



20/21 BUSINESS CENTER

**PRIME
INTERSTATE
LOCATION**

*HIGH VISIBILITY
OPPORTUNITIES
AVAILABLE*



**CAPITAL IMPROVEMENTS
RECENTLY COMPLETED**

COLUMBIA, SOUTH CAROLINA

FOR LEASE
FLEX/OFFICE SPACE



6904 N MAIN STREET

CENTRAL
LOCATION
EXCELLENT
ACCESSIBILITY
PROFESSIONALLY
MANAGED



100 NORTHEAST DR



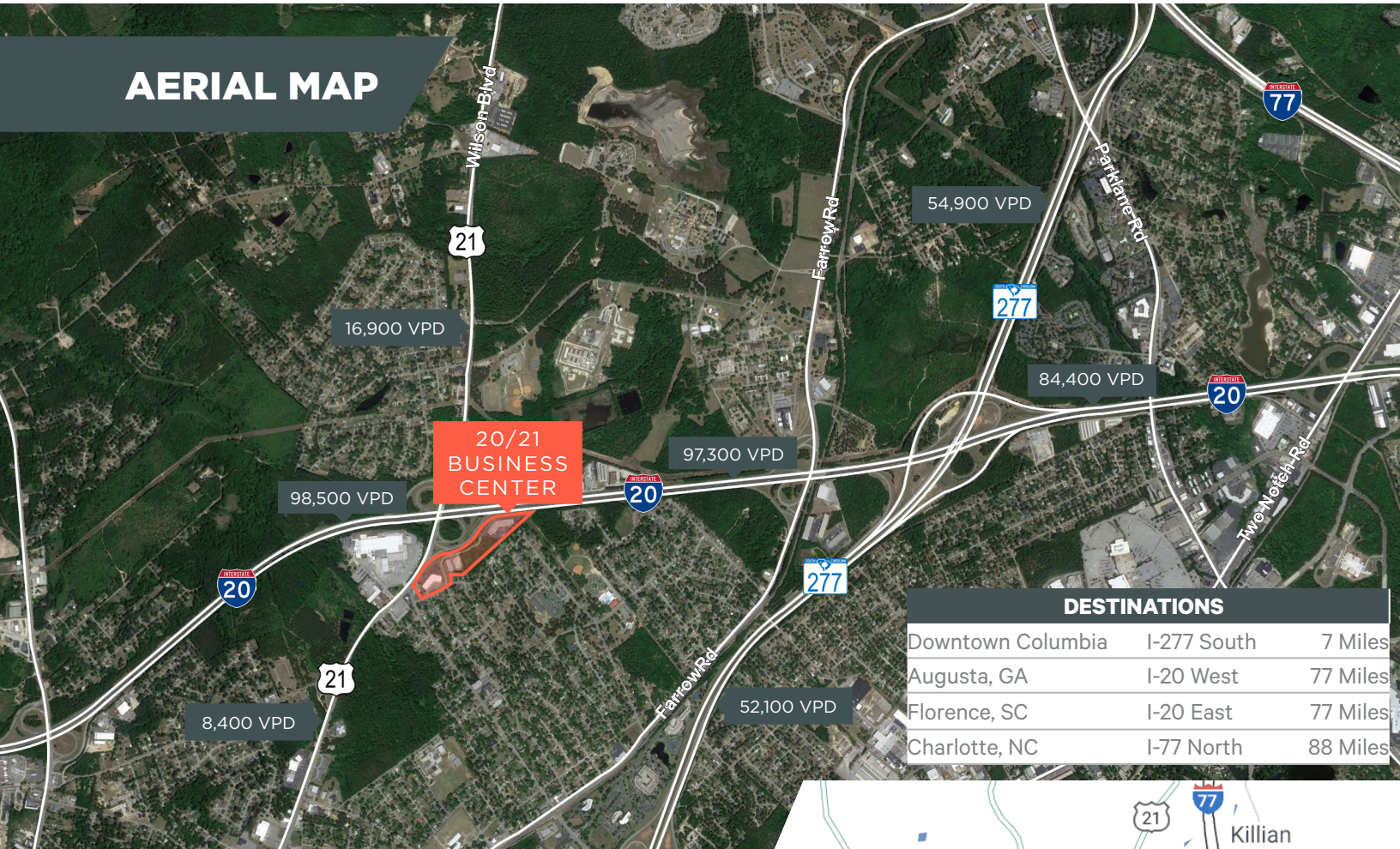
400 NORTHEAST DR

PRIME OPPORTUNITY

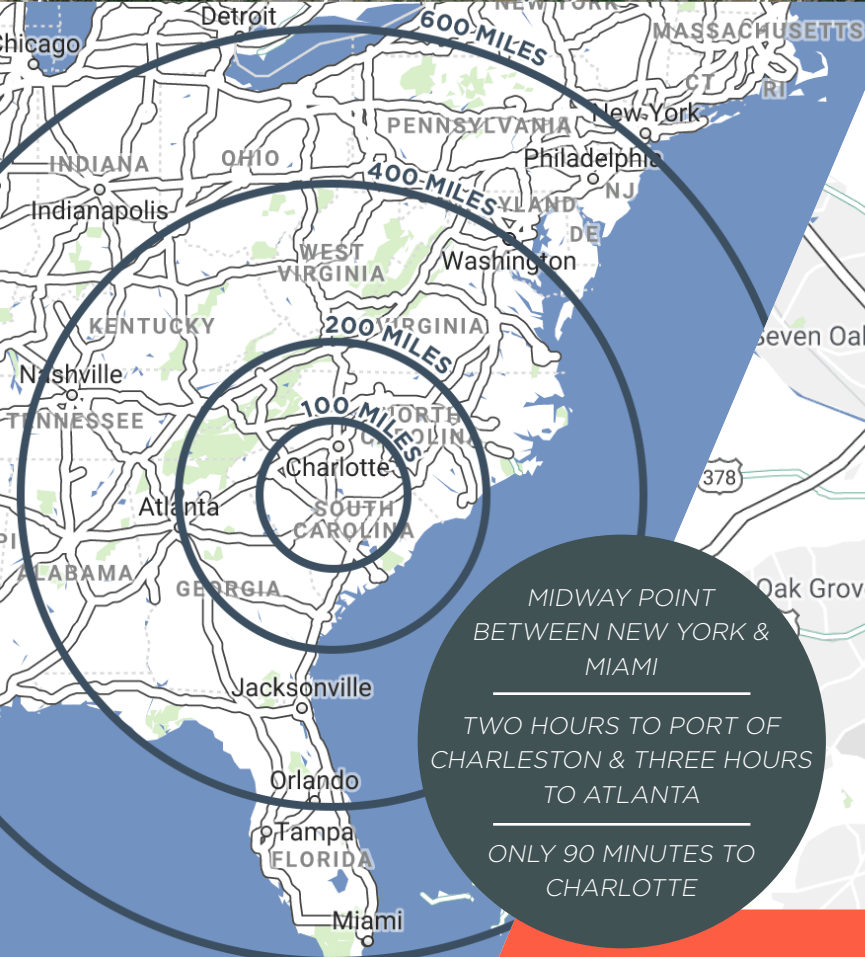
- Professional/Flex park environment
- Suites available ranging from \pm 2,450 SF to \pm 5,503 SF Flex space
- New exterior paint and updated standard signage
- Warehouse areas offer dock or drive-in doors and 12'+ clear heights
