



Landmark I



For Lease
Premier
Office Space

Landmark II



Landmark IV

Landmark Business Park

Forest Acres - Columbia, South Carolina

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Property Features

Landmark Business Park - Columbia, South Carolina

PROPERTY DESCRIPTION: Three building, ±225,000 square foot professional office and medical park located at Forest Drive and Beltline Blvd., convenient to both I-77 and the Central Business District. It offers many flexible floor plan suites available to provide a customized professional work environment with an attractively landscaped campus style setting.

AMENITIES: Amenities include common conference facility, on-site engineer and day porter, and a large variety of restaurants within walking distance

RENOVATIONS: The Landmark II building, 3700 Forest Drive, completed extensive renovations to the building lobbies located on the first and second floors. The improvements now include new ADA restrooms, new ceiling tiles, lights, grids, carpet, paint and wall coverings. Fully renovated and modernized common areas were recently completed in Landmark I and Landmark II over the last few years.

PARKING: 4.5 to 6 spaces per 1,000 SF

2017 TRAFFIC COUNT: 25,400 VPD (Station 211) Forest Drive

LOCATION DESCRIPTION: The park is strategically located in Forest Acres near I-77 providing convenient access to the Central Business District, Columbia Metropolitan Airport, and numerous residential areas. Forest Acres is widely known for its terrific dining and shopping.

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Landmark I

3600 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3600 Forest Drive, Columbia, South Carolina

TOTAL SF: \pm 70,704 SF

AVAILABILITY: 1st floor: \pm 4,120 RSF
3rd floor: \pm 9,500 RSF - can be subdivided
4th floor: \pm 2,500 RSF

LEASE RATE: \$17.50 PSF

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Landmark I - Interior

3600 Forest Drive - Columbia, South Carolina



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Landmark II

3700 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3700 Forest Drive, Columbia, South Carolina

TOTAL SF: ±81,537 SF

AVAILABILITY: 1st floor: ±1,644 RSF
3rd floor: ±3,264 RSF

LEASE RATE: \$17.50 PSF

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Landmark II - Interior

3700 Forest Drive - Columbia, South Carolina



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Landmark IV

3710 Landmark Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3710 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±69,349 SF

AVAILABILITY: 4th floor: ±1,425 RSF

LEASE RATE: \$17.50 PSF

For Lease
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Office Space

Landmark IV - Interior

3710 Landmark Drive - Columbia, South Carolina



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Office Space

Aerial Map

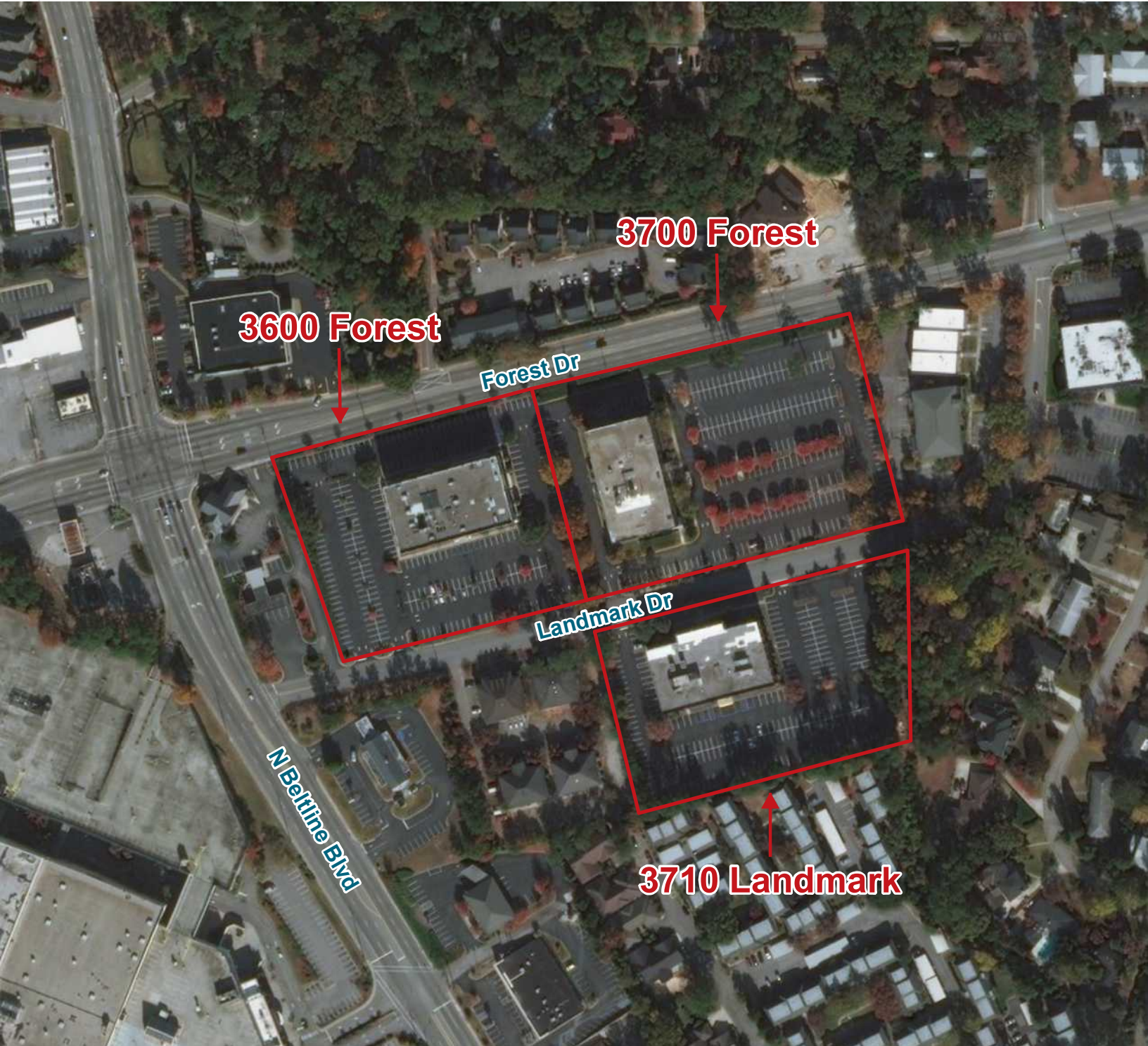
Landmark Business Park - Columbia, South Carolina



