



FOR LEASE

Consolidated Business Park LEXINGTON, SC 29169

📍 SUBMARKET: WEST COLUMBIA

±2,450 – 5,700 SF
Class A Office Space
Available for Lease

Consolidated Business Park located on Hwy 378, between I-20 & I-26

In close proximity to both the Lexington and West Columbia submarkets

Minutes away from Lexington Medical Center

Offers excellent access, signage, and visibility along Sunset Boulevard

Abundant surface parking available

ZONING: Intensive Development - Lexington County



FOR MORE INFO, CONTACT

- ROGER WINN, SIOR** | Partner | rwinn@trinity-partners.com | 803-567-1455
- NICK STOMSKI, SIOR** | Partner | nstomski@trinity-partners.com | 803-567-1447
- BRADEN SHOCKLEY** | Brokerage Associate | bshockley@trinity-partners.com | 803-567-1373

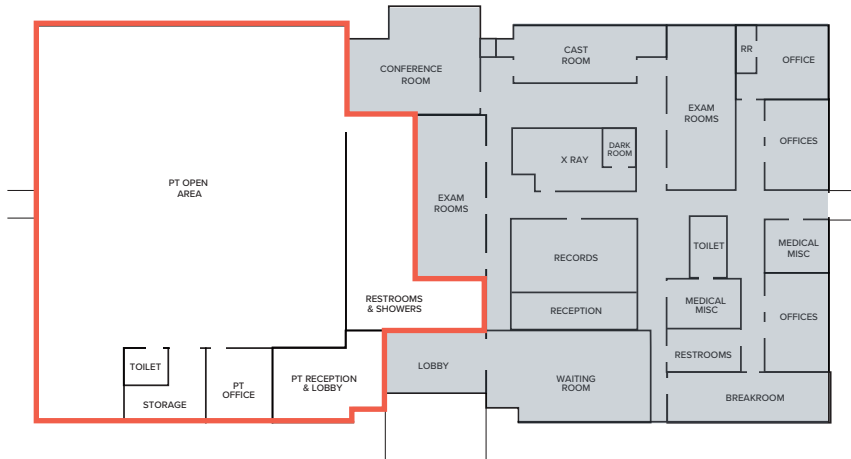


3221 Sunset Boulevard SUITE B

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±4,765 SF



BUILDING FEATURES

WAITING ROOM & RECEPTION AREA
LARGE WINDOW LINED OPEN AREA
PRIVATE OFFICE
MEN'S & WOMEN'S RESTROOMS AND SHOWERS

LEASE RATE: \$18.00 PER SF, FULL SERVICE



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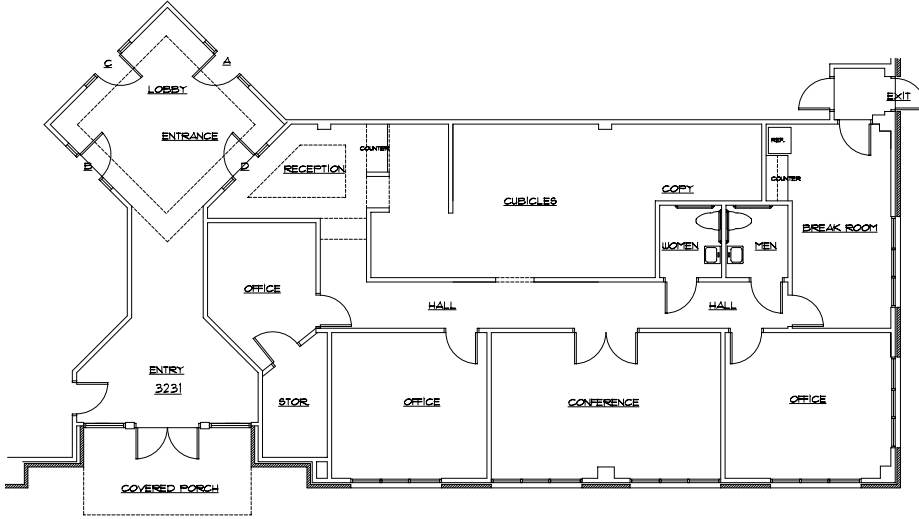


