



Landmark I



For Lease
Premier
Office Space

Landmark II



Landmark IV

Landmark Business Park

Forest Acres - Columbia, South Carolina

NAIAvant

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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: ±70,704 SF

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

LEASE RATE: \$17.50 PSF

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Landmark I - Interior

3600 Forest Drive - Columbia, South Carolina



For Lease
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Office Space

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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Office Space

Landmark IV

3710 Landmark Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3710 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±69,349 SF

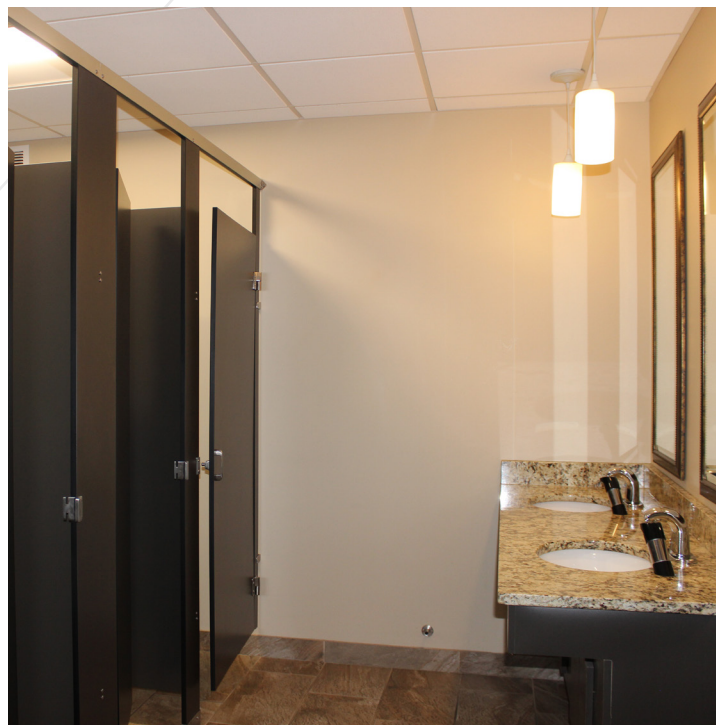
AVAILABILITY: 4th floor: ±1,425 RSF

LEASE RATE: \$17.50 PSF

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Landmark IV - Interior

3710 Landmark Drive - Columbia, South Carolina



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Office Space

Aerial Map

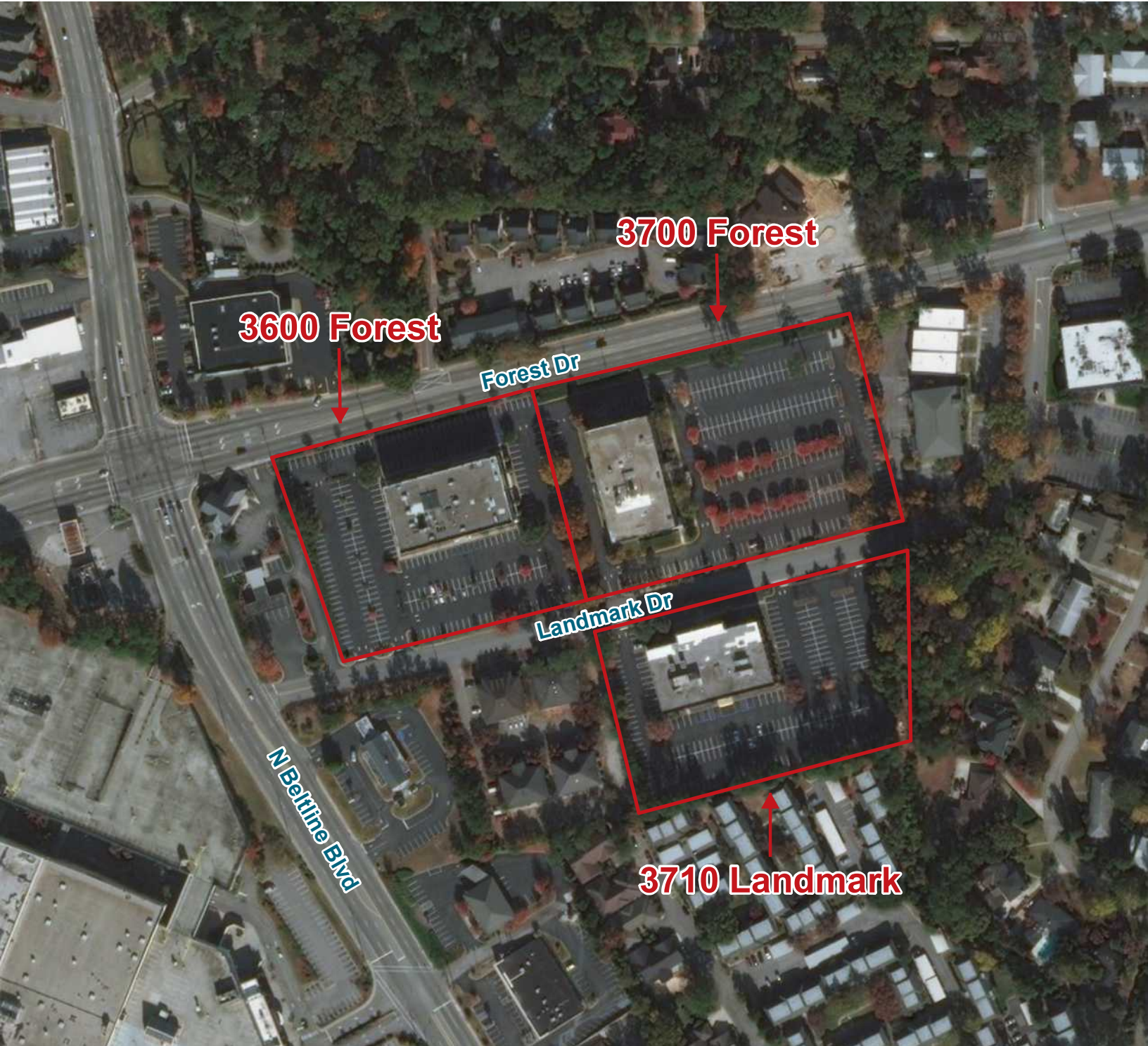
Landmark Business Park - Columbia, South Carolina