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Aerial Map

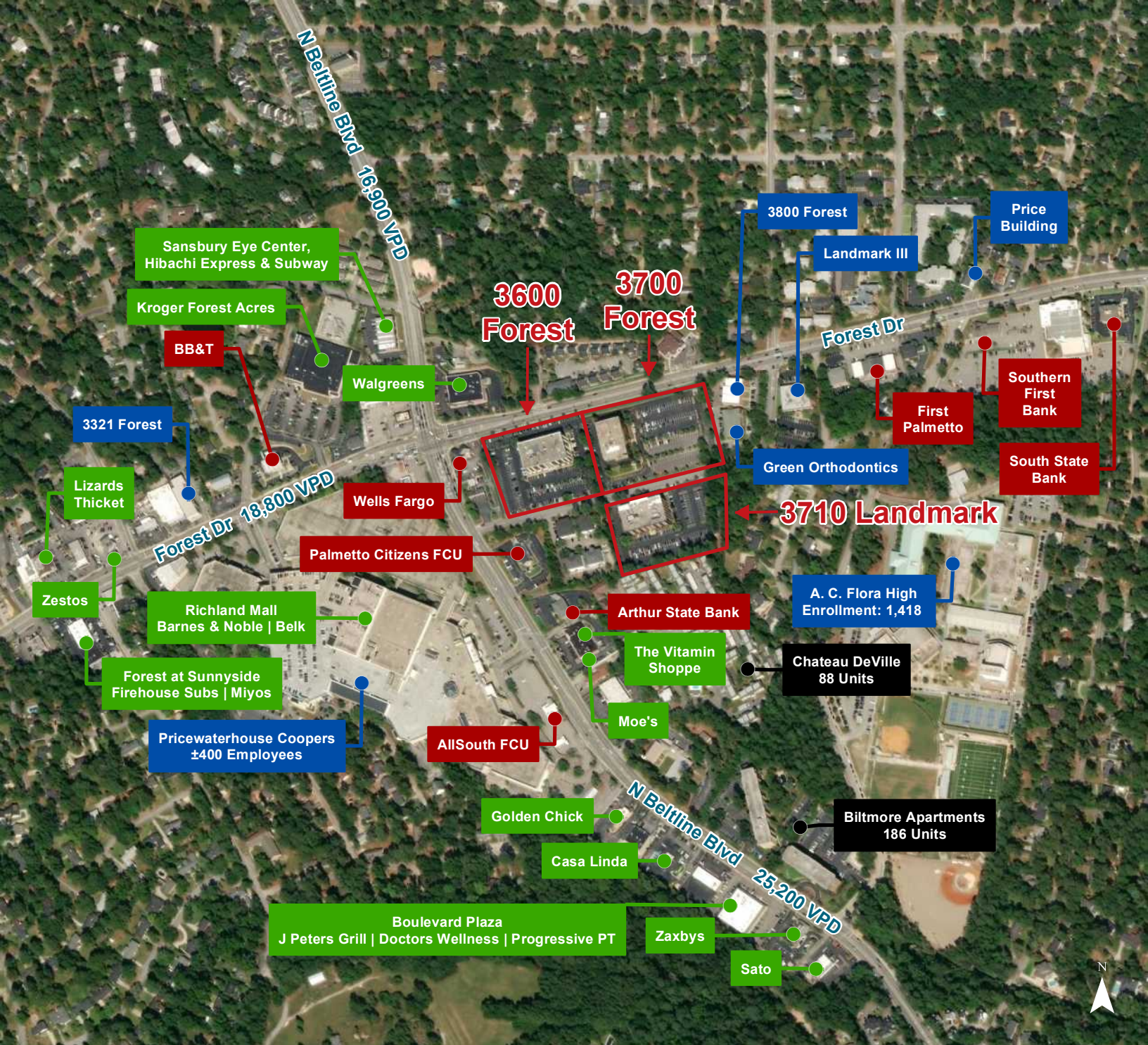
Landmark Business Park - Columbia, South Carolina



