

FOR SALE OR LEASE

**941 Spears Creek Court
Columbia, SC 29229**

±10,000 SF OFFICE BUILDING
AVAILABLE IN NORTHEAST
COLUMBIA



**TRINITY
PARTNERS**

Property Details

| | |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY TYPE | Office |
| ZONING | M-1, Light industrial |
| PARCEL ID | R04000-04-74 |
| ACREAGE | ±3 AC |
| AVAILABLE SF | ±10,000 SF |
| CLEAR HEIGHT | Varies, up to 20' |
| OFFICE LAYOUT | Current interior layout includes high-end finishes, private offices, conference room, open area, large entertaining space, storage, etc. |
| OUTDOOR STORAGE | Fully fenced with gated entry Landlord will consider selling or leasing the separate, adjacent 4,000 SF storage building in the back plus ±1.4 AC (contact broker for pricing) |

SALE PRICE: \$3,500,000

LEASE RATE: CONTACT BROKERS

AMENITIES

Frontage, visibility, and easy accessible from I-20

Ample parking or space for expansion
(additional improvements could be built to tenant spaces)

Gated access for added security



Spears Creek



DRIVE TIMES

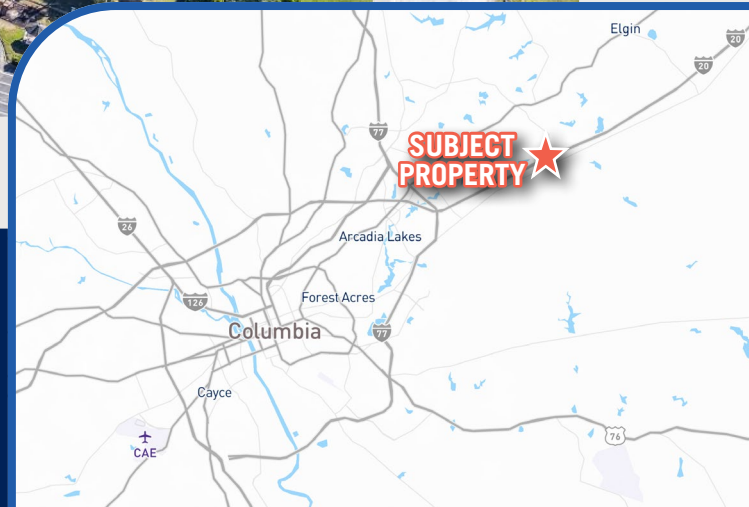
I-20: 1 Mile

Downtown Columbia: 16.5 Miles

Charlotte: 93 Miles

Florence: 67 Miles

Charleston: 130 Miles



Class A Office Space

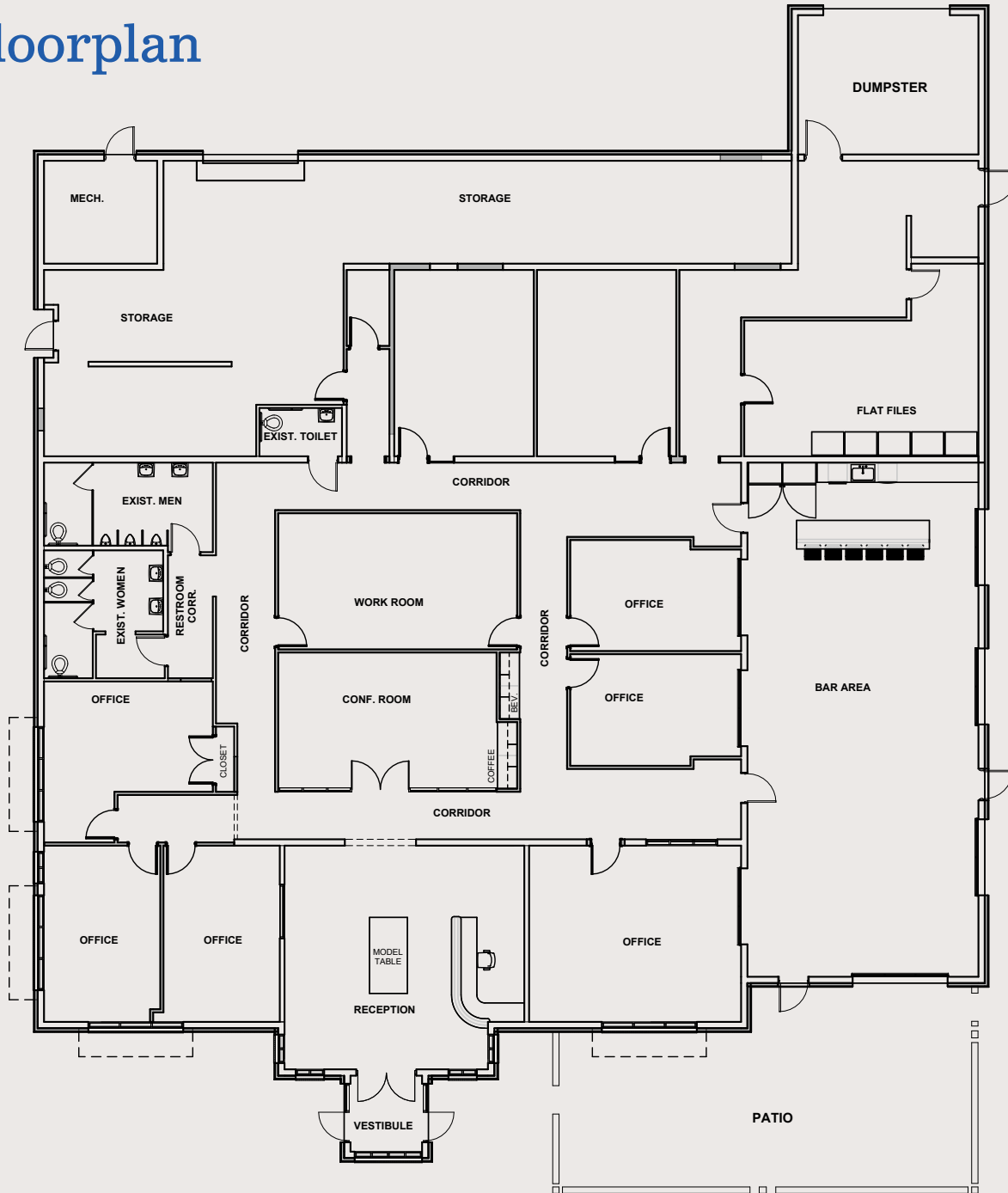


LARGE PRIVATE OFFICES & TASTEFULLY DESIGNED SPACE

- High-end finishes
- Select exposed, high ceilings
- Premium entertainment/meeting space with glass roll-up doors accessing interior
- Large executive, private offices
- Ample storage space



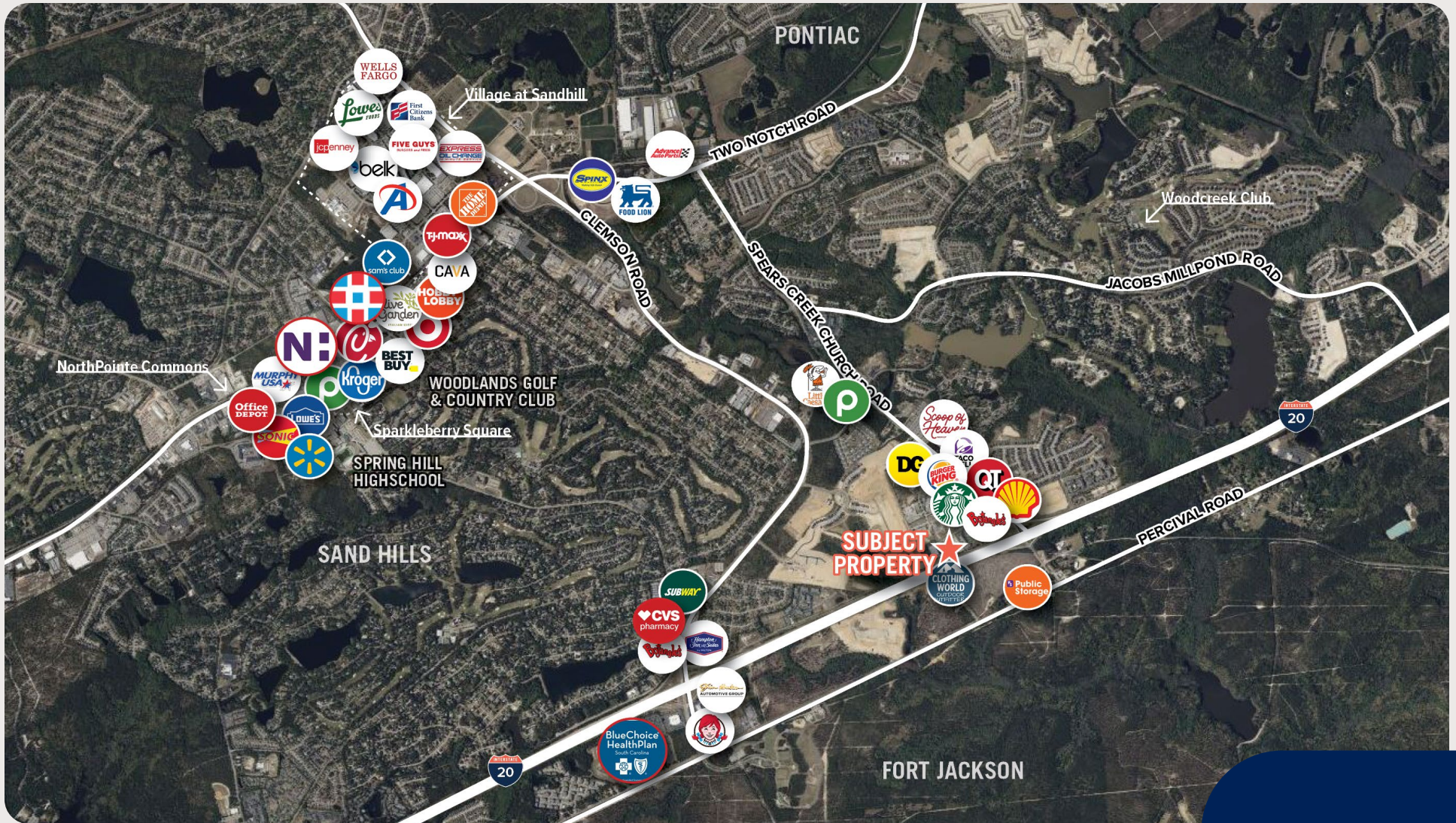
Floorplan



CURRENT LAYOUT

- Clear height up to 20'
- 10,000 SF of Class A Office Space
- Mix of private offices, conference rooms, large entertainment space, and storage.

Northeast Columbia



For more information, contact:



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