

# 3245

## **PLATT SPRINGS ROAD**

72,140 SF Office Building  
For Sale & Lease

West Columbia, SC



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# PROPERTY SUMMARY

## THE OFFERING

Trinity Partners, on behalf of the Owner, is pleased to serve as the exclusive advisor for the lease and potential sale of 3245 Platt Springs Road in West Columbia, SC (the "Property"). This well-positioned multi-tenant office building consists of 72,140 square feet, and is conveniently located in close proximity to the Columbia Metropolitan Airport, as well as all Columbia, SC interstate systems (I-26, I-20, & I-77).

With a flexible, subdivisible floor plan that can accommodate tenants requiring anywhere from 15,000 to 60,000 SF of contiguous, single level office space, 3245 Platt Springs is well suited for a wide array of office tenants.

Also offered for sale, the property offers a unique opportunity for either owner occupants or value-add investors. 3245 Platt Springs Rd would allow a business owner the chance to acquire up to 60,000 square feet of immediately available best-in-class office space substantially below replacement cost, all while collecting income from the in-place tenant. Similarly, investors have the opportunity to acquire a well-positioned and maintained Class-A office building in a growing market and realize above market yields upon stabilization.

## OFFERING SUMMARY

ADDRESS	3245 PLATT SPRINGS ROAD
PROPERTY NAME	AIRPORT TECHNOLOGIES EAST
BUILDING SIZE	72,140 SF
STORIES	2
YEAR CONSTRUCTED	1993 / RENOVATED 2009
SITE SIZE	4.95 ACRES + 1.31 ACRE ADDITIONAL LOT
PARKING	OVER 4 SPACES PER 1,000 RENTABLE SF
AVAILABLE SF	15,000 - 60,000 CONTIGUOUS
LEASE RATE	\$14.00 PSF NNN
SALE PRICE	AVAILABLE UPON REQUEST