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Aerial Map

Landmark Business Park - Columbia, South Carolina



Demographic Profile

Forest Drive & North Beltline Boulevard - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	9,068	81,890	168,514	2018 Estimate	\$55,369	\$44,302	\$42,379
2018 Estimate	9,469	85,683	178,262	2023 Projection	\$62,831	\$50,123	\$48,277
2023 Projection	9,783	88,626	185,673	Average Household Income			
% Chg. 2018-2023	3.3%	3.4%	4.2%	2018 Estimate	\$88,032	\$74,225	\$66,827
Households				Per Capita Household Income			
2010 Census	4,551	32,227	65,159	2023 Projection	\$96,799	\$82,400	\$74,704
2018 Estimate	4,752	34,139	69,797	2018 Household Income Dist.			
2023 Projection	4,907	35,521	73,198	Less than \$15,000	9.8%	17.5%	17.7%
Families				\$15,000 - \$24,999	7.9%	11.5%	11.9%
2010 Census	2,230	16,038	33,015	\$25,000 - \$34,999	12.2%	11.2%	12.3%
2018 Estimate	2,246	16,352	33,990	\$35,000 - \$49,999	16.0%	14.2%	14.2%
2023 Projection	2,291	16,779	35,045	\$50,000 - \$74,999	15.0%	14.7%	15.8%
2018 Age Dist.				\$75,000 - \$99,999	10.5%	9.4%	9.9%
0 - 4	4.6%	4.9%	5.2%	\$100,000 - \$149,999	15.5%	10.6%	9.7%
5 - 9	4.7%	4.7%	4.8%	\$150,000 - \$199,999	5.7%	4.3%	3.7%
10 - 14	5.0%	4.4%	4.5%	\$200,000 and Up	7.5%	6.5%	4.8%
15 - 19	5.3%	11.3%	9.8%	2018 Dist. by Race & Ethnicity			
20 - 24	5.5%	12.7%	15.9%	White Alone	76.5%	55.7%	49.6%
25 - 34	13.8%	15.0%	16.0%	Black Alone	19.6%	38.3%	42.6%
35 - 44	12.5%	10.0%	10.2%	American Indian Alone	0.2%	0.2%	0.3%
45 - 54	12.0%	9.9%	9.6%	Asian Alone	1.1%	2.3%	2.5%
55 - 64	14.2%	11.7%	10.6%	Pacific Islander Alone	0.0%	0.1%	0.1%
65 - 74	11.6%	8.5%	7.6%	Some Other Race Alone	0.9%	1.5%	2.3%
75 - 84	6.3%	4.4%	3.9%	Two or More Races	1.8%	1.9%	2.5%
85+	4.6%	2.4%	2.0%	Hispanic Origin (Any Race)	2.8%	4.0%	5.6%
Median Age				2018 Housing Data			
2010 Census	42.5	31.0	29.3	Owner Occ. Housing Units	3,071	16,809	31,347
2018 Estimate	43.8	32.6	30.5	Renter Occ. Housing Units	1,681	17,330	38,449
2023 Projection	44.1	33.5	31.2	2018 Business Data			
Average Household Size				Total Businesses:			
2010 Census	1.97	2.14	2.22	444	5,015	8,313	
2018 Estimate	1.97	2.14	2.22	Total Employees:			
2023 Projection	1.97	2.14	2.22	4,138	76,912	128,298	