

# MEDICAL SPACE FOR SUBLEASE (Providence Hospital Campus)

1655 Bernardin Avenue, Suite 300, Columbia, SC



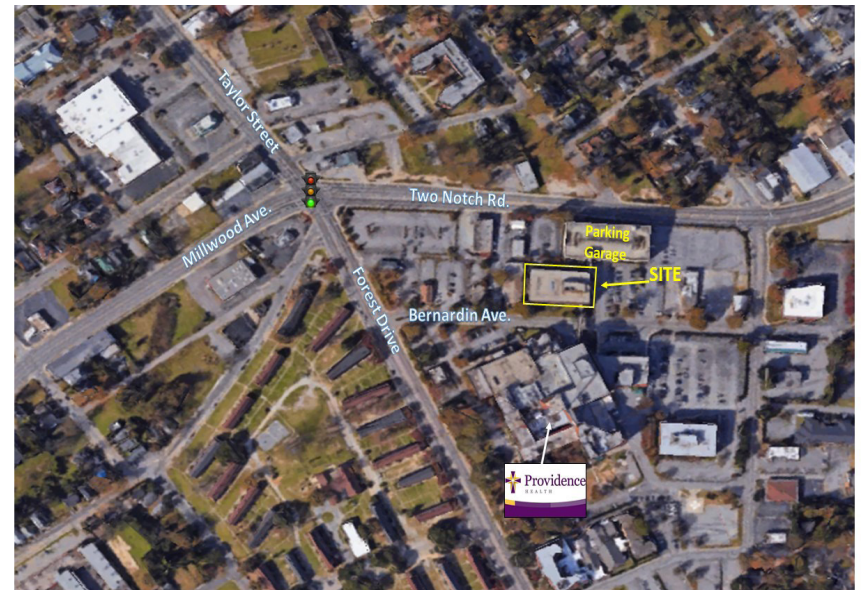
**Lease Rate: \$21 PSF Gross**

EXCLUSIVE BROKER:

R. Coleman Davis  
Senior Broker  
803 834.7014 Ext. 6 (o)  
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## PROPERTY HIGHLIGHTS

- 3 story building
- 5,331 SF located on the 3rd floor
- Located within minutes of Downtown Columbia and Forest Acres on the Providence Health campus
- Connected to Hospital via 2nd floor common walkway
- Parking 6:18/1,000SF
- Excellent space for non-surgical practices such as internal medicine or pediatrics

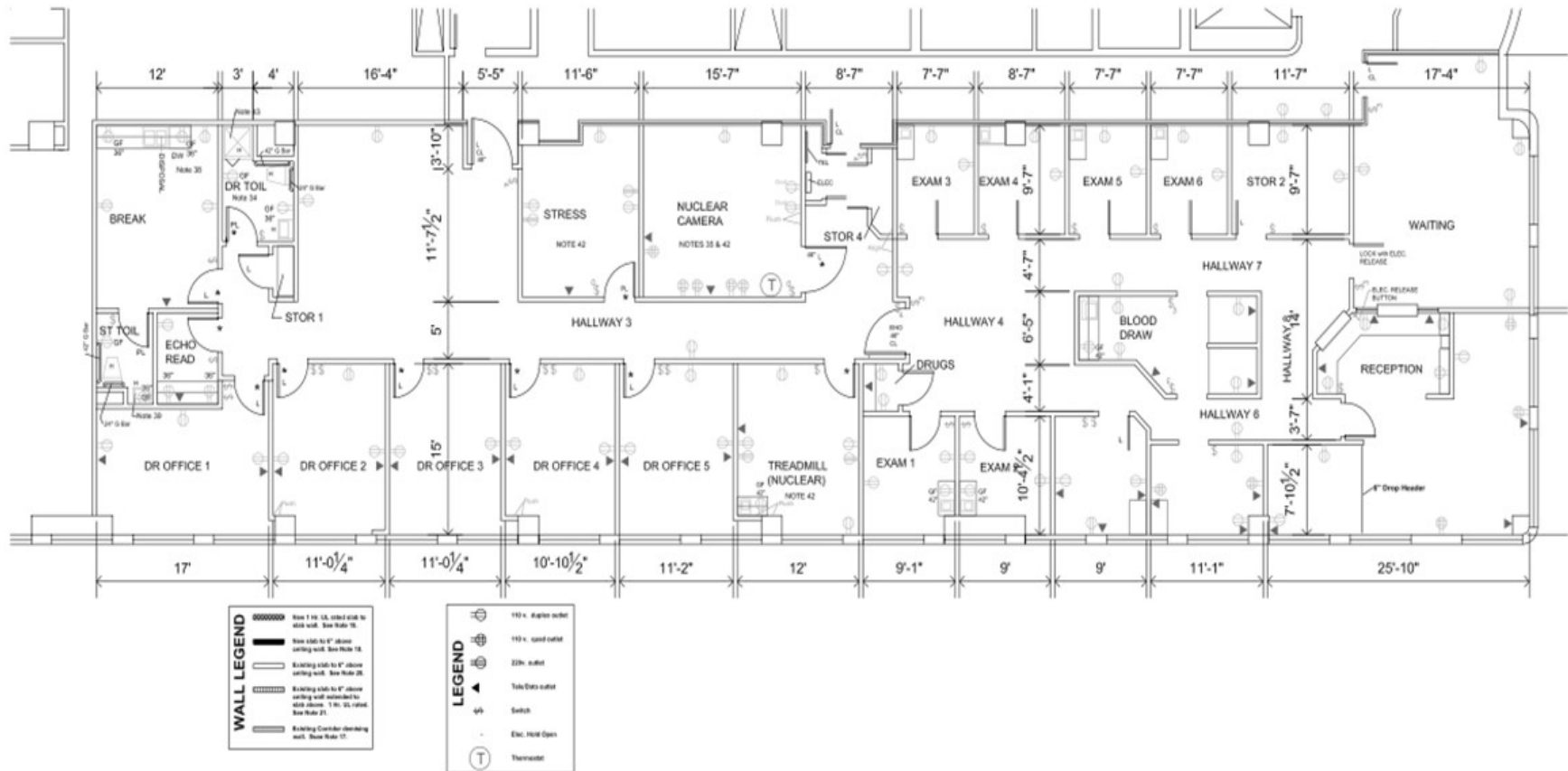


| DEMOGRAPHICS    | 1 mile   | 3 miles  | 5 miles  |
|-----------------|----------|----------|----------|
| 2019 Population | 11,669   | 89,088   | 180,079  |
| Med HH Income   | \$25,904 | \$38,783 | \$40,394 |
| Avg HH Income   | \$52,882 | \$70,053 | \$68,437 |

# FOR SUBLEASE

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## Suite Plan



CONSTRUCTION PLAN  
5331 SF 1/8" = 1'-0"

# FOR SUBLEASE

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## Photos

