

TRINITY PARTNERS PRESENTS



BERKELEY BUILDING

±74,069 SQUARE FOOT CLASS - A OFFICE BUILDING | COLUMBIA, SC



THE OFFERING

Trinity Partners, LLC, on behalf of the Owner, is pleased to serve as exclusive advisor for the sale of the Owner's interest in the Berkeley Building, located at 200 Center Point Circle in Columbia, South Carolina (the "Property"). This exceptionally-located suburban office building consists of 74,069 rentable square feet of multi-tenant office space situated in Center Point office park, which is in the highly desirable St. Andrews office submarket. Currently 89% occupied by ten nationally-recognized tenants, the Property's stellar tenant roster, strong leasing momentum, and desirable location make the Berkeley Building one of Columbia's best-positioned suburban office properties.

OFFERING SUMMARY

ADDRESS	200 Center Point Circle, Columbia, SC 29210
DESCRIPTION	Three-story suburban office property situated in the St. Andrews office submarket
BUILDING SIZE	74,069 rentable square feet
SITE / PARCEL INFORMATION	5.05 acres; parcel number R06011-03-28
OCCUPANCY	89% occupied





INVESTMENT HIGHLIGHTS

MARKET-LEADING VISIBILITY AND ACCESS

Situated in the northeast corner of the I-20 / I-26 interchange, the Property has unmatched access from both of Columbia's primary commuter interstates. This strategic location places the Property within 15 minutes of Columbia's most desirable suburban communities, including Lake Murray, Lexington, Cayce, Chapin, and in-town neighborhoods near the CBD including Heathwood and Forest Acres. The I-126 spur splits from I-26 less than five minutes from the Property, allowing for a short drive to the CBD and South Carolina State House. This convenience of access and a strong 4.5 per 1,000 square foot parking ratio attracts corporate and government tenants desiring CBD access without the higher CBD rental rates and congestion.

Regional access is efficient, with I-26 continuing southeast to Charleston S.C. and I-77 (accessible via I-20) continuing north to Charlotte N.C.

The Berkeley Building is in proximity to downtown, the airport, the highly-amenitized Harbison corridor, and the western Columbia suburbs whose residents can take advantage of benefits offered by the live/work/play lifestyle.

LOCATION OF CHOICE FOR IMAGE-CONSCIOUS CORPORATE USERS

The St. Andrews submarket, and the Center Point office park in specific, historically has attracted high-quality users seeking a location that enhances their corporate identity. As the premier building within Center Point, the Berkeley Building is home to numerous companies with strong brand-name recognition. The Berkeley Building is the headquarters location for the largest tenant at the Property, Hubbell Power Systems.

Each of the tenants at the Property has national or international business operations, and most have publicly-traded parent companies. The high concentration of credit tenants is particularly noteworthy and validates the Property's premier status in the submarket.

INVESTMENT HIGHLIGHTS (CONT.)

HISTORY OF TENANT RETENTION PROVIDES STABILITY TO RENT ROLL

The Property has a long history of tenant retention, which is aided by the fact that tenants are established, recognized leaders in their respective businesses. Tenants at the Berkeley Building operate in high-growth, recurring-revenue industries, including insurance, finance, healthcare, and power transmission. Of the ten current tenants, three have been tenants at the Property for at least five years, and four tenants (accounting for half of the leased square footage) have been at the Berkeley Building for a decade or more. This impressive tenure is testament to the Property's location, quality, functionality, and accessibility.

TENANT	ORIGINAL SF	CURRENT SF	YEARS AT PROPERTY
STRAYER UNIVERSITY	13,537	6,892	14
HUBBELL POWER SYSTEMS	10,507	16,078	14
FEDERAL DEPOSIT INSURANCE CORPORATION	5,561	6,065	14
CORVEL HEALTHCARE CORPORATION	3,756	2,987	12
TRANSAMERICA PREMIER LIFE INSURANCE	2,367	2,536	7
COMPREHENSIVE HEALTH MANAGEMENT	6,156	11,982	6



INVESTMENT HIGHLIGHTS (CONT.)

RICH AMENITY BASE IN THE IMMEDIATE VICINITY

The Property's location at the I-20 / I-26 interchange avails the Berkeley Building to an array of amenities. Numerous options for dining, retail, banking, lodging, and other services are available within moments of the Property. Columbiana Centre, the dominant regional mall, is located just three exits north of the Property via I-26. Owned by Brookfield Properties Retail Group, this 790,000 square foot regional mall is consistently the first choice for retailers entering the South Carolina midlands region. Prominent retailers include Belk, Coach, Foot Locker, GAP, Michael Kors, and Victoria's Secret. The adjacent Edens-owned Columbiana Station adds an additional big box and in-line retail including Target, Bed Bath & Beyond, Kohl's, Dick's, and Old Navy.



INVESTMENT HIGHLIGHT (CONT.)

HIGHEST PERFORMING, MOST DESIRABLE OFFICE SUBMARKET

Columbia is home to the South Carolina State House and center of state government, as well as the University of South Carolina, which is known globally for its international studies programs. In addition to being a regional medical center, Columbia is home to Fort Jackson, the U.S. Army's largest and most active basic training facility. This large institutional presence makes Columbia's economy very stable, and less subject to volatility experienced by other markets of similar size.

Columbia's office market consists of nearly 15 million square feet of product across 15 submarkets. With six million square feet, the CBD is largest submarket. The St. Andrews submarket, where the Berkeley Building is located, is the largest, strongest suburban submarket. Over 30% of Columbia's nine million square feet of suburban office product is found in the St. Andrews submarket.

The overall Columbia market has experienced steady growth since mid-2012. At \$17.99 per square foot, average rental rates are at all-time highs, having increased 20% since mid-2012; market-wide vacancy has decreased from nearly 12% to 8.8% today. With no new construction on the horizon, these trends should continue.





INTERSTATE
26

BUSH RIVER ROAD

SYNERGY BUSINESS
PARK

INTERSTATE
20

SC HOSPITAL ASSOCIATION

1350 BROWNING RD

1370 BROWNING RD

2000 CENTER POINT

CENTRAL ELECTRIC POWER

100 CENTER POINT

BERKELEY BUILDING

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