

108 PARK TERRACE DR

Columbia, SC 29212

FOR LEASE

OFFICE BUILDING NESTLED OFF OF HARBISON BOULEVARD.



±5,400 SF Office/Medical Office Space Available for Lease

- > Market Tenant Improvement Allowance Available
- > Covered Parking
- > Monument Signage Available
- > Located in the epicenter of the highly trafficked Harbison Corridor
- > Less than a half mile from I-26
- > Layout conducive to both general office and medical office users
 - > Large Reception
 - > Multiple Offices/Exam Rooms
 - > Restrooms
 - > Private Offices/Procedure Rooms

FULL SERVICE LEASE RATE: \$18.00 PSF GENERAL OFFICE | \$20.00 PSF MEDICAL OFFICE

CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

PAUL HARTLEY | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388

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

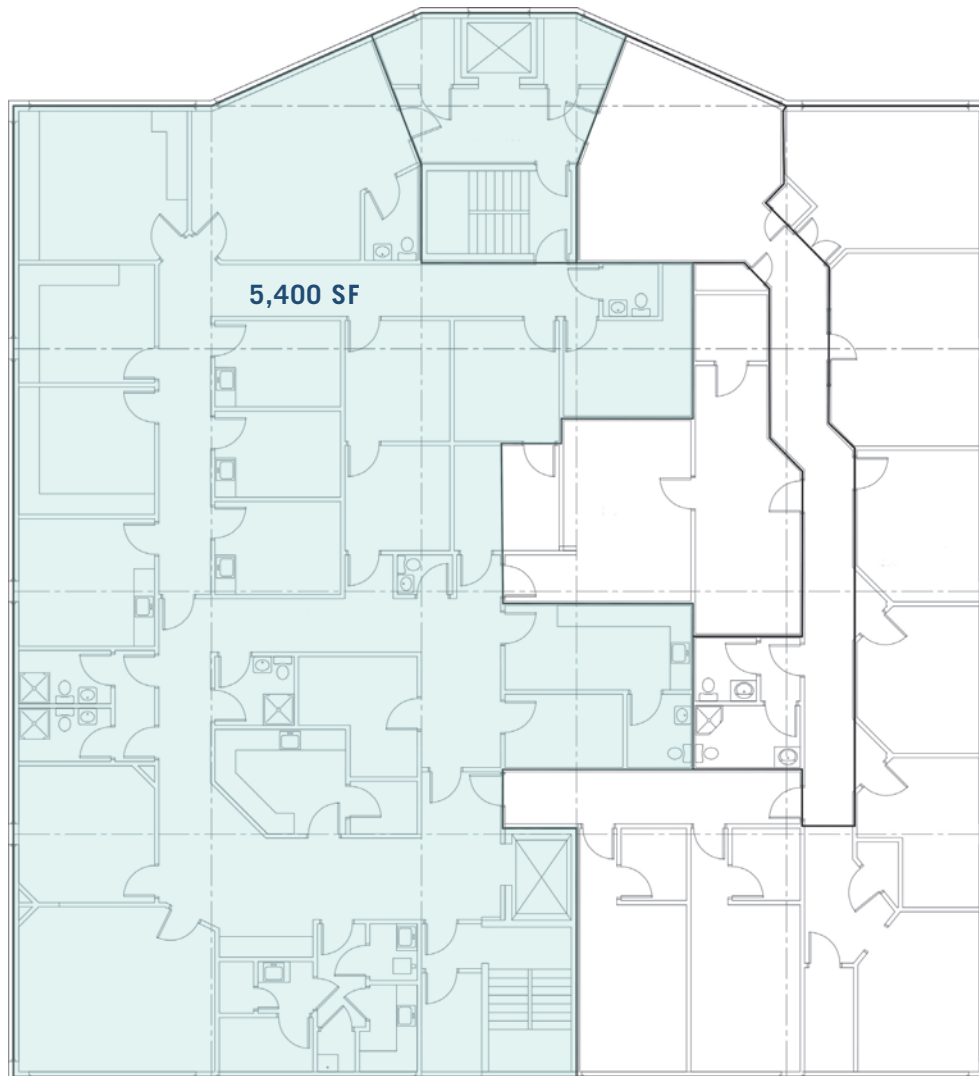
**TRINITY
PARTNERS**



108 PARK TERRACE DR

COLUMBIA, SC 29212

FLOOR PLAN



CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

PAUL HARTLEY | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388

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

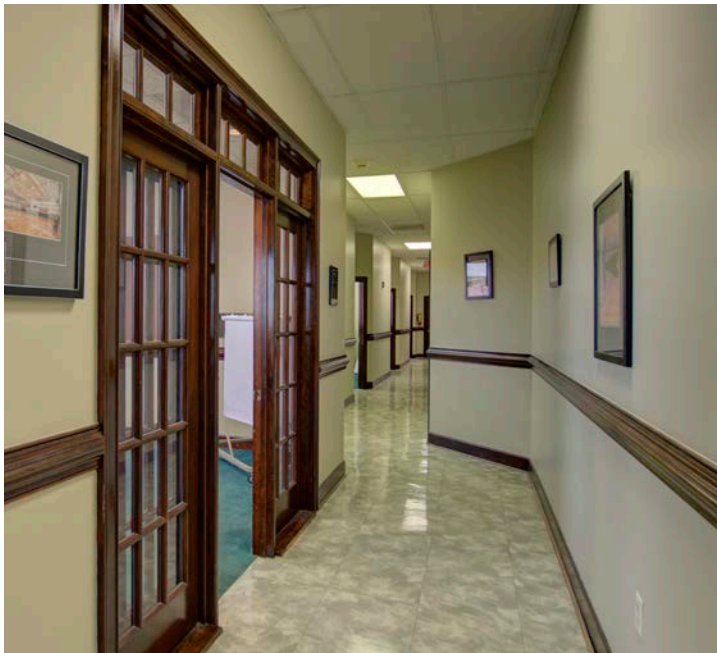
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY
PARTNERS**



108 PARK TERRACE DR

COLUMBIA, SC 29212



CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

PAUL HARTLEY | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388

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

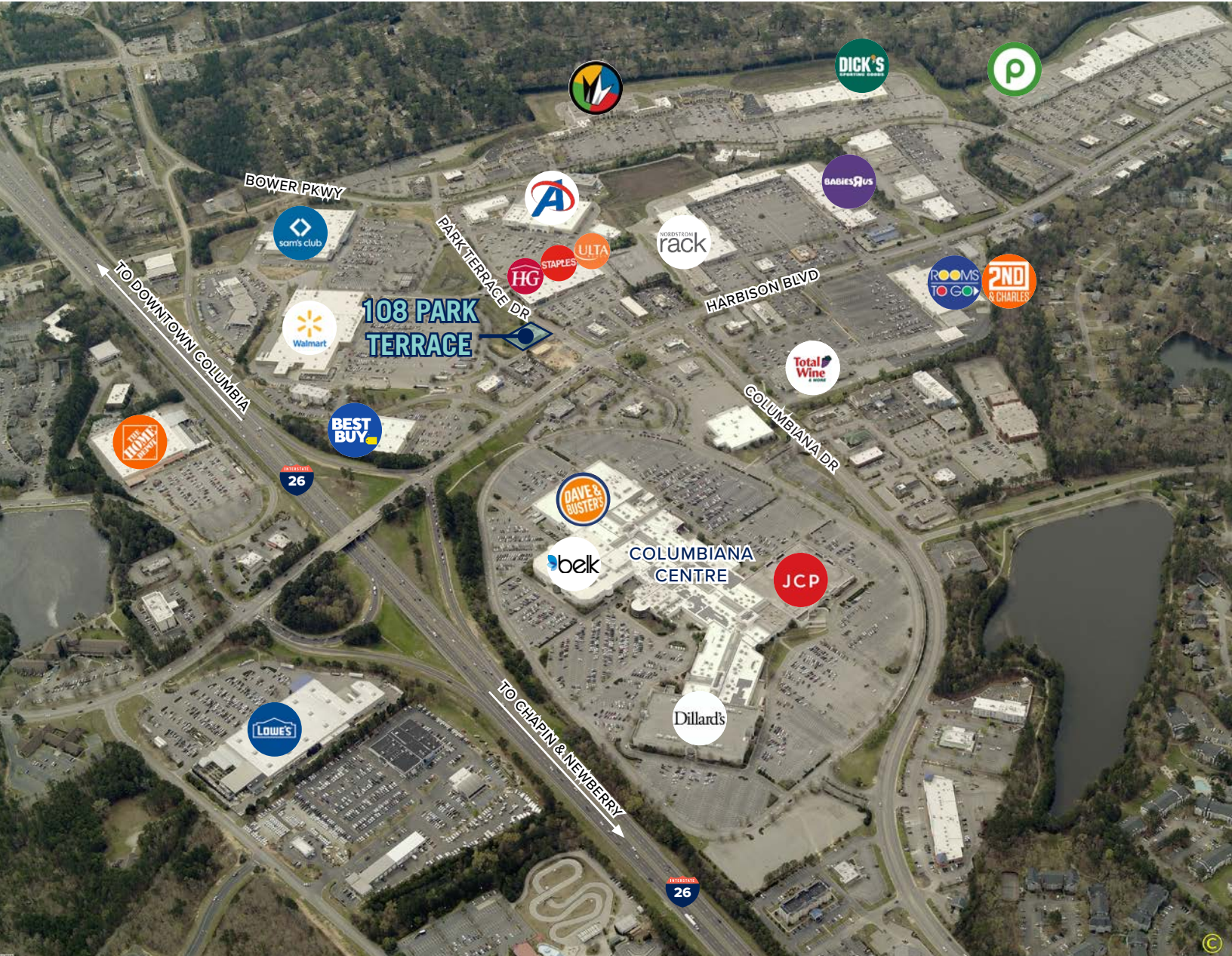
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.





