



1130 ATLAS ROAD

COLUMBIA, SC 29209

FOR SALE OR LEASE

RENOVATED CLASS A OFFICE BUILDING WITH FLEX POTENTIAL

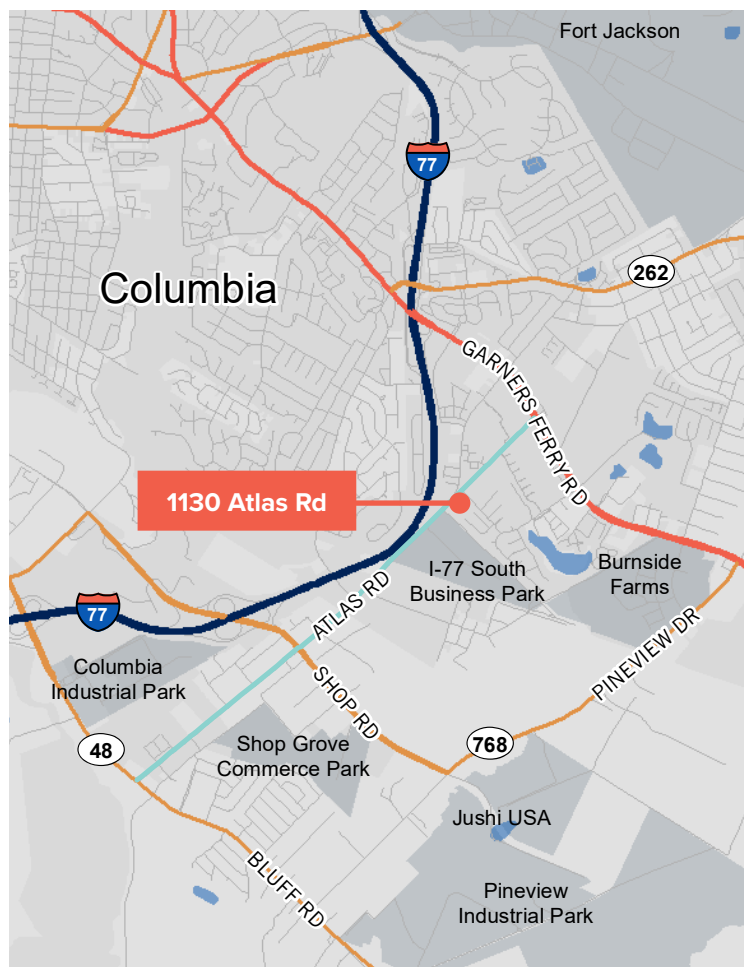
Available: \pm 5,000 SF Class A Office Building in Southeast Columbia

PROPERTY FEATURES

- > Professional office or potential flex building situated on \pm 0.69 acres
- > Originally built in 2009 and underwent complete renovation and full office conversion in 2019
- > Three (3) roll up doors would allow for a partial conversion back to a flex use if needed
- > 18 foot ceilings and 100% conditioned
- > Twenty-three (23) parking spaces and a permanent parking easement over another 0.25 acres of adjacent property if additional parking is required

SALE PRICE: \$735,000

LEASE RATE: \$13.50 PSF MODIFIED GROSS



CONTACT

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**TRINITY
PARTNERS**
trinity-partners.com

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

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1130 ATLAS RD

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OFFICE CONFIGURATION

- > Seven (7) private offices
- > Two (2) conference rooms
- > Break Room
- > Copy Room
- > Open Cubicle Area for Twelve (12) Seats
- > Gym with Private Bathroom and Shower



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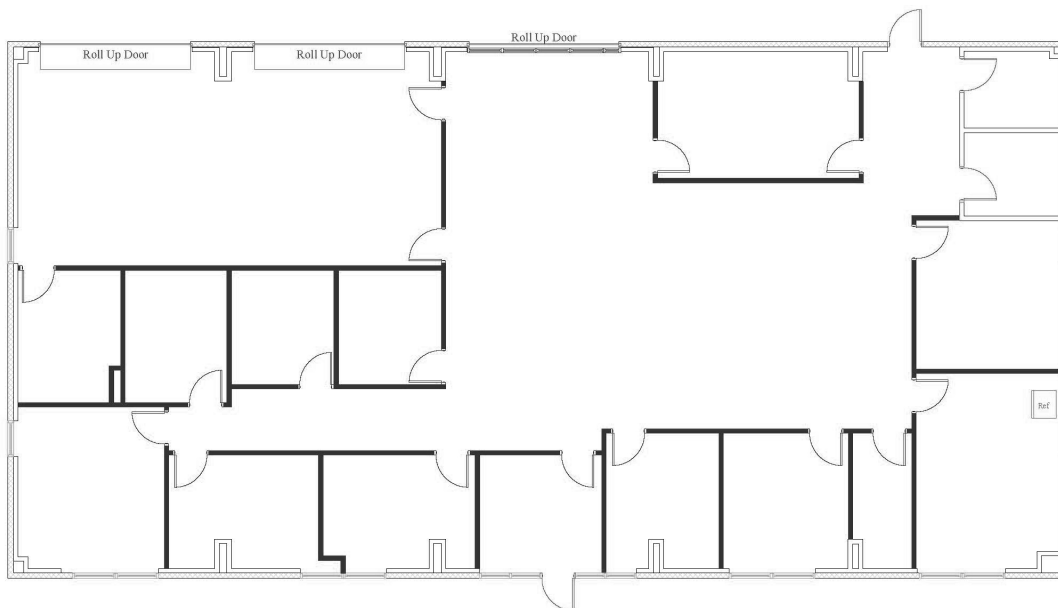
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FLOOR PLAN



