

FOR LEASE

NEW EXTERIOR PAINT  
& LANDSCAPING

COMING SOON:  
PARKING LOT UPGRADES

8911 Farrow Road COLUMBIA, SC 29203

📍 SUBMARKET: NORTHEAST COLUMBIA

## 94,020 SF Office/Flex Building for Lease

Subdividable up to 10,000 SF

Two story building featuring 68,547 SF (first floor) and 24,891 SF (second floor)

Truly flexible space opportunities, ideal for professional office, medical, or tech firms

Easy conversion to Flex usage with loading capabilities

Monument and building signage opportunities

Excellent exposure along Farrow Road, with a daily traffic count of over 27,000 cars

Market Tenant Improvement Allowance available

Newly painted exterior and landscaping upgrades complete; parking lot improvements planned in the near term

**LEASE RATE:** \$16.00 PSF Full Service



### FOR MORE INFO, CONTACT

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BRADEN SHOCKLEY | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373





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## PARKING

4 PER 1,000 PARKING RATIO

PLENTY OF ON-SITE  
PARKING FOR CLIENTS  
AND VISITORS

## ACCESS

AT THE INTERSECTION  
OF HARDCRABBLE  
AND FARROW ROADS

NEAR I-77, I-20,  
AND HIGHWAY 277

CENTRALLY LOCATED IN  
THE GROWING NORTHEAST  
COLUMBIA SUBMARKET



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**TRINITY  
PARTNERS**

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## RENDERING OF CONCEPTUAL INTERIOR



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