108 PARK TERRACE DR

COLUMBIA, SC 29212



CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

PAUL HARTLEY | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388

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

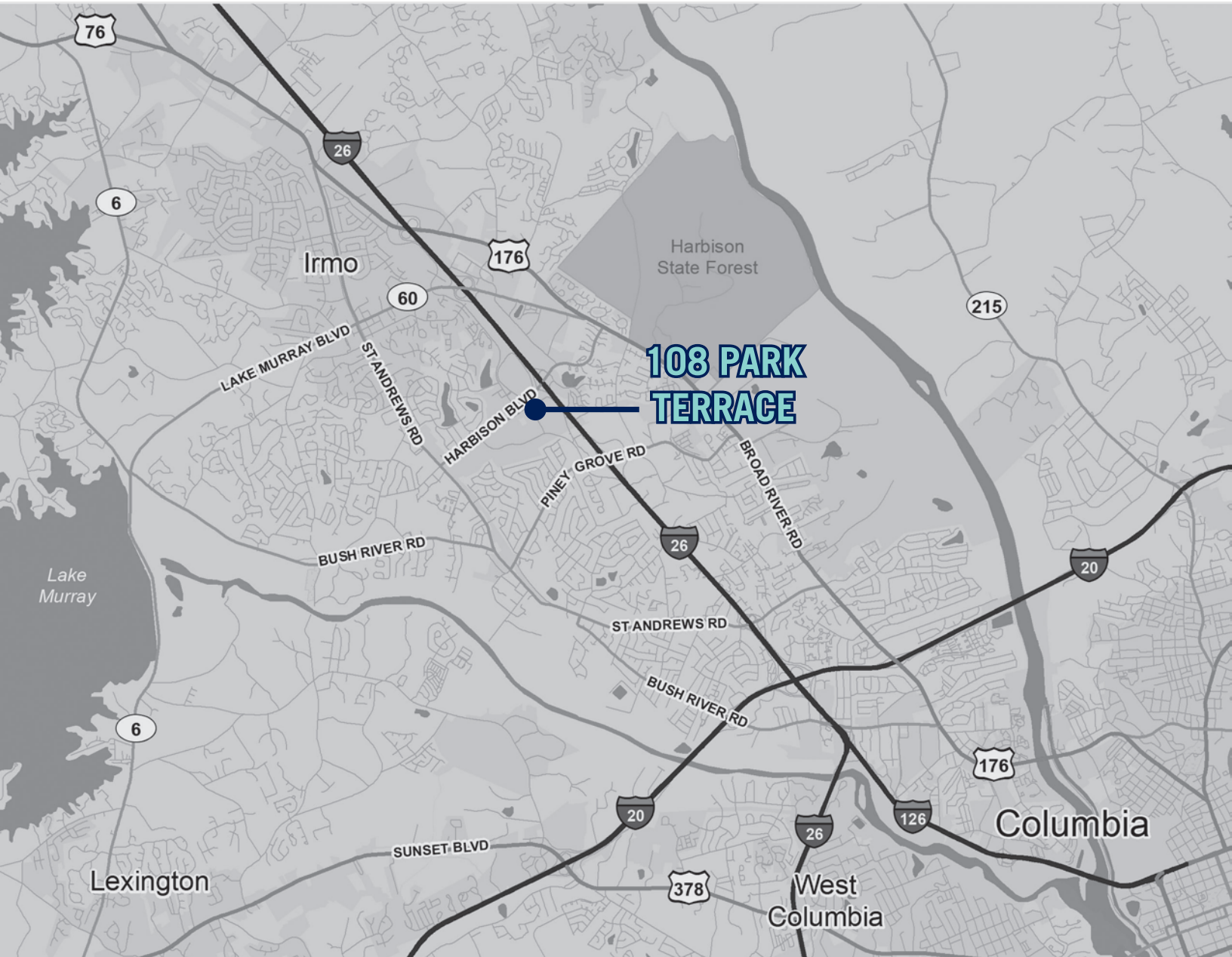
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

TRINITY
PARTNERS



108 PARK TERRACE DR

COLUMBIA, SC 29212



CONTACT

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

PAUL HARTLEY | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388

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

