

For Sale or Lease | ±10,440 SF

Medical Office Building



# 813 Leesburg Road

Columbia, South Carolina

**NAI**Columbia

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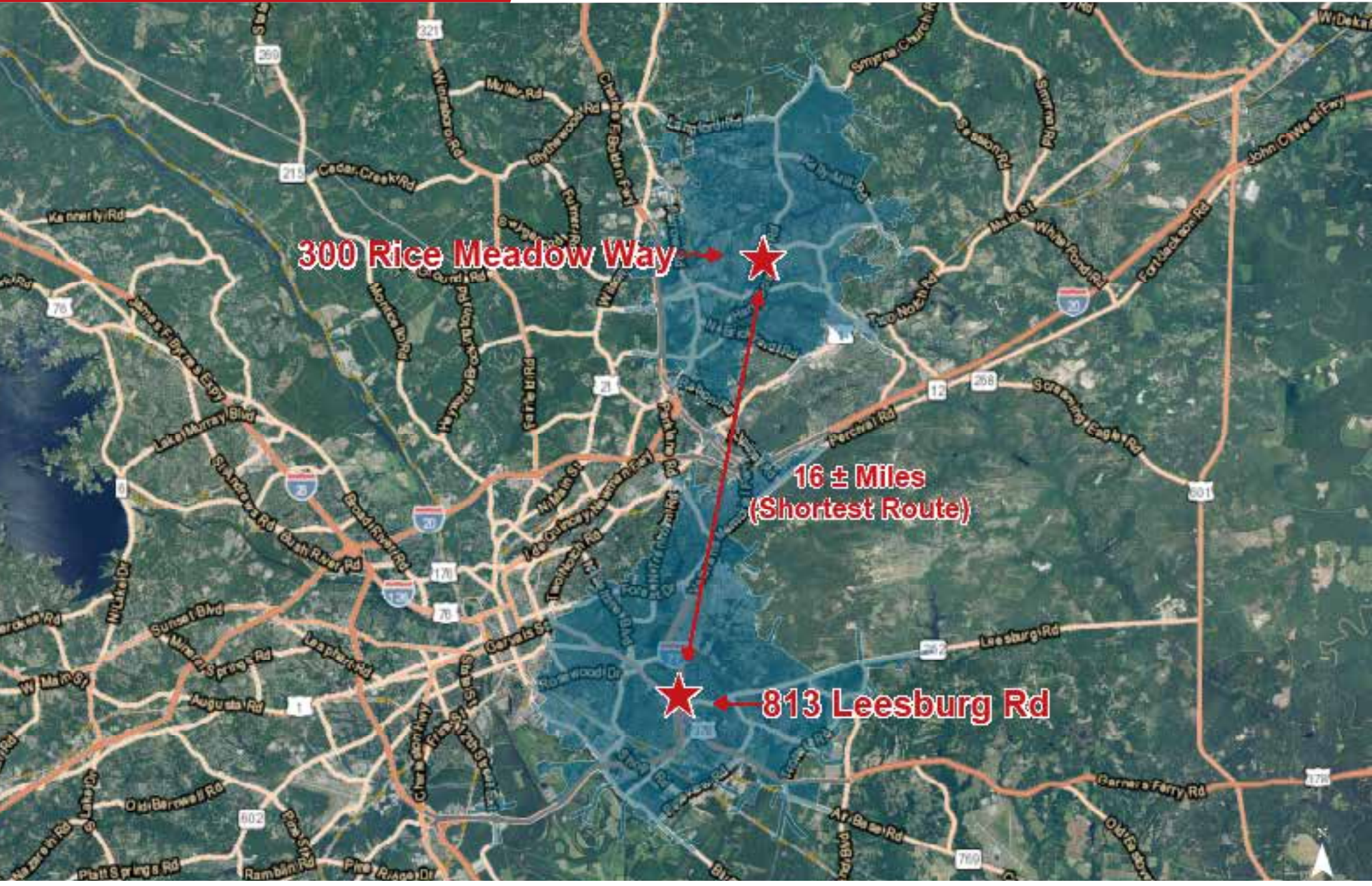
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Imagery Aerial  
813 Leesburg Road



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# Property Highlights

813 Leesburg Road | Columbia, SC

- Medical office building for sale in Southeast Columbia, SC
- Primary highway access to the area is via I-77 and Garners Ferry Rd
- Located less than one mile from VA hospital
- ±10,440 SF building located on ±1.64 Acres
- ±6,400 SF on 1st Floor (**available for lease**)
- ±4,040 SF on 2nd Floor (currently leased)
- Structure built in 2004
- Zoned C-3, General Commercial District in City of Columbia
- Parking Ratio: 5.5 per 1,000 SF (57 spaces)
- Pricing:
  - **Sale price for entire bulding: \$1,499,000**
  - **Lease rate for first floor: \$20.00 PSF Full Service**

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## Medical Office Portfolio | ±10,440 SF

MEDICAL OFFICE BUILDING  
300 RICE MEADOW WAY

Price: \$1,395,000

Medical office building for sale in Northeast Columbia, SC with primary access to the area via Interstate 77 and Clemson Road. The access road is currently being expanded from two to four lanes. The property is located less than one mile from Ridgeview High School and approximately four miles from the Village at Sandhills. It is zoned Planned Development District (PDD) in Richland County. The property has the same building plan as the 813 Leesburg Road site.