



FOR LEASE

Consolidated Business Park LEXINGTON, SC 29169

📍 SUBMARKET: WEST COLUMBIA

±2,450 – 4,765 SF Class A Office Space Available for Lease

- Consolidated Business Park located on Hwy 378, between I-20 & I-26
- In close proximity to both the Lexington and West Columbia submarkets
- Minutes away from Lexington Medical Center
- Offers excellent access, signage, and visibility along Sunset Boulevard
- Abundant surface parking available
- ZONING:** Intensive Development - Lexington County



FOR MORE INFO, CONTACT

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



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

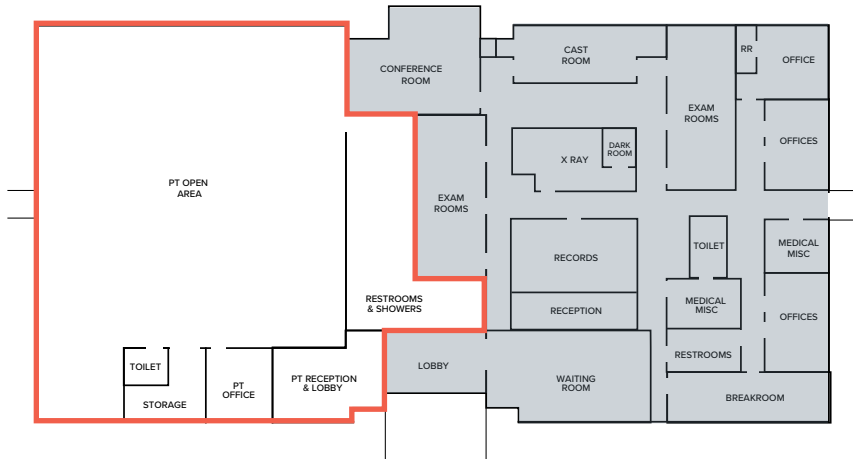
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3221 Sunset Boulevard SUITE B

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±4,765 SF



BUILDING FEATURES

WAITING ROOM & RECEPTION AREA
LARGE WINDOW LINED OPEN AREA
PRIVATE OFFICE
MEN'S & WOMEN'S RESTROOMS
AND SHOWERS

LEASE RATE: \$18.00 PER SF,
FULL SERVICE



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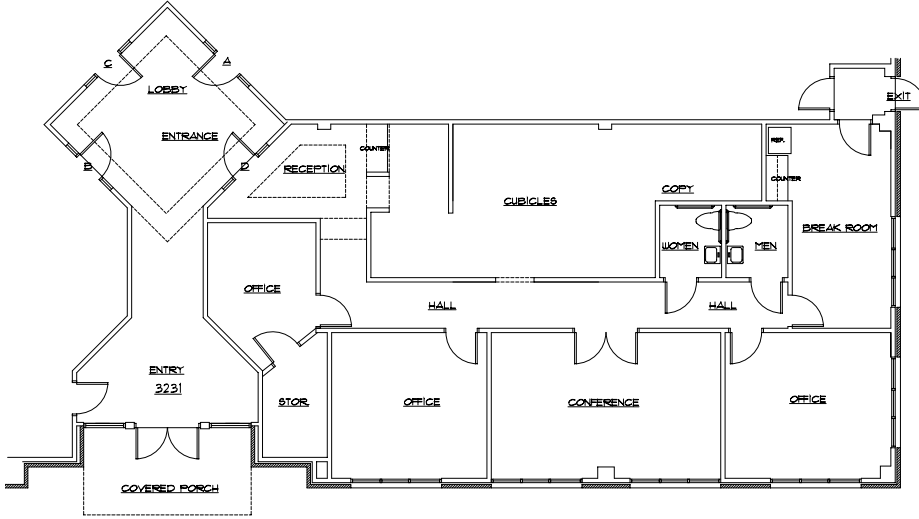
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3231 Sunset Boulevard

LEXINGTON, SC 29169

TOTAL SF: ±2,450 SF

FOR LEASE



BUILDING FEATURES

- WAITING AREA AND RECEPTION
- 3 PRIVATE OFFICES
- CONFERENCE ROOM
- BREAK ROOM
- OPEN SPACE

LEASE RATE: \$17.50 PER SF, FULLSERVICE



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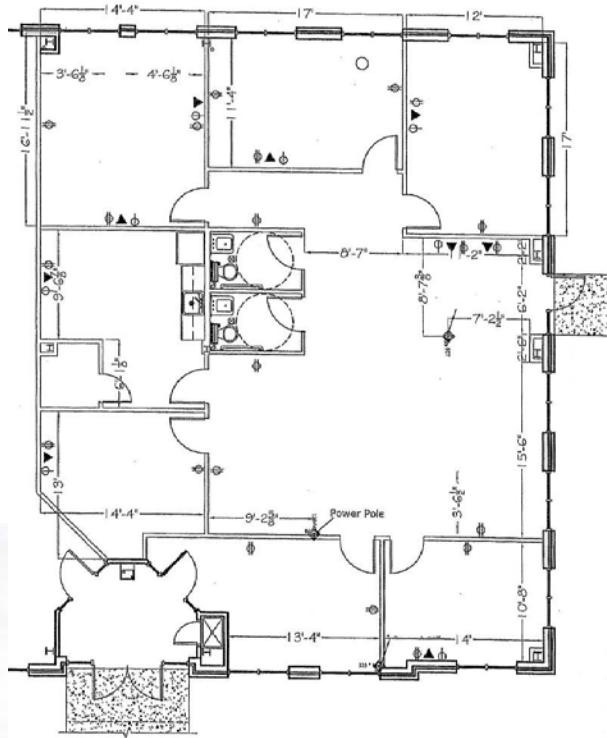
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3227 Sunset Boulevard SUITE F

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±2,512 SF



BUILDING FEATURES

WAITING ROOM & RECEPTION AREA
MULTIPLE OFFICES SURROUNDING
LARGE WORK AREA

SIX (6) OFFICES

MEN'S AND WOMEN'S RESTROOMS

LEASE RATE: \$18.50 PER SF,
FULL SERVICE



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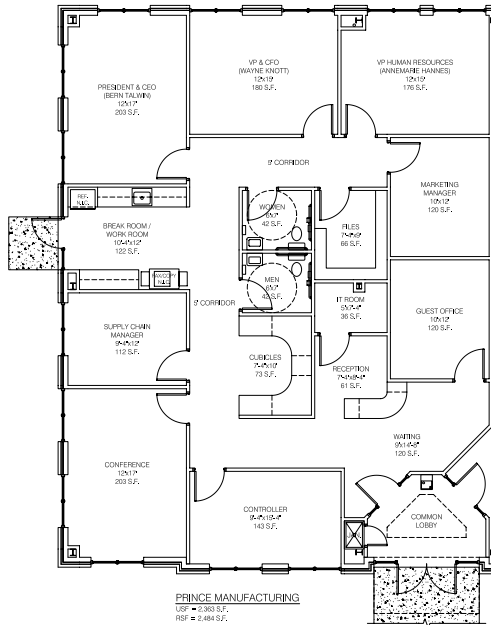
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3227 Sunset Boulevard SUITE E

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±2,484 SF



BUILDING FEATURES

- SEVEN (7) PRIVATE OFFICES
- RECEPTION AND WAITING ROOM
- CONFERENCE ROOM
- BREAK AREA
- IT / FILE STORAGE

LEASE RATE: \$18.50 PER SF, FULL SERVICE



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