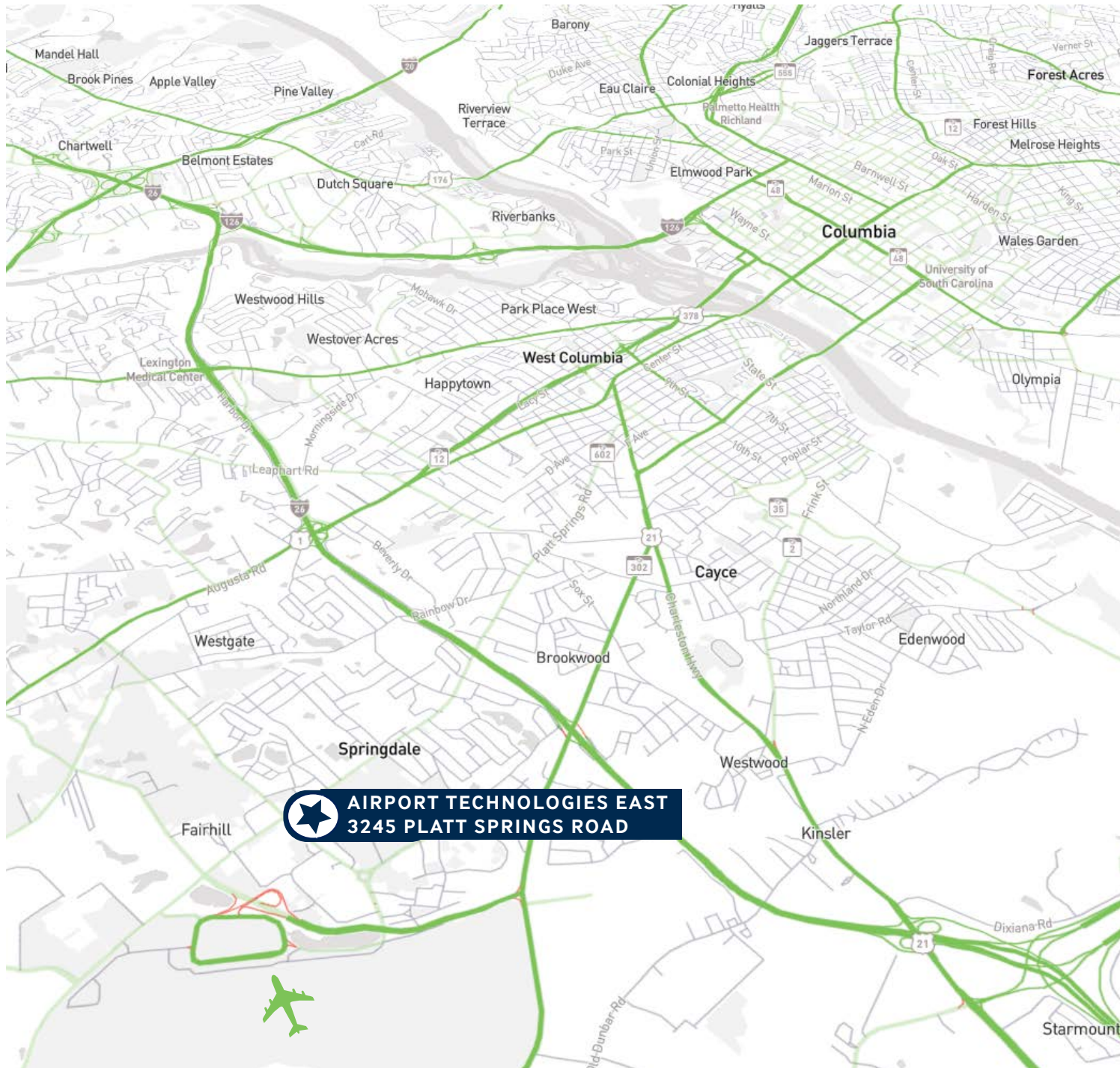


# PROPERTY HIGHLIGHTS

- » STRATEGIC LOCATION WITH ACCESS TO ALL AREA INTERSTATES (I-26, I-20, & I-77), AS WELL AS THE COLUMBIA METROPOLITAN AIRPORT
- » UP TO 60,000 SF OF SINGLE-LEVEL, CONTIGUOUS SPACE AVAILABLE (SUBDIVIDABLE)
- » FLEXIBLE INTERIOR LAYOUT WITH OPEN AREAS, PRIVATE OFFICES, MEETING & TRAINING ROOMS, LARGE BREAK ROOM, ETC.
- » AMPLE PARKING (OVER 4 SPACES PER 1,000 SF)
- » FAVORABLE BUSINESS TAX STRUCTURE IN LEXINGTON COUNTY



