

CLASS A OFFICE SPACE



±10,169 SF Available

For more information, contact:

SPENCER GREEN
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KYLE BERDUGO
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1320 Main Street, Suite 300
Columbia, SC 29201
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Property Features

- ±10,169 SF of Class A Office Space Available
- Located in Carolina Research Park
- Abundant surface parking available
- Building is professionally managed with planned upcoming renovations to common areas, restrooms, and lobby
- Proximity to major interstate — less than a mile away from I-77
- Minutes from Killian Rd Retail/restaurant amenities

Specifications

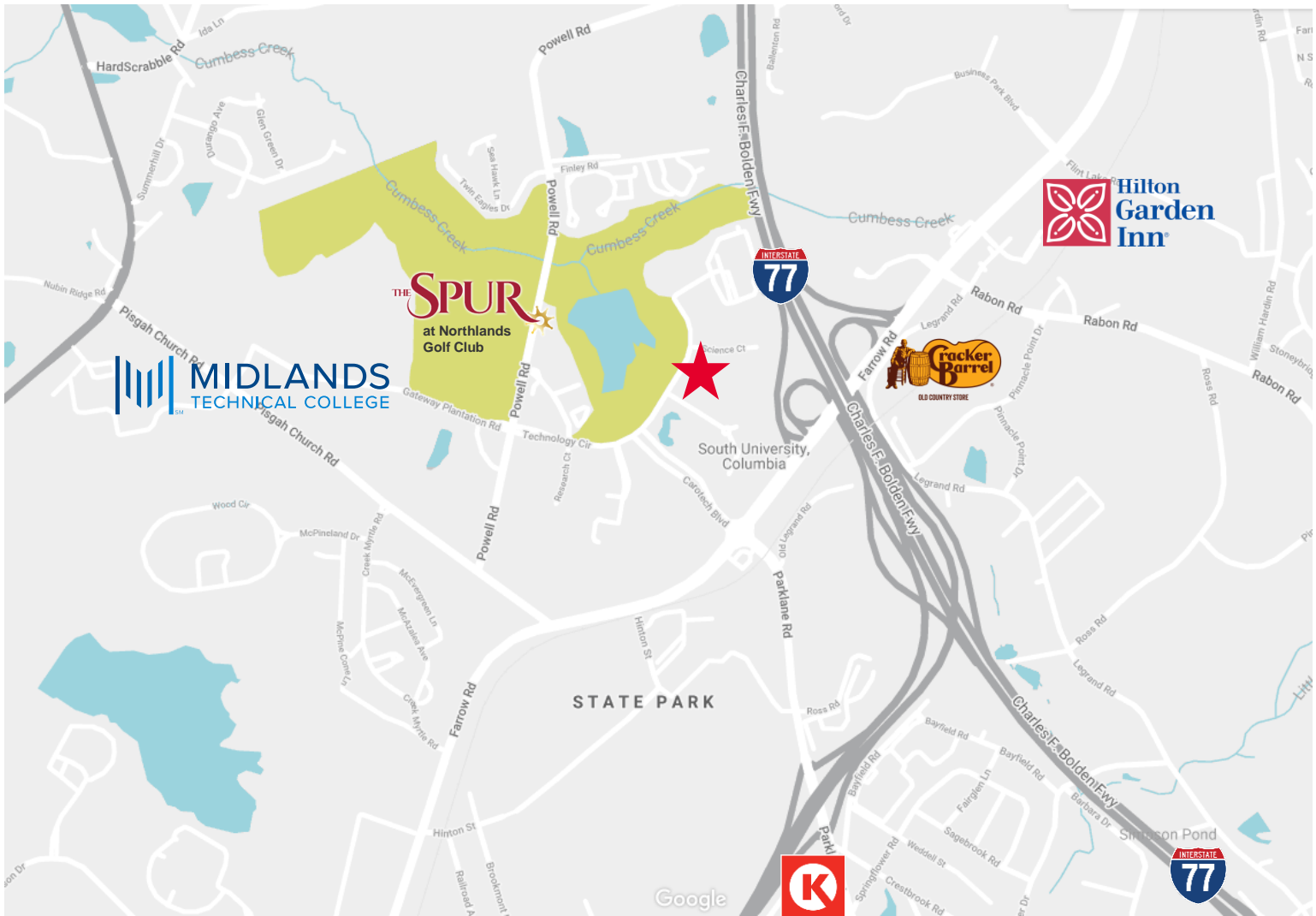
Total Size	±10,169 SF
Stories	4
Year Built	1997
Parking	4.5/1,000 SF
Lease Rate	Negotiable

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Demographic

	1 Mile	3 Miles	5 Miles
Population	3,857	33,786	104,200
No. of Households	1,778	13,800	41,192
Avg. HH Income	\$46,693	\$51,340	\$52,775

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