

FOR LEASE



1177-1179 Sunset Blvd WEST COLUMBIA, SC 29169

📍 SUBMARKET: WEST COLUMBIA

Up to ±7,000 SF Office/ Medical Suites for Lease

Easily accessible to I-26 (2 Miles)

Close Proximity to the Lexington
Medical Center (2 Miles)

Tenant Improvement Allowance
Available

Parking ratio of 4.5 spaces per
±1,000 SF

LEASE RATE:

\$15.00 PSF Net of Utilities

AVAILABILITIES

1177 SUNSET

±2,060 RSF

±1,200 RSF

Ability to combine
for 3,260 SF
contiguous suite

1179 SUNSET

±3,800 RSF



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Partner | mlovelace@trinity-partners.com | 803-567-1431

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY
PARTNERS**

1177-1179 Sunset Blvd

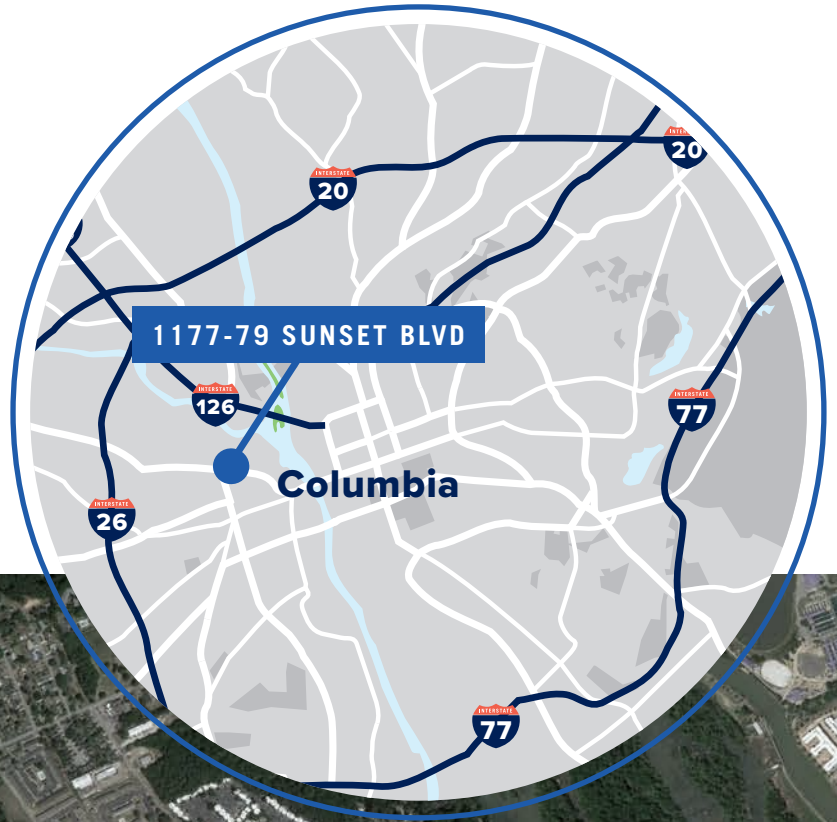
FOR LEASE

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LOCATION

LOCATED IN THE HEART OF WEST COLUMBIA ON SUNSET BLVD, LESS THAN 5 MINUTES TO DOWNTOWN COLUMBIA AND LEXINGTON MEDICAL CENTER



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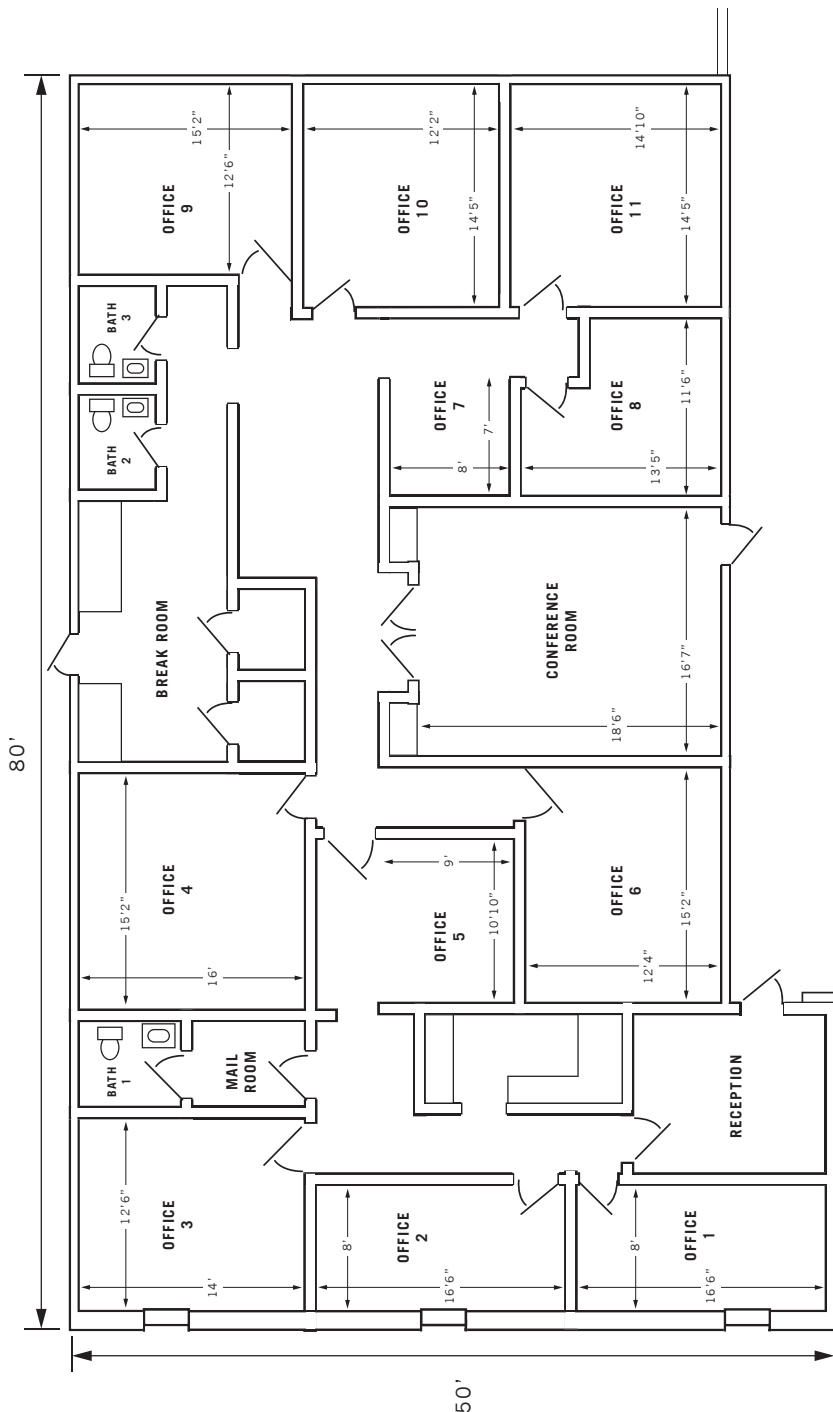
FLOORPLAN