3231 Sunset Boulevard

LEXINGTON, SC 29169

TOTAL SF: ±2,450 SF

FOR LEASE



BUILDING FEATURES

- WAITING AREA AND RECEPTION
- 3 PRIVATE OFFICES
- CONFERENCE ROOM
- BREAK ROOM
- OPEN SPACE

LEASE RATE: \$17.50 PER SF, FULLSERVICE



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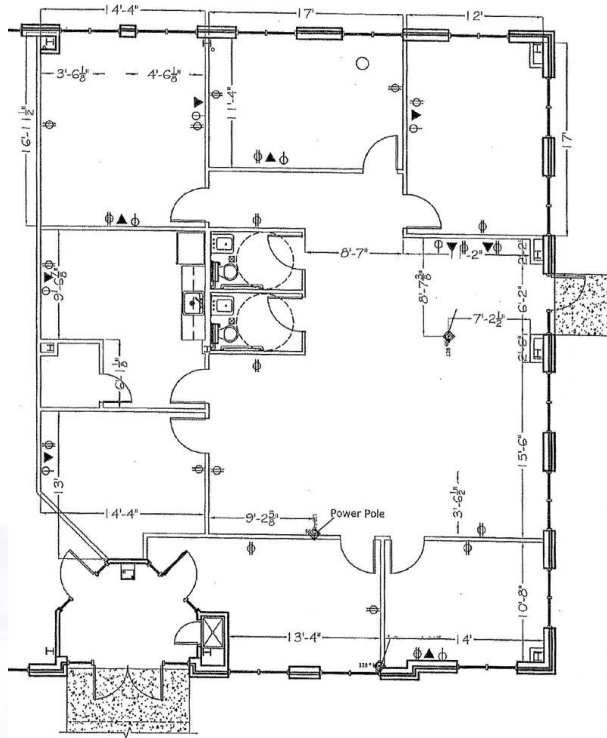


3227 Sunset Boulevard SUITE F

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±2,512 SF



BUILDING FEATURES

WAITING ROOM & RECEPTION AREA
MULTIPLE OFFICES SURROUNDING
LARGE WORK AREA

SIX (6) OFFICES

MEN'S AND WOMEN'S RESTROOMS

LEASE RATE: \$18.50 PER SF,
FULL SERVICE



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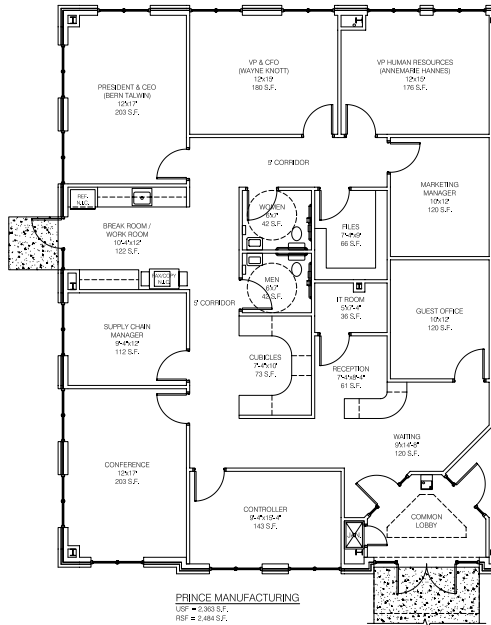


3227 Sunset Boulevard SUITE E

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±2,484 SF



BUILDING FEATURES

- SEVEN (7) PRIVATE OFFICES
- RECEPTION AND WAITING ROOM
- CONFERENCE ROOM
- BREAK AREA
- IT / FILE STORAGE

LEASE RATE: \$18.50 PER SF, FULL SERVICE



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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3227 Sunset Boulevard SUITE C

LEXINGTON, SC 29169

FOR LEASE

TOTAL SF: ±5,700 SF



BUILDING FEATURES

SEVEN (7) PRIVATE OFFICES
RECEPTION AND WAITING ROOM
CONFERENCE ROOM
BREAK AREA
IT / FILE STORAGE

LEASE RATE: \$18.50 PER SF,
FULL SERVICE



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