# LOCATION

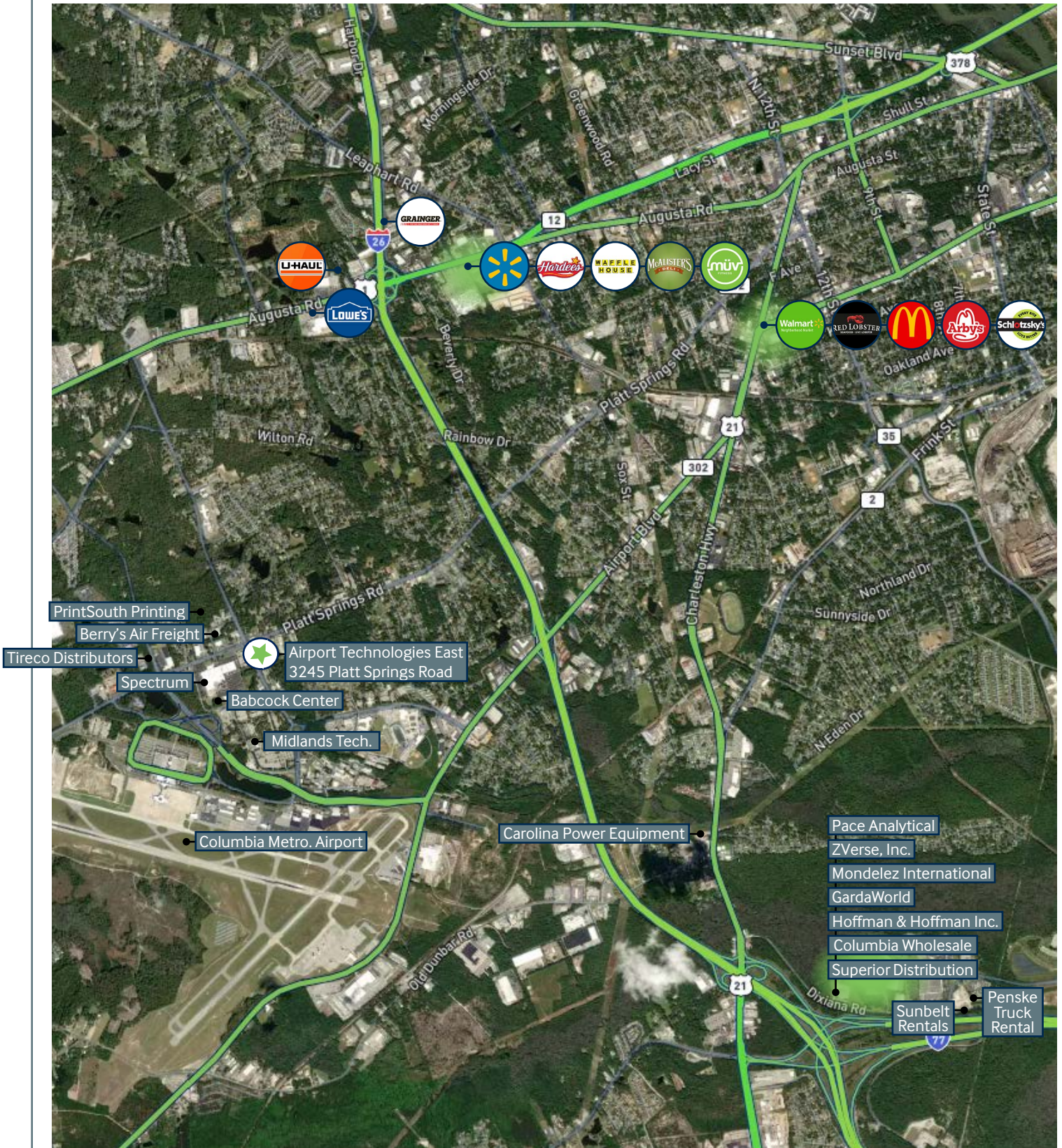


 **AIRPORT TECHNOLOGIES EAST**  
**3245 PLATT SPRINGS ROAD**

**Approximately 15 Minutes**

to Downtown, Central Business District, Bull Street, and University of South Carolina

# RETAILER MAP



# AERIAL OVERVIEW



# BUILDING SPECIFICATIONS

ADDRESS	3245 PLATT SPRINGS RD
COUNTY	LEXINGTON
TMS#	005635-01-001 005635-01-019
RENTABLE SF	72,140
AVAILABLE SF	15,000 - 60,000 CONTIGUOUS
OCCUPANCY	16.83%
YEAR CONSTRUCTED	1993 / RENOVATED 2009
ZONING	GENERAL COMMERCIAL (TOWN OF SPRINGDALE)
SITE SIZE	4.95 ACRES + 1.31 ACRE ADDITIONAL LOT
PARKING	334 SURFACE SPACES (4.63/1,000 RSF) PARKING LOT SEALCOATED & STRIPED (2020)
DOCK HEIGHT DOORS	THREE (3)
ROOF TYPE	60 MIL TPO (INSTALLED 2019)
FIRE & LIFE SAFETY	100% SPRINKLED
ACCESS CONTROL	24/7 ACCESS CONTROL
SIGNAGE	BUILDING SIGNAGE VISIBLE FROM PLATT SPRINGS RD & LEXINGTON DR
HVAC	UNIT SCHEDULE AVAILABLE UPON REQUEST
ELEVATOR	YES