1179 SUNSET BLD

3,800 RSF

EXISTING FINISH AND LAYOUT IS
CONDUCTIVE TO OFFICE USERS

MARKET TENANT IMPROVEMENT
ALLOWANCE AVAILABLE



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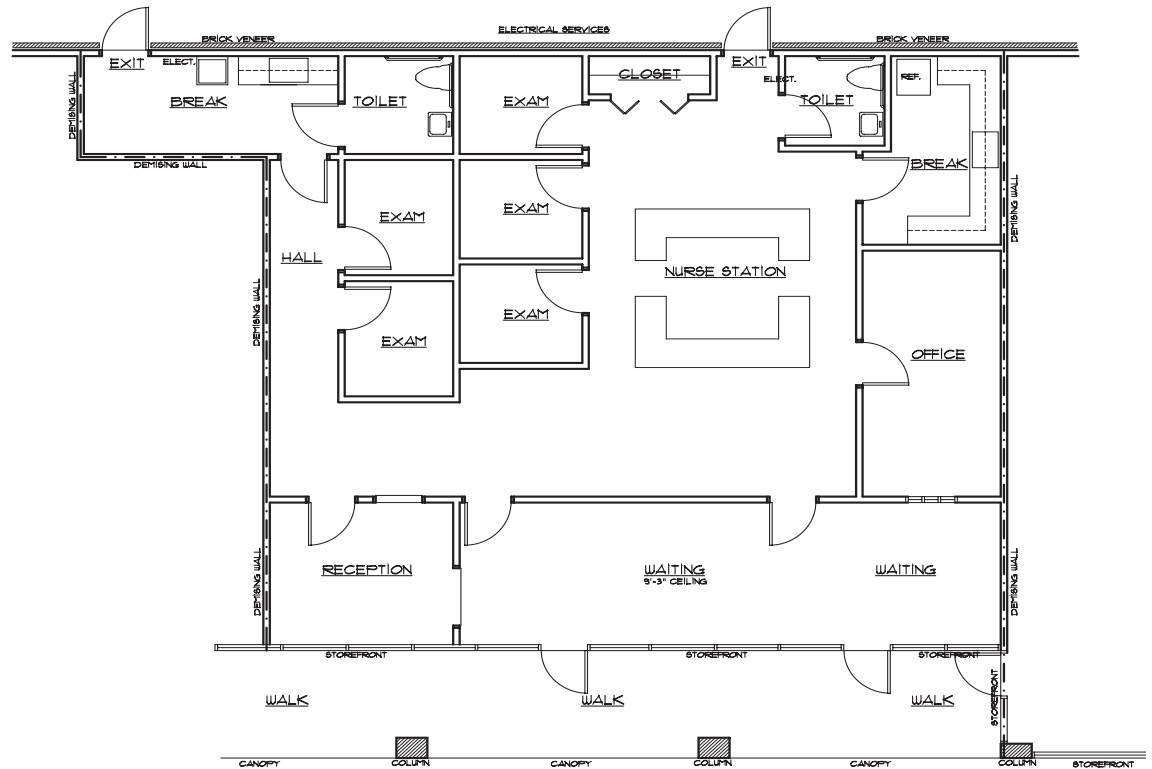


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FLOORPLAN

1177 SUNSET BLD

±2,000 RSF OF MEDICAL OFFICE SPACE

±1,200 RSF OF OFFICE SPACE (NOT PICTURED)

ABILITY TO COMBINE SUITES FOR ±3,200 RSF

MARKET TENANT IMPROVEMENT ALLOWANCE AVAILABLE TO CONVERT SMALLER SUITE TO MEDICAL IF REQUIRED

PARKING

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