For Lease
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Office Space

Aerial Map

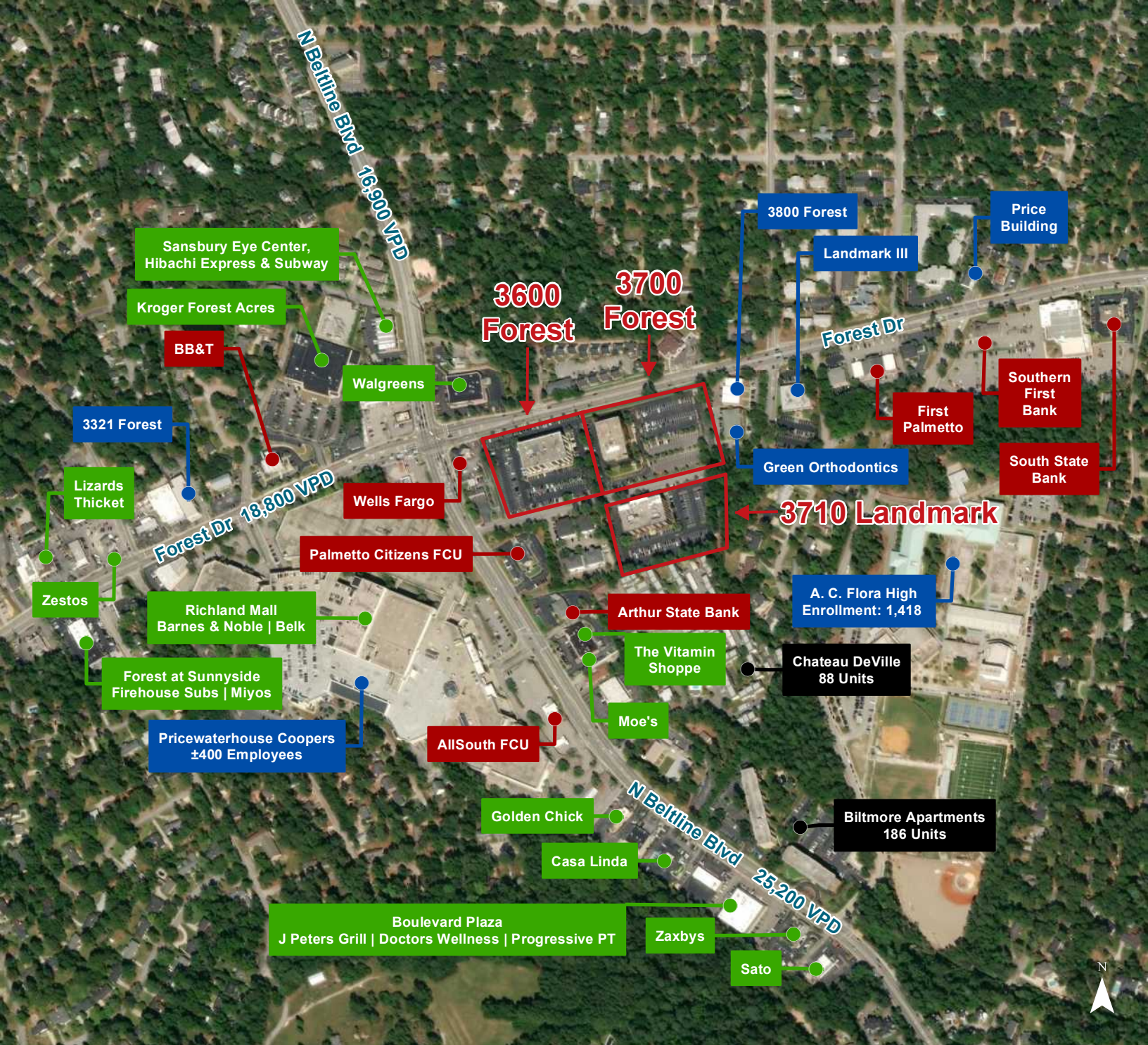
Landmark Business Park - Columbia, South Carolina