FLOOR PLAN WITH FURNITURE



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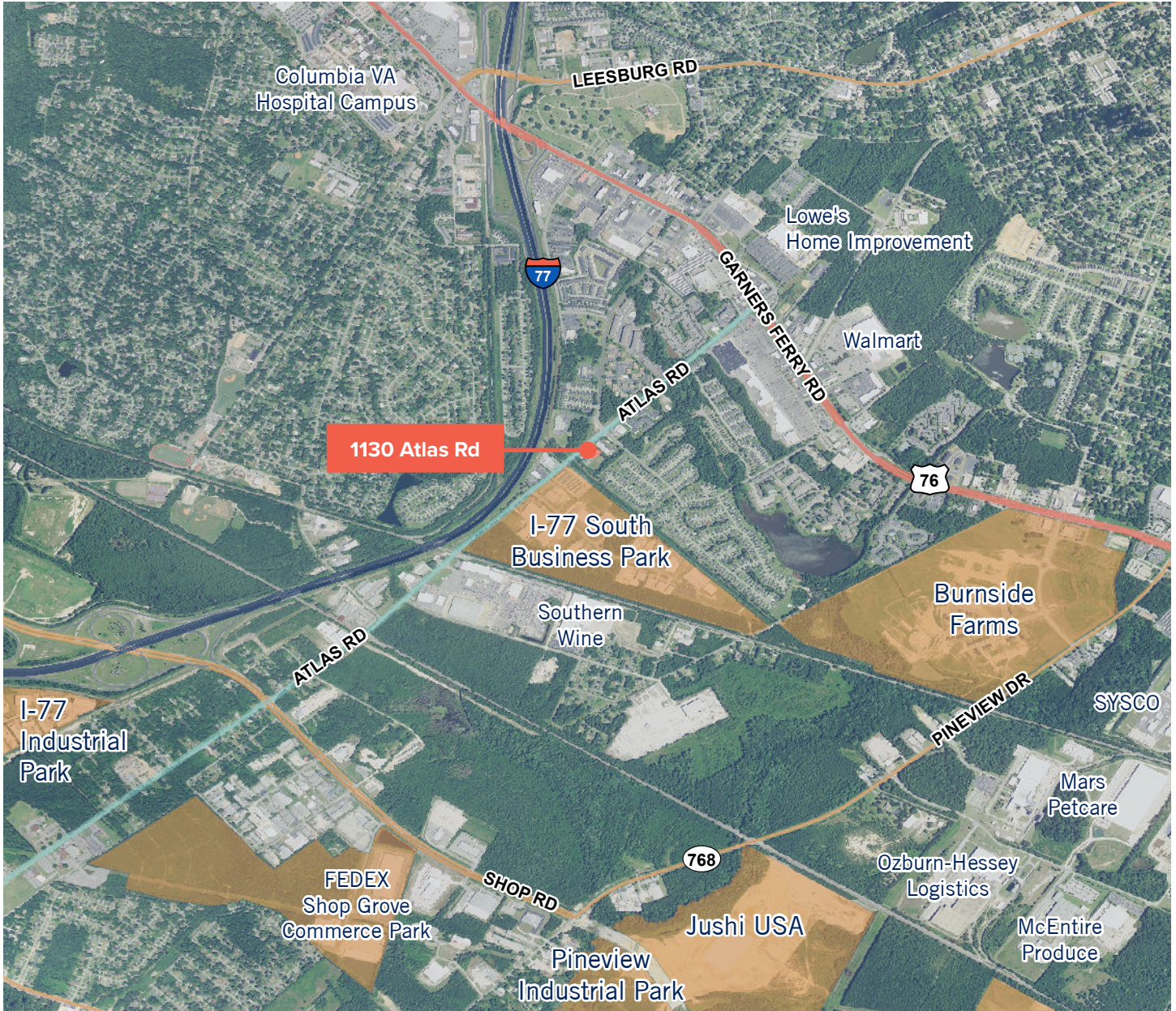
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1310 ATLAS RD

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