FOR LEASE OR SALE

LOCATED IN AN OPPORTUNITY ZONE

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 | 803-567-1455
 PARTNERS

 PAUL HARTLEY, SIOR | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388
 TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM



7201 Two Notch Road

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COLUMBIA, SC 29223 🞗 SUBMARKET: NORTHEAST COLUMBIA LOCATION 7201 TWO NOTCH ROAD Situated in front of Columbia 77 Place Mall with nearby interstate access to I-20 & I-77 Building is located in the Opportunity Zone 77 Columbia 277 77, 20 20/ 20 LOWES 20 COLUMBIA PLACE MALL BOJANGLES 277 CAPITAL CENTRE / VALUE CITY FURNITURE JACKSON CREEK LONGHORN STEAKHOUSE -ENHOLM RD 0 7201 TW0 • NOTCH RD STAPLES / GOODWILL / DOLLAR TREE 0 DENT MIDDLE SCHOOL HAKESPEARE RD RICHLAND COUNTY JUDICIAL CENTER ADVANCED CHICK-FIL-A AUTO PARTS

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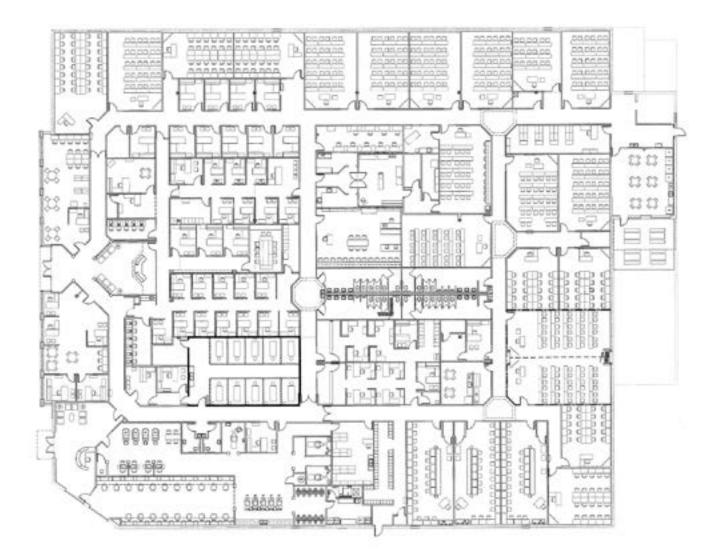
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FLOOR PLAN

±45,191 SF OFFICE BUILDING

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