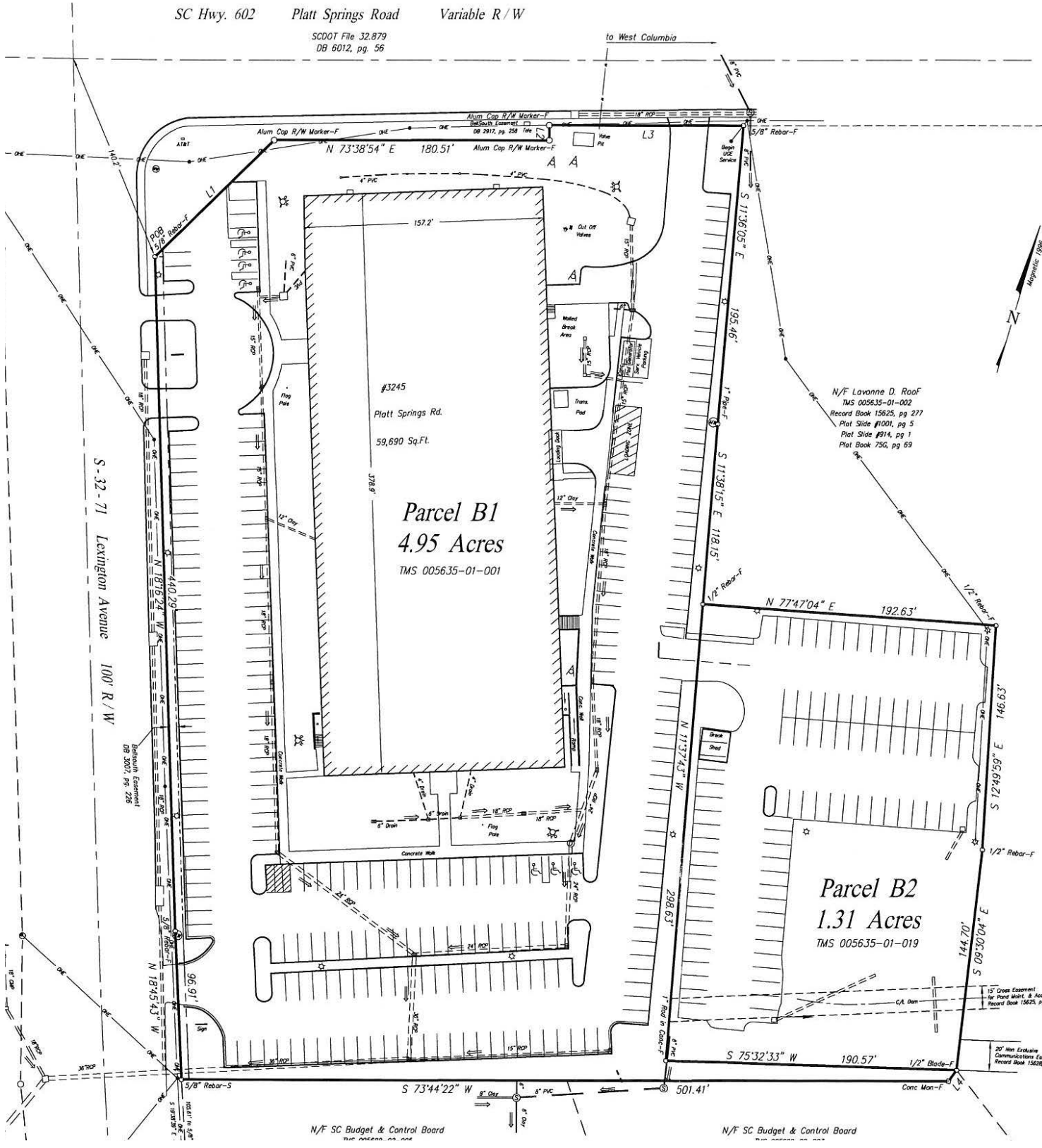


# SURVEY

SC Hwy. 602 Platt Springs Road Variable R/W

SCDOT File 32.879  
DB 6012, pg. 56

to West Columbia



N/F Lavonne D. Roof  
TMS 005635-01-002  
Record Book 15625, pg 277  
Plot Slide #914, pg 5  
Plot Slide #914, pg 1  
Plot Book 756, pg 69

Boundary Easement  
DB 2007, pg. 285

15' Cross Easement  
for Pond Maint. & Acc  
Record Book 15625, pg  
27  
20' New Easement  
Communications Eas  
Record Book 15625

N/F SC Budget & Control Board

N/F SC Budget & Control Board

# ***BUILDING PHOTOS***



# BUILDING PHOTOS



# COLUMBIA MARKET OVERVIEW

As the state capital of South Carolina, the Columbia MSA is home to 860,000 people and provides the benefits of a stabilizing governmental presence. Situated in the center of the state and equidistant from two similarly sized markets in South Carolina (Greenville/Spartanburg and Charleston), Columbia has the densest urban core. The vibrancy of which is highlighted by the University of South Carolina. Columbia has received consistent recognition for its outstanding quality of life, low cost of living and a readily available supply of skilled labor.

Largely comprised of jobs in local and state government, manufacturing, and services, Columbia's diverse economic base includes 31 Fortune 500 companies and dozens of international companies. Columbia is home to the University of South Carolina and to the U.S. Army's Fort Jackson, both of which have a significant economic impact on the Columbia area. The 52,000-acre Fort Jackson

is the largest and most active Initial Entry Training Center in the U.S. Army. Approximately 44,000 soldiers go through basic and advanced training each year. Fort Jackson trains 50% of all soldiers and 60% of all women entering the Army each year.

The University of South Carolina is the largest University in South Carolina. With current enrollment of over 44,000 students and climbing, the University is known as a premier institution in the southeast with one of the nation's leading international business programs. The Darla Moore International Business Program is ranked #1 according to U.S News & World Report's 2022 Best Colleges publications, a recent announcement that marks the 23rd consecutive year the program has been ranked as the top international business program in the country. In addition, the University offers more than 300 degree options and is expected to see continued growth.

## TOP CORPORATE USERS



# **CONTACT**

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