

# 2611 FOREST DRIVE

COLUMBIA, SOUTH CAROLINA



**SIZE**  
42,295 RSF

**PARKING RATIO**  
5.0 per 1,000 RSF

- Class A, two-story medical office building renovated in 2018
- No Load Factor
- Diverse tenant mix with robust referral base
- Adjacent to MUSC Health Columbia Medical Center Downtown Hospital
- Common indoor courtyard and covered patient drop-off
- Monument and building signage opportunities
- Generous Tenant Improvement Allowance with flexible terms
- Available suite:
  - Suite 130 (2,174 RSF)

# Class A, two-story medical office building recently renovated in 2018.

POPULATION (5-MILE RADIUS)

**176,599**

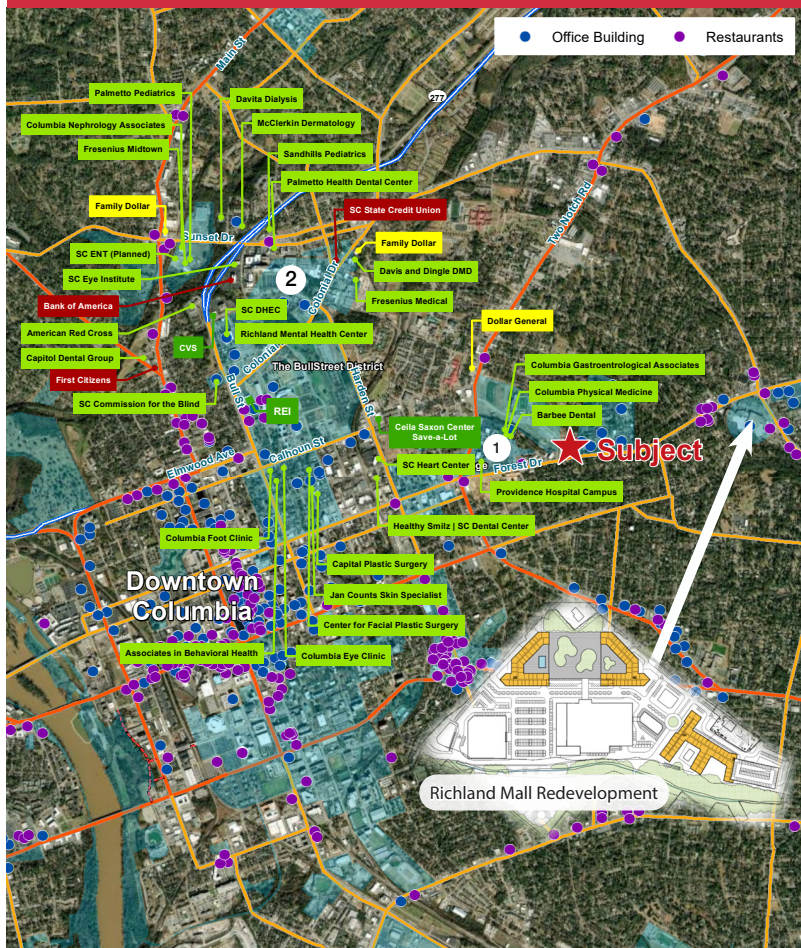
AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

**\$84,398**

PERCENT OF POPULATION INSURED (5-MILE RADIUS)

**74%**

2611 Forest Drive, Columbia, SC 29204



NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. MUSC Health Columbia Medical Center Downtown	0.5 mi	3 min
2. Prisma Health Richland Hospital	2.2 mi	7 min

## SURROUNDING POINTS OF INTEREST

- Hawthorne Pharmacy
- Kroger
- Richland Mall Development
- Hilton Garden Inn
- Starbucks
- Vicious Biscuit
- Lizards Thicket
- Miyos on Forest
- Firehouse Subs
- Pizza Hut

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**CALL BROKERS FOR PRICING**

# Market Developments

**THE BULLSTREET DISTRICT**



## Development Features

- 181 acres - Known as the largest urban revitalization project in a downtown city east of the Mississippi
- 275,000 square feet - The number of total square feet of historic buildings preserved under the Master Plan. One of the most significant historic preservation projects in modern Columbia's history.
- 50X - The increase in internet speed that tenants, residents and visitors experience in South Carolina's first urban gigabit community.
- 2,600 feet - The number of linear feet of Smith Branch Creek that have been daylighted or restored as part of the City's newest public, 20-acre urban green space, Page Ellington Park.
- ±1.5 miles from subject property

