

OFFICE SPACE FOR SUB-LEASE (Atrium at Stoneridge)

140 Stoneridge Drive, Suite 600, Columbia, SC

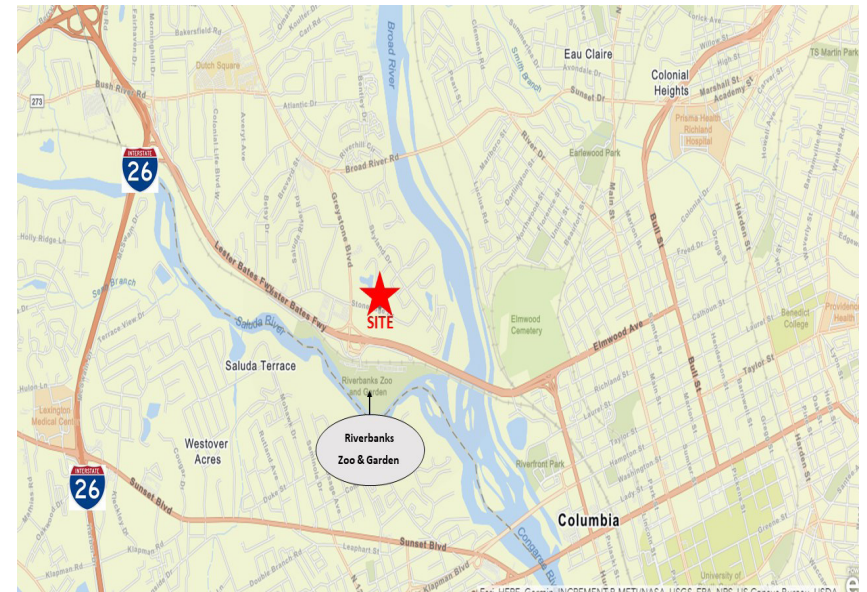


Lease Rate: \$17 PSF
Full Service

EXCLUSIVE BROKER: R. Coleman Davis
Senior Broker
803 834.7014 Ext. 6 (o)
803 807.6809 (c)
cdavis@cypresscommercial.com

PROPERTY HIGHLIGHTS

- Class A office building
- 4,213 SF located on the 6th floor
- Located within minutes of Downtown Columbia
- 24-hour access to building with parking ratio 4:1,000 SF
- Access to 25 person conference room w/kitchenette
- Located off of I-26 near Riverbanks Zoo
- Lease rate includes utilities and janitorial

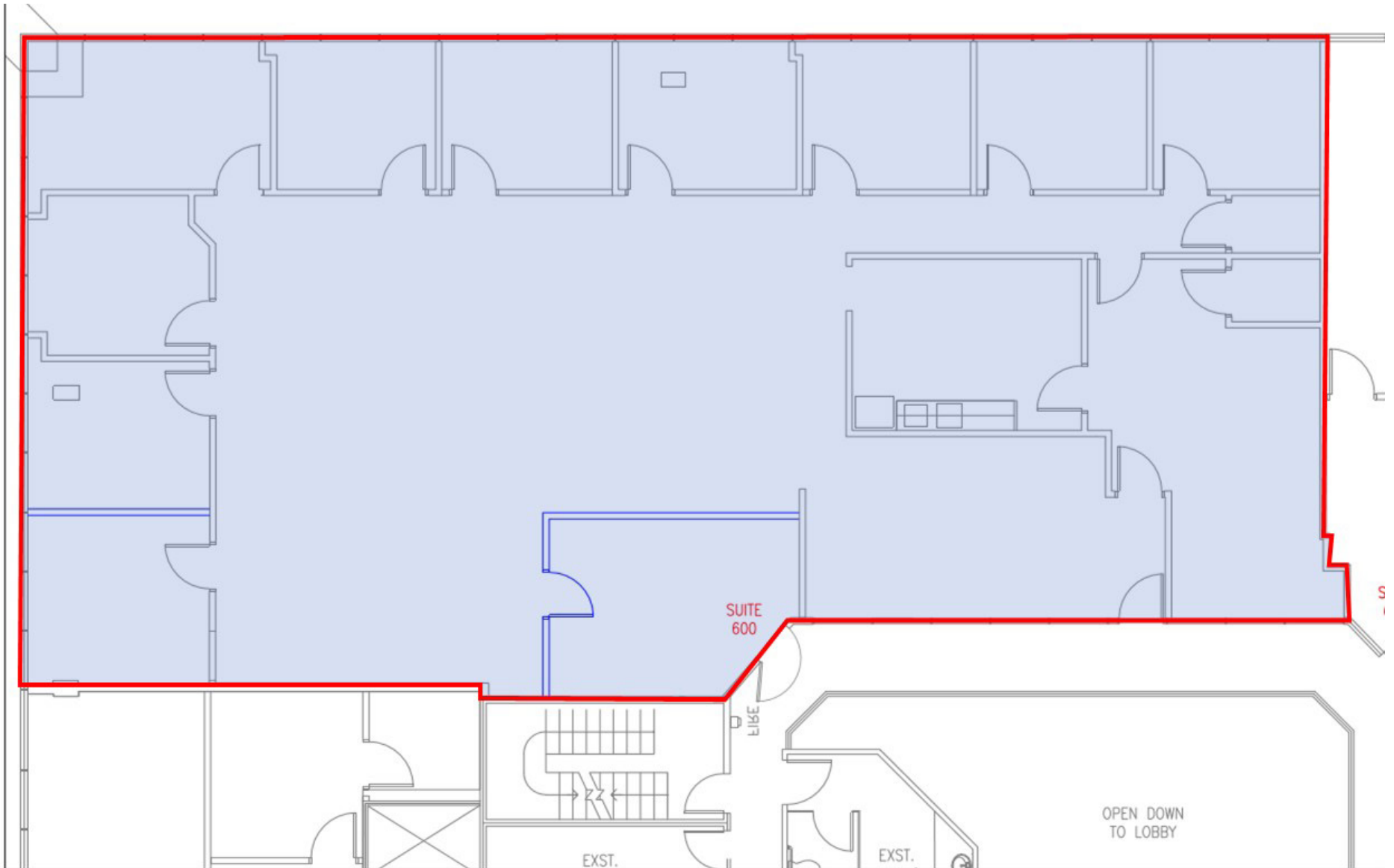


DEMOGRAPHICS	1 mile	3 miles	5 miles
2019 Population	6,857	67,158	168,089
Med HH Income	\$34,847	\$37,628	\$38,686
Avg HH Income	\$47,586	\$53,356	\$58,406

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Suite Plan



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Photos

