

FOR SALE OR LEASE



# Highland Center Professional Park COLUMBIA, SC

📍 SUBMARKET: NORTHEAST COLUMBIA

## 1,500-12,632 SF Class-A Office Space / Five Developed Lots

120 Highland Center Drive: ±1,500 SF for lease

Lot 3: ±2.60 Acres

Lot 6: ±2.22 Acres

Lot 7: ±1.08 Acres

Lot 10: ± .81 Acres

### SALE PRICE:

\$3.45 per SF - Interior lot

\$8.00 per SF - Farrow Road frontage lots

\$60.00 per SF - shell space

**UTILITIES:** Curb and gutter, common area detention, water, sewer, gas, and electricity, fiber.

**PARKING:** 5 per 1,000 SF / 100 free surface spaces available

**ZONING:** M-1 / Richland County

**LEASE RATE:** \$7.00 per SF, NNN - "As-Is" \$16.00 per SF, NNN - Including a \$50 per SF build out allowance



### FOR MORE INFO, CONTACT

**NICK STOMSKI, SIOR** | Partner | [nstomski@trinity-partners.com](mailto:nstomski@trinity-partners.com) | 803-567-1447

**TRINITY  
PARTNERS**

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

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## 122 Highland Center Drive COLUMBIA, SC

📍 SUBMARKET: NORTHEAST COLUMBIA

±4,000 SF to ±12,632 SF for Lease or Sale

**LEASE RATE:** \$7.00 per SF, NNN - "As-Is"  
\$16.00 per SF, NNN - Including a \$50 per SF build out allowance

**SALE PRICE:** \$760,000 for 122 Highland Center Drive; 12,632 SF



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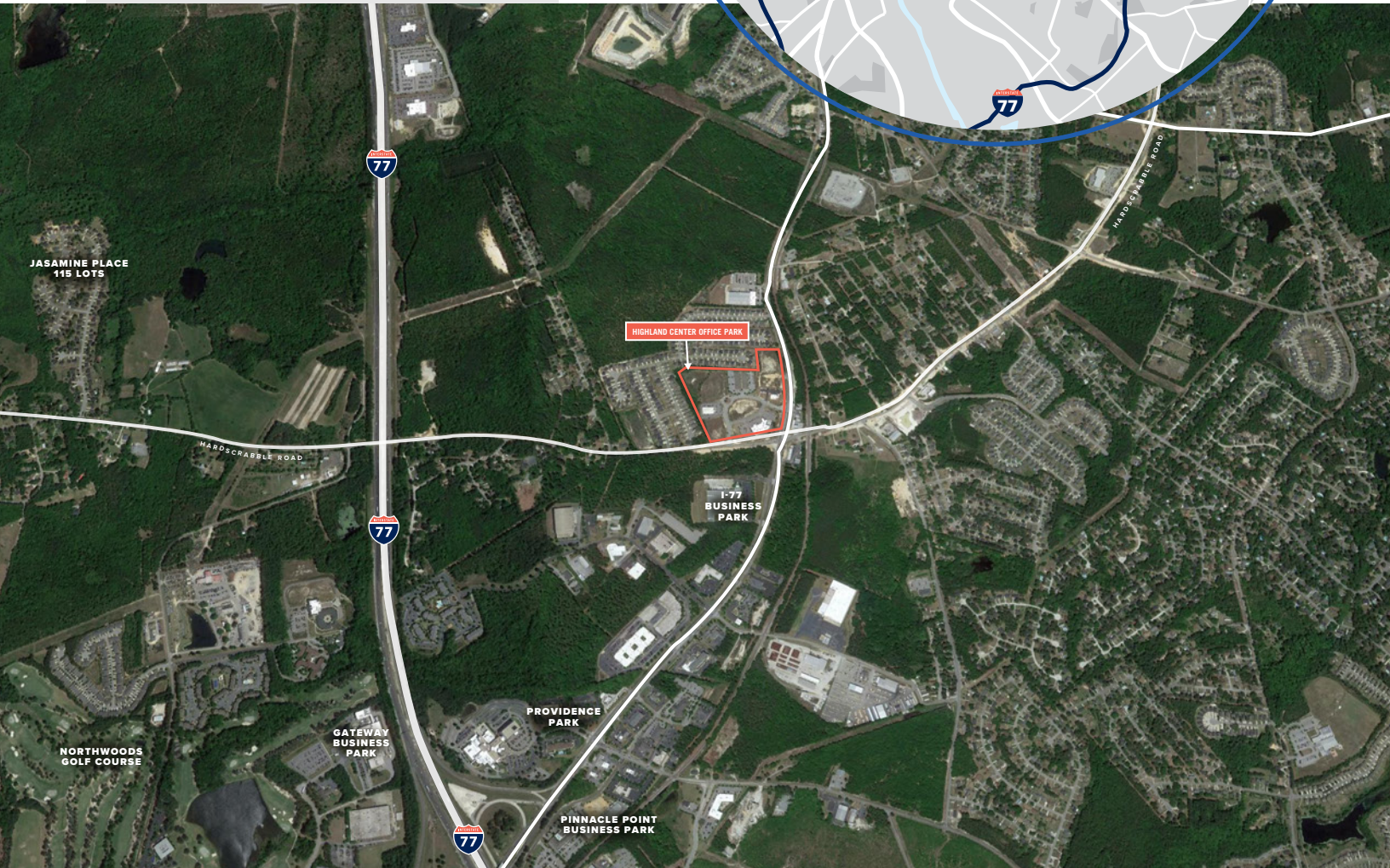
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## LOCATION

LOCATED AT THE INTERSECTION OF HARDCRABBLE AND FARROW ROAD IN NORTHEAST AREA OF COLUMBIA.

CONVENIENT ACCESS TO INTERSTATE 77, PROVIDENCE HOSPITAL, AND CLEMSON ROAD.



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