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Aerial Map

Landmark Business Park - Columbia, South Carolina



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				2023 Projection			
2010 Census	4,551	32,227	65,159	2018 Estimate	\$88,032	\$74,225	\$66,827
2018 Estimate	4,752	34,139	69,797	2023 Projection	\$96,799	\$82,400	\$74,704
2023 Projection	4,907	35,521	73,198	Per Capita Household Income			
Families				2018 Estimate			
2010 Census	2,230	16,038	33,015	2018 Estimate	\$43,528	\$31,631	\$27,930
2018 Estimate	2,246	16,352	33,990	2023 Projection	\$47,781	\$35,023	\$31,127
2023 Projection	2,291	16,779	35,045	2018 Household Income Dist.			
2018 Age Dist.				Less than \$15,000			
0 - 4	4.6%	4.9%	5.2%	\$15,000 - \$24,999	9.8%	17.5%	17.7%
5 - 9	4.7%	4.7%	4.8%	\$25,000 - \$34,999	7.9%	11.5%	11.9%
10 - 14	5.0%	4.4%	4.5%	\$35,000 - \$49,999	12.2%	11.2%	12.3%
15 - 19	5.3%	11.3%	9.8%	\$50,000 - \$74,999	16.0%	14.2%	14.2%
20 - 24	5.5%	12.7%	15.9%	\$75,000 - \$99,999	15.0%	14.7%	15.8%
25 - 34	13.8%	15.0%	16.0%	\$100,000 - \$149,999	10.5%	9.4%	9.9%
35 - 44	12.5%	10.0%	10.2%	\$150,000 - \$199,999	15.5%	10.6%	9.7%
45 - 54	12.0%	9.9%	9.6%	\$200,000 and Up	5.7%	4.3%	3.7%
55 - 64	14.2%	11.7%	10.6%	2018 Dist. by Race & Ethnicity			
65 - 74	11.6%	8.5%	7.6%	White Alone	76.5%	55.7%	49.6%
75 - 84	6.3%	4.4%	3.9%	Black Alone	19.6%	38.3%	42.6%
85+	4.6%	2.4%	2.0%	American Indian Alone	0.2%	0.2%	0.3%
Median Age				Asian Alone			
2010 Census	42.5	31.0	29.3	Pacific Islander Alone	1.1%	2.3%	2.5%
2018 Estimate	43.8	32.6	30.5	Some Other Race Alone	0.0%	0.1%	0.1%
2023 Projection	44.1	33.5	31.2	Two or More Races	0.9%	1.5%	2.3%
Average Household Size				Hispanic Origin (Any Race)			
2010 Census	1.97	2.14	2.22	2018 Housing Data	2.8%	4.0%	5.6%
2018 Estimate	1.97	2.14	2.22	Owner Occ. Housing Units	3,071	16,809	31,347
2023 Projection	1.97	2.14	2.22	Renter Occ. Housing Units	1,681	17,330	38,449
2018 Business Data				Total Businesses:			
				Total Employees:			
				444			
				5,015			
				8,313			
				4,138			
				76,912			
				128,298			