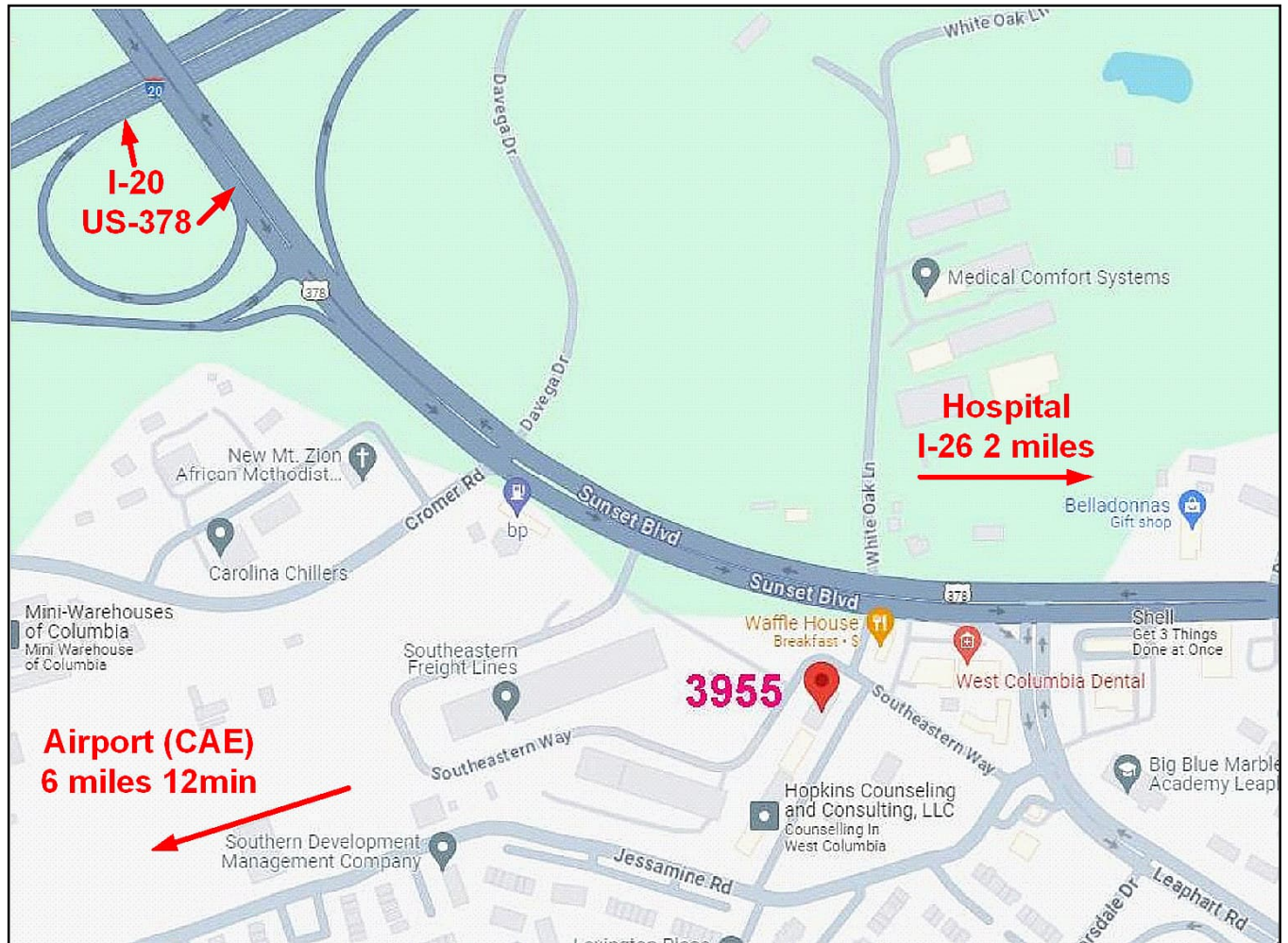


**FOR LEASE
1500 SF \$18/SF NNN
COMPLETELY RENOVATED
READY TO MOVE IN!**



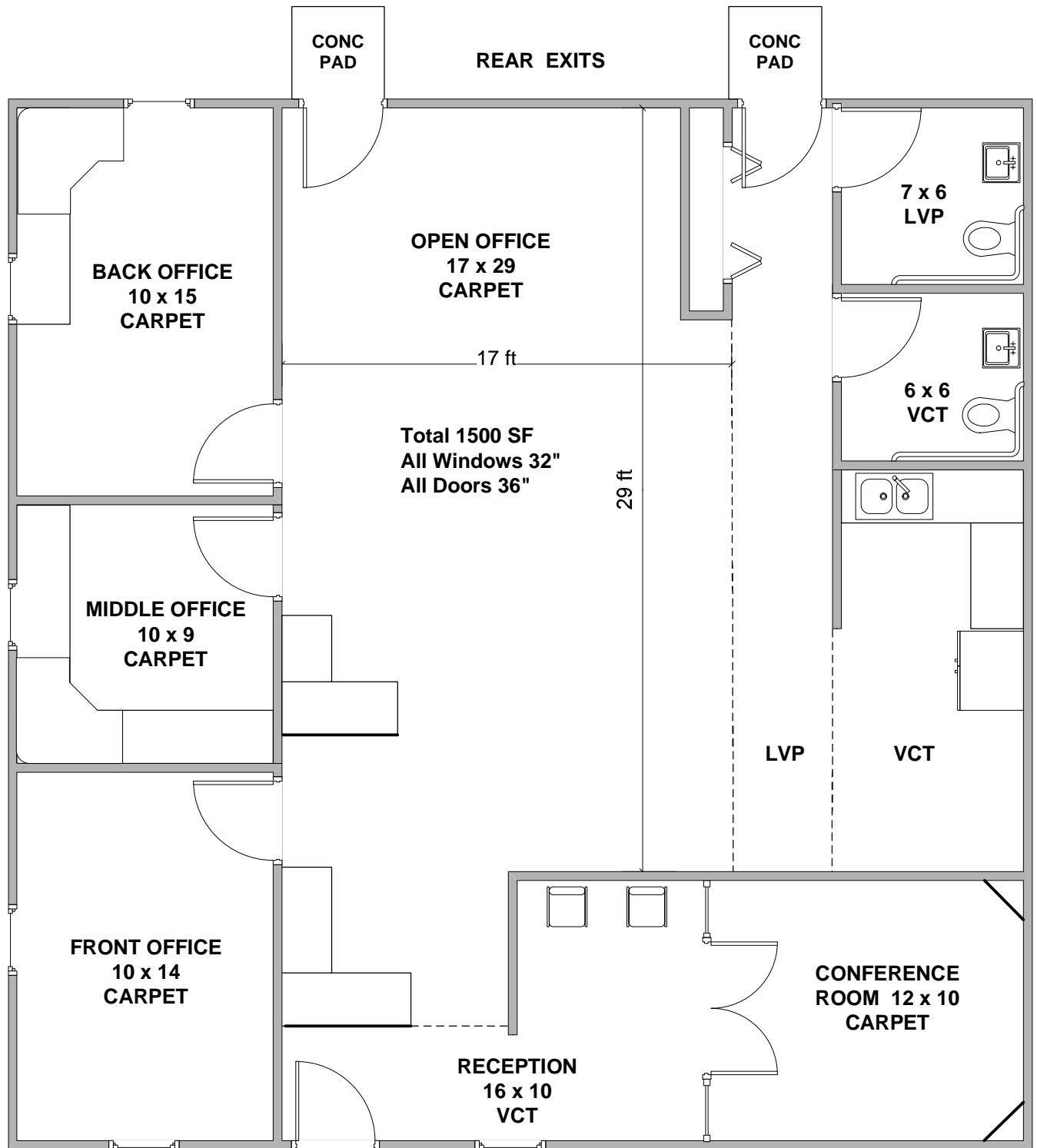
**3955 Suite 1B, Southeastern Way
West Columbia SC 29169
Ed Kelleher 803-796-8858 (Voice)**



Convenient Location: I-20, I-26, Hospital, Airport + a Waffle House!

FEATURES:

- I-20 1/4 mile, I-26 2 miles
- CAE Airport 6 miles/12 minutes no Interstate travel
- All new LED lighting
- All walls patched and painted.
- New carpet and LVP (Luxury Vinyl Plank), New exterior doors and seals, New HVAC
- Water and sewerage included
- ADT Security system installed (not activated), external keypad
- Attractive stained wood finish on all interior doors, windows
- Owner in Suite 1A
- Glassed in Conference Room (Figure 2)
- Reception desk has CCTV for front entrance (Figure 3)
- Built in desks, cabinets, shelves (Figures 2, 3, 5, 6, 7)
- Large Open Office Area with excellent lighting (Figure 8)
- Bathrooms have cabinets, Toto toilets, Grab Bars (Figure 9)
- 10 Parking spaces, shared trash dumpster (Figure 12)
- Monument Signage available (Figure 10)



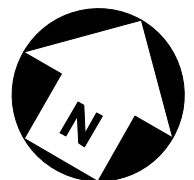
LVP

VCT

FRONT
ENTRANCE

VCT = Vinyl Composition Tile LVP = Luxury Vinyl Plank

3955 Southeastern Way Suite B
West Columbia, SC 29169
ED KELLEHER – 803-796-8858
3955@Macro-Inc.com





1 Glass Conference Room, Built in corner cabinets



2 Reception Desk, CCTV Entry Monitor, Front Room Door



3 Front Room 10x14



4 Middle Room 10x9



5 Back Room 10x15



6 Open Area Built in Cabinets/Counters, Middle and Back Office Doors



7 Open Area, three Private Office Doors, Left Rear Exit



8 Right Rear Exit Door, LVP Hallway, Bathroom Doors, Kitchen with VCT



9 Bathrooms (identical),



10 Sign Board on Southeastern Way Entry



11 3955 1B Rear Exit Doors



12 3955 1B (on Right), Front Parking area, trash dumpster on Far Left

-- end --