

FOR SALE



2719 Middleburg Drive COLUMBIA, SC 29204

📍 SUBMARKET: FOREST ACRES

±15,600 SF Office Building for Sale

Office redevelopment opportunity for an investor or user interested in a location that is easily accessible to Downtown Columbia and Forest Acres

Building currently subdivided into twelve (12) 1,300 SF office suites, which could be easily combined to accommodate a larger tenant

Building atrium could be enclosed and allow for additional rentable square footage

Above market parking ratio (5.07/1,000 SF)

Zoning: C-1 (City of Columbia)

Roof is less than five years old and HVAC system has been professionally maintained

SALE PRICE: \$1,100,000 \$936,000



FOR MORE INFO, CONTACT

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NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | 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.

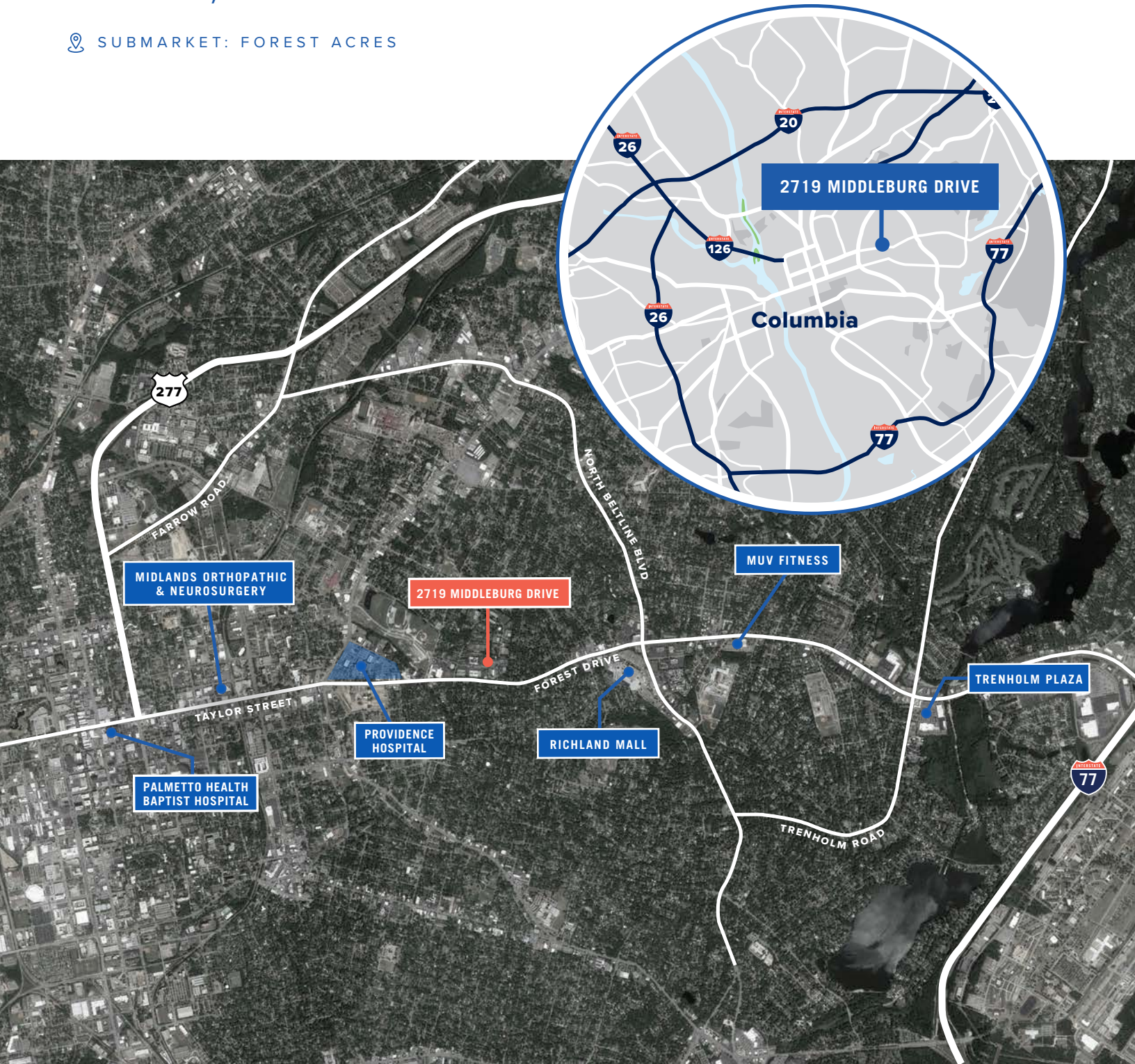


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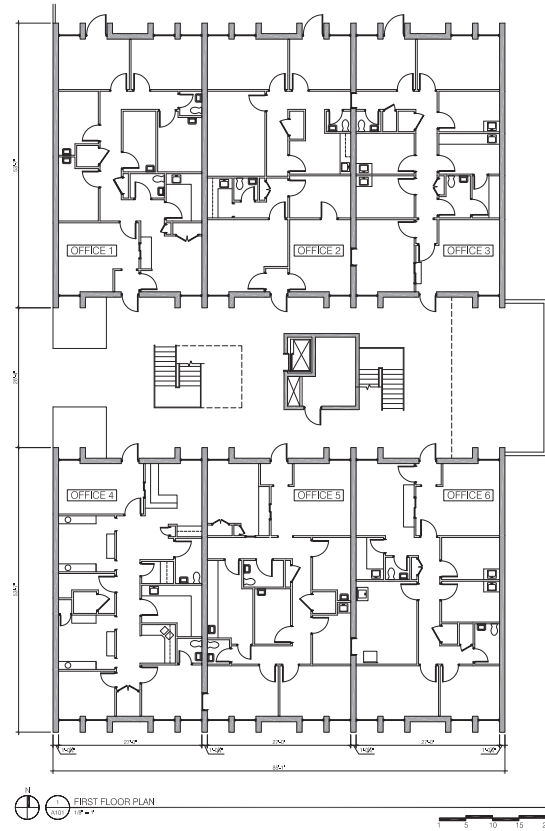
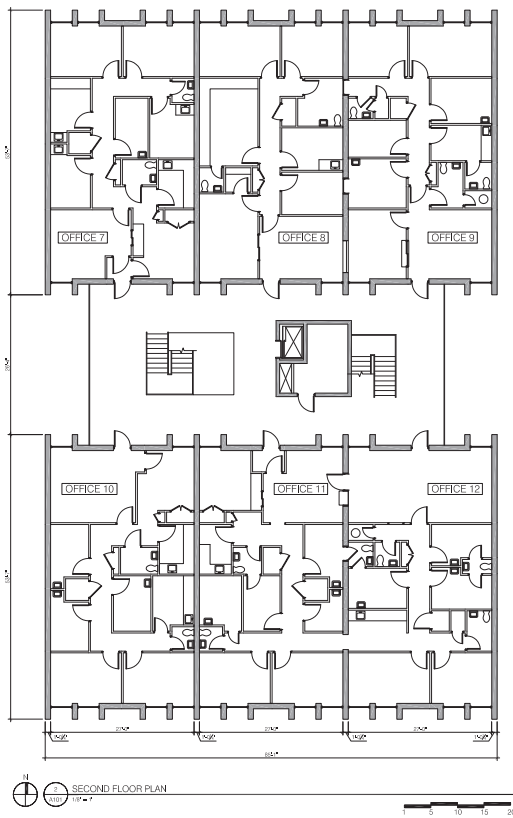
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