

FLEX/SHOWROOM | FOR LEASE OR SALE

3827 BROAD RIVER ROAD

Columbia, South Carolina 29210

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BUILDING A: ± 10,089 Total SF

• ± 2,079 SF in original office building

- 915 SF of existing showroom/open space

- 1,164 SF of existing built out office space

• ± 8,010 SF additional building with 2 stories

Masonry Construction

Parking: 22 Free Surface Spaces

Pylon Signage

LEASE RATE: \$5.60 PSF NNN

SALES PRICE: \$500,490 (\$49/SF)



BUILDING B: ± 7,800 Total SF

Divided into six (6) 1,300 SF suites

Construction: Metal

• Parking: 18 Free Surface Spaces

Zoning: GC (General Coommercial)

LEASE RATE: \$7.31 PSF NNN

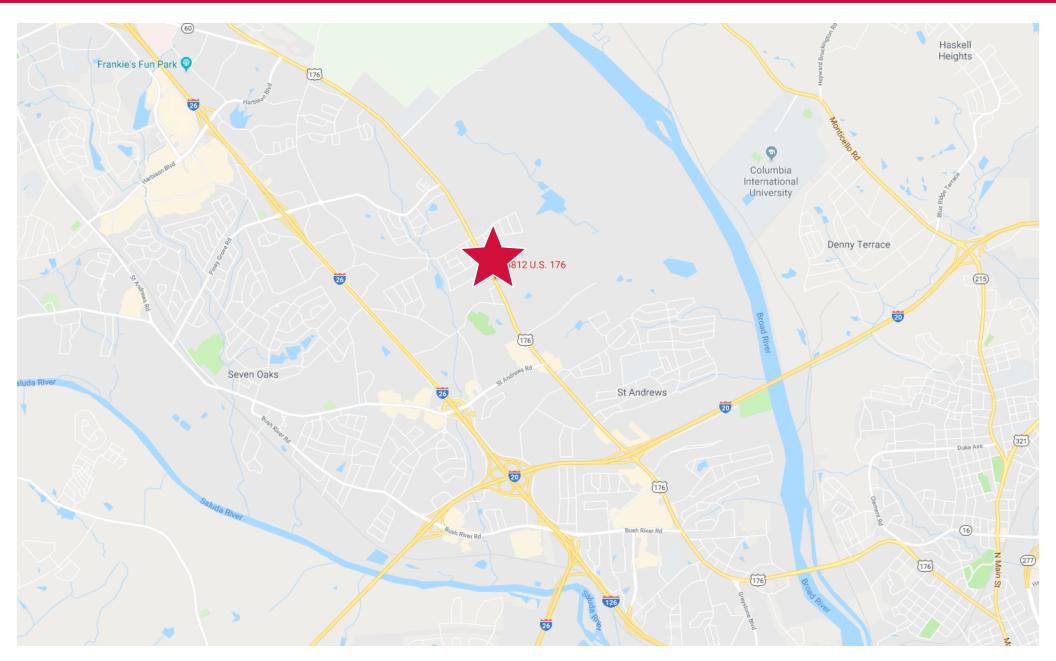
SALES PRICE: \$377,988 (\$48/SF)



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