible from I-77
15 minutes to downtown Columbia via SC 277

Minutes from Amenities

Abundant retail is available and currently under development at the Killian Road exit off Interstate 77, home to Killian's Crossing, a new multi-use development with parks, residences, offices, high-profile retailers, and boutiques.



15 Miles from Scout Motors

1.2M SF automotive manufacturing plant

Main production facility for the Volkswagen-owned manufacturer of all-electric SUVs and trucks



Carolina Research Park

SCRA Research Park home to multiple professional offices. Medical, research, and industrial/flex facilities among those in residence of the park.

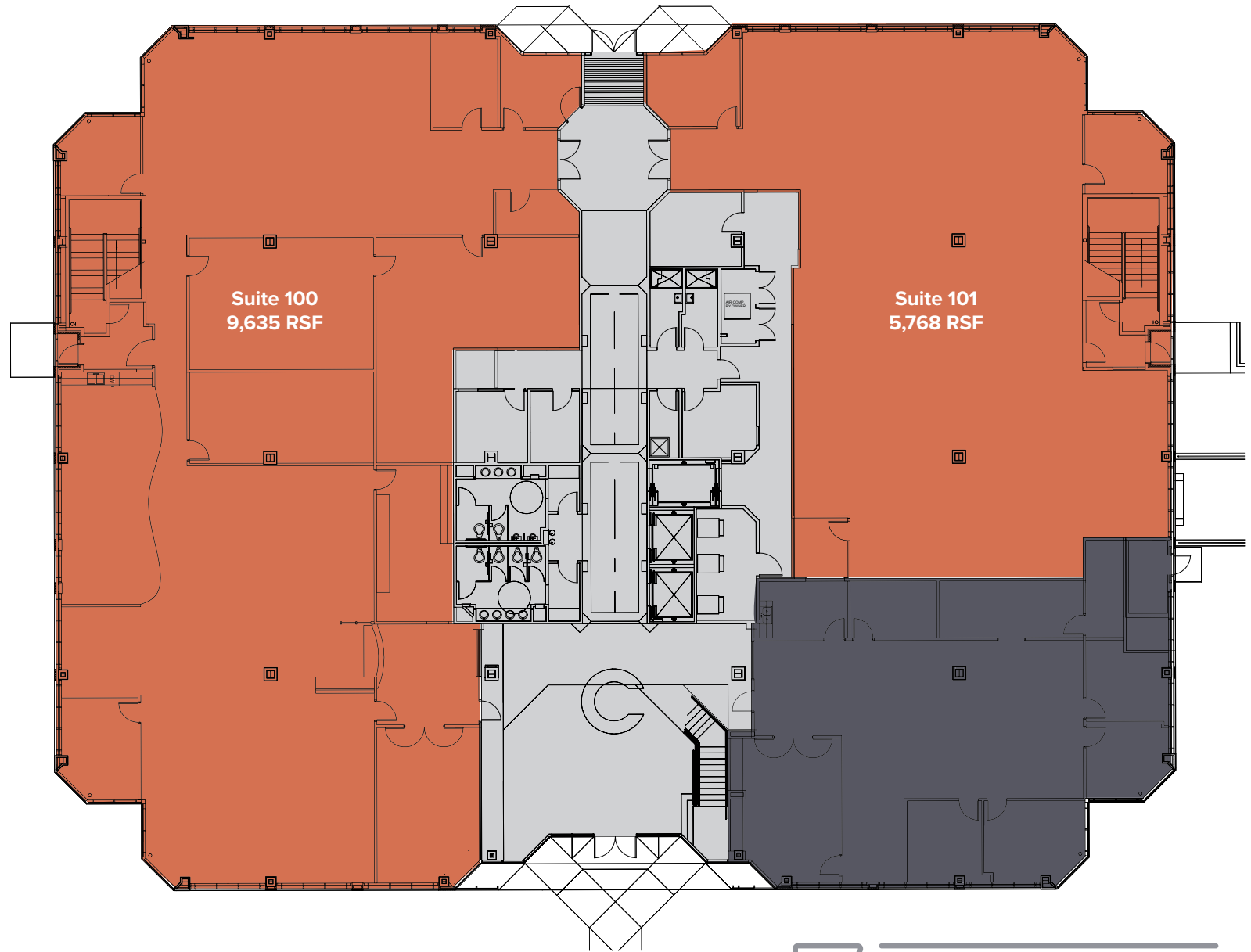


Floorplans

FIRST FLOOR

Suite 100: ±9,635 RSF

Suite 101: ±5,768 RSF



Floorplans

SECOND FLOOR

Suite 201: ±3,301 RSF



Floorplans

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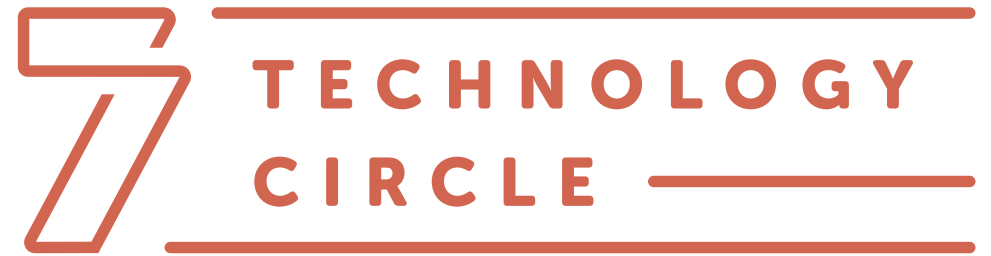
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For more information,
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**Class A Workspace
for Sale or Lease**