- Ideal central location with excellent interstate accessibility and visibility
- Ample on-site parking
- Signage opportunities
- Asking rate \$12.00- \$12.75 per rentable square foot, NNN

HIGHLY FLEXIBLE SPACES

AERIAL MAP



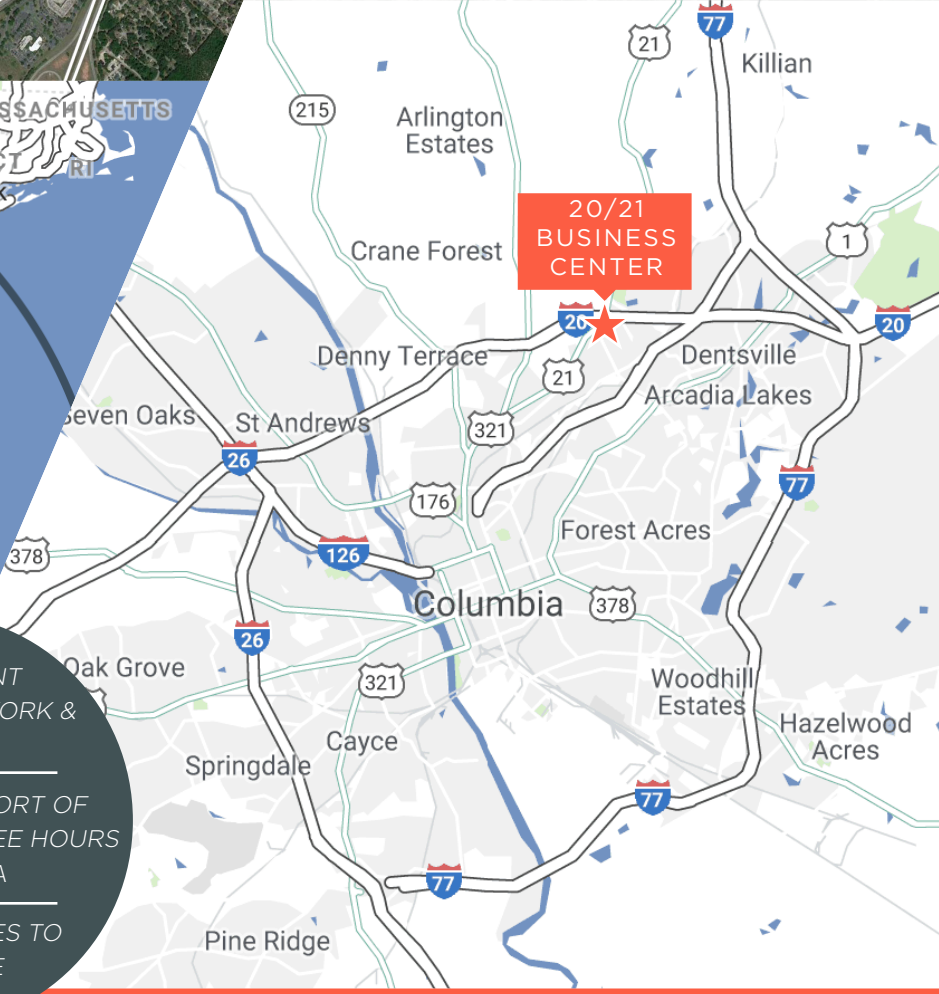
DESTINATIONS		
Downtown Columbia	I-277 South	7 Miles
Augusta, GA	I-20 West	77 Miles
Florence, SC	I-20 East	77 Miles
Charlotte, NC	I-77 North	88 Miles



MIDWAY POINT
BETWEEN NEW YORK &
MIAMI

TWO HOURS TO PORT OF
CHARLESTON & THREE HOURS
TO ATLANTA

ONLY 90 MINUTES TO
CHARLOTTE



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CBRE

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