

LOCATED IN AN OPPORTUNITY ZONE

FOR LEASE OR SALE

# 7201 Two Notch Road COLUMBIA, SC 29223

📍 SUBMARKET: NORTHEAST COLUMBIA

## ±45,191 SF Office Building for Lease or Sale

Situated in front of Columbia Place Mall with nearby interstate access to I-20 & I-77

Layout conducive to call center, schools, training and back office uses

Built in 1988 and underwent an extensive renovation in 2010

± 4.604 acre site

Located directly on a COMET route (Columbia's transit system)

287 surface parking spaces (6.35 per 1,000 SF)

Key card security access

**ZONING:** General Commercial

**CONTACT BROKER FOR LEASE RATE AND PURCHASE PRICE DETAILS**



### FOR MORE INFO, CONTACT

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

**PAUL HARTLEY, SIOR** | Director, Office Properties | [phartley@trinity-partners.com](mailto:phartley@trinity-partners.com) | 803-567-1388

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

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Building is located in the Opportunity Zone



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## FLOOR PLAN

±45,191 SF OFFICE BUILDING

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