

AVAILABLE



# 109 Midlands Court WEST COLUMBIA, SC 29169

📍 SUBMARKET: WEST COLUMBIA

## ±5,283 SF Class A Medical Office for Sale or Lease

- > Entire building is for sale with two suites available for lease
- > Availabilities | SUITE A | 2,263 USF  
SUITE B | 3,020 USF
- > 48 surface spaces available (9 per 1,000 SF)

**LEASE RATE: \$20.00 per SF, Modified Gross**

**SALES PRICE: \$950,000**



### FOR MORE INFO, CONTACT

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

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

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://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.

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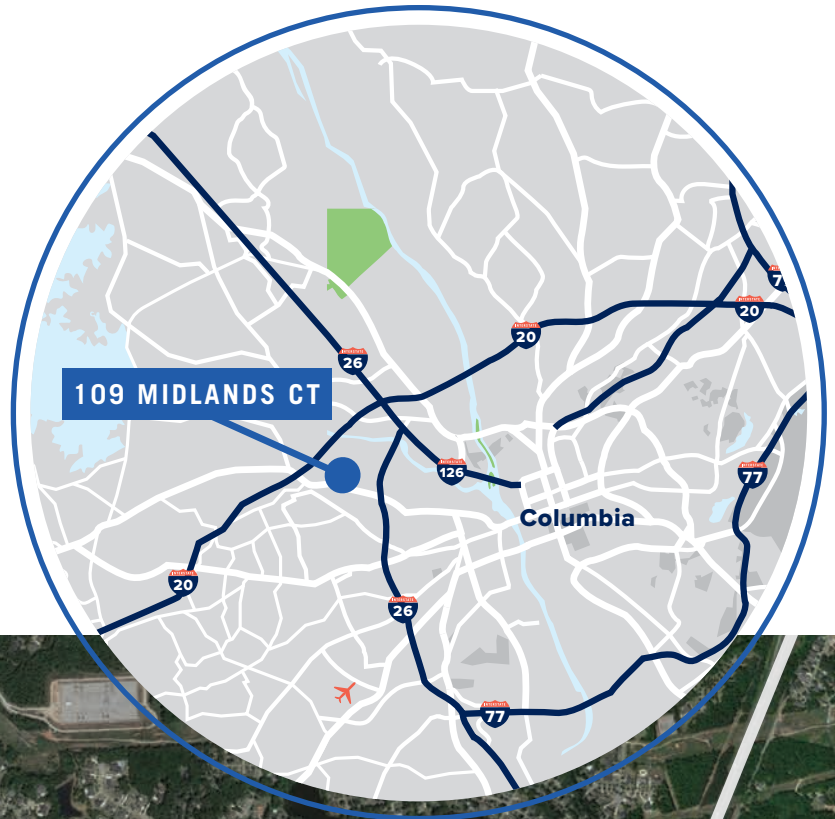
WEST COLUMBIA, SC 29169

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## LOCATION

STRATEGICALLY LOCATED OFF SUNSET BOULEVARD (HWY 378) AND BETWEEN I-20 AND I-26

CLOSE PROXIMITY TO LEXINGTON MEDICAL CENTER AND MINUTES FROM THE TOWN OF LEXINGTON



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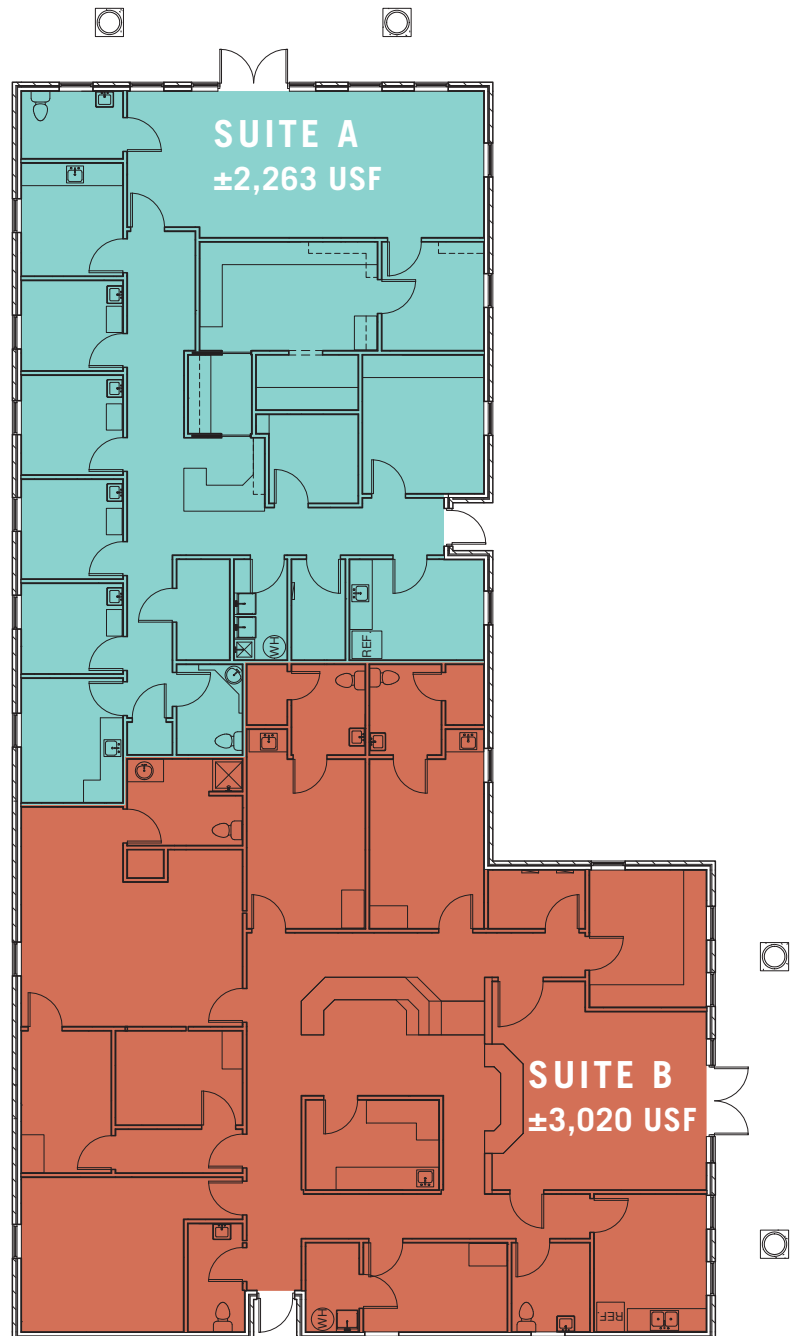
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## SUITE A ±2,263 USF

- LARGE WAITING AREA
- CHECK IN AND CHECK OUT COUNTER
- PERIMETER EXAM ROOMS
- CENTRAL NURSES STATION
- MULTIPLE DOCTOR/ADMINISTRATIVE OFFICES
- TWO (2) INTERIOR RESTROOMS

## SUITE B ±3,020 USF

- FLOORPLAN CONSISTS OF CENTRAL NURSE'S STATION CONCEPT AND COULD BE EASILY COMBINED FOR A SINGLE TENANT/USER



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