## Development Features

- Complete overhaul of the 32 acre mall property
- The economic development investment is the largest Forest Acres has seen in nearly four decades
- Development would be comprised of a 100,000 SF grocery store, more than 500 apartments, a public park, a brewery, and more.
- ±1.0 mile from subject property



Richland Mall  
Redevelopment



# Floor Plan - 1st Floor



AVAILABLE



LEASED

**SUITE 100**  
LEASED



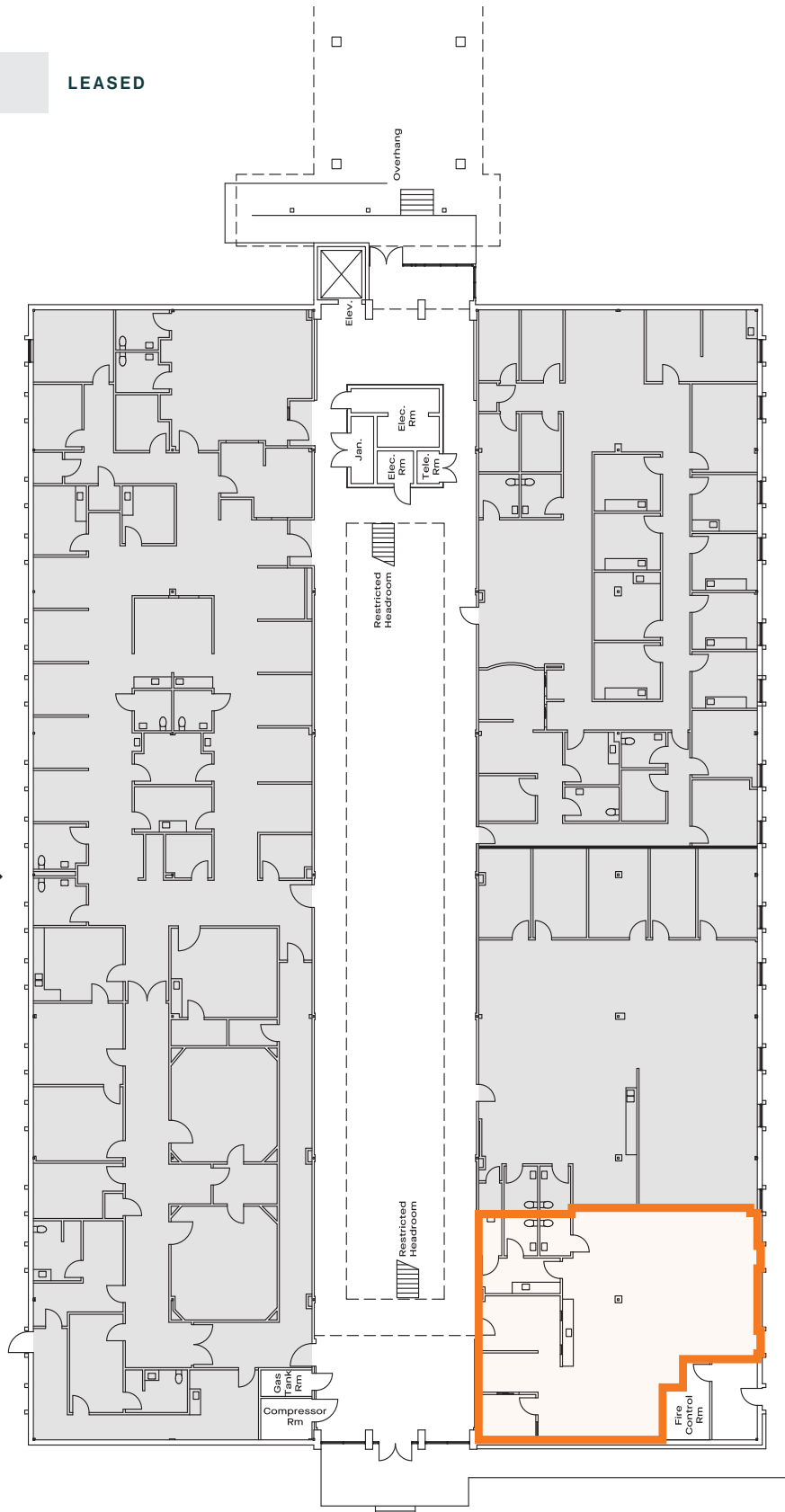
**SUITE 110**  
LEASED



**SUITE 120**  
LEASED



**SUITE 130**  
2,174 SF  
VIEW SPACE



# Floor Plan - 2nd Floor



AVAILABLE



LEASED

