



Class-A Workspace. Access. Experience.

FOUR-STORY, 86,733 RSF BUILDING  
IN CAROLINA RESEARCH PARK

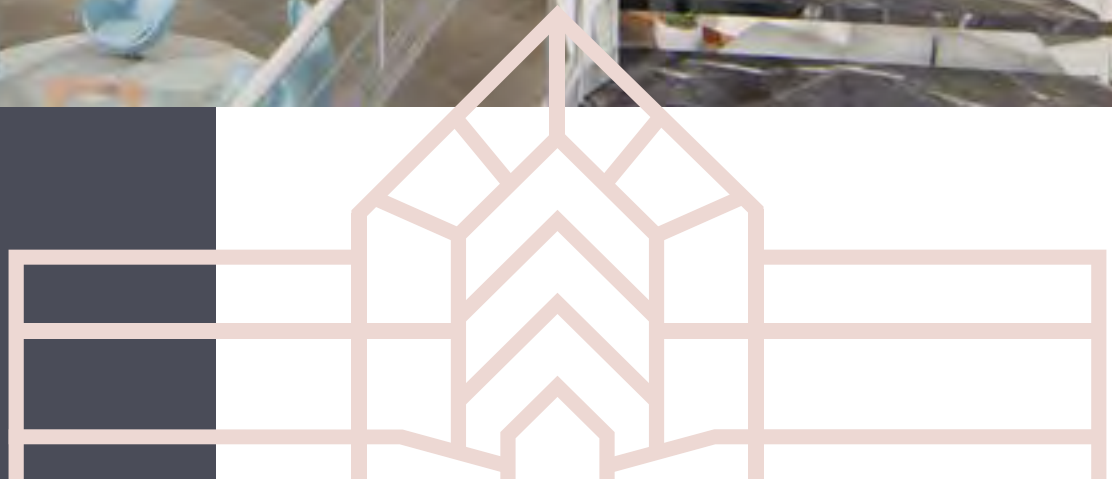
**COMING SOON under new ownership:** significant common area and lobby renovations, updated lighting, signage, and major landscaping enhancements.

The logo for Trinity Partners, featuring the word 'TRINITY' above the word 'PARTNERS' in a bold, sans-serif font, enclosed in a rectangular border.

TRINITY  
PARTNERS

COMING SOON

LOBBY & COMMON AREA UPGRADES



## Availabilities

### FIRST FLOOR

**Suite 150:** ±3,624 RSF

### SECOND FLOOR

**Suite 200:** ±11,126 RSF

**Suite 250:** ±10,169 RSF

### FOURTH FLOOR

**Suite 425:** ±4,267 RSF

**Suite 480:** ±1,379 RSF

\$20.50 per RSF / Full Service



## In Carolina Research Park

7 Technology Circle is surrounded by respected corporate neighbors including Staples, Unitrends, Blue Cross Blue Shield, AECOM, and Colite International.

## Campus-Like Setting

Natural, tree-filled campus-setting features a 15-acre lake, beautifully landscaped common areas, and an 18-hole, tournament-quality P.B. Dye golf course.

## Ample Parking

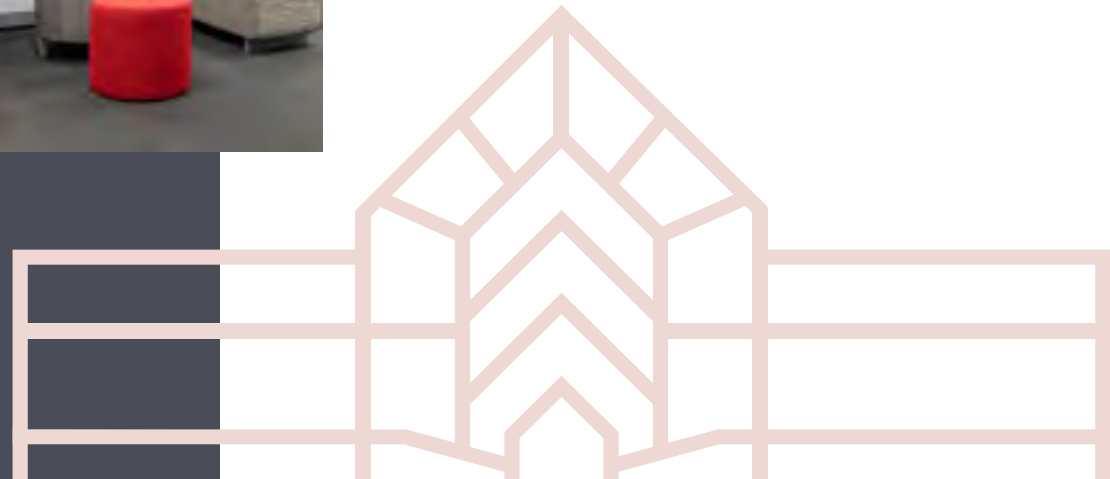
4.5 per 1,000 SF

Above-market parking ratio for employees and guests.

## Professionally Managed

New, sophisticated ownership and dedicated property management team offers high-touch service.

Planned upgrades to common areas, restrooms, lobby, and landscaping.





## Unbeatable Access

Off Farrow Road, minutes from all area interstates  
Immediately accessible and highly visible from I-77  
15 minutes to downtown Columbia via SC 277

## Minutes from Amenities

Abundant retail is available and currently under development at the Killian Road exit off Interstate 77, home to Killian's Crossing, a new multi-use development with parks, residences, offices, high-profile retailers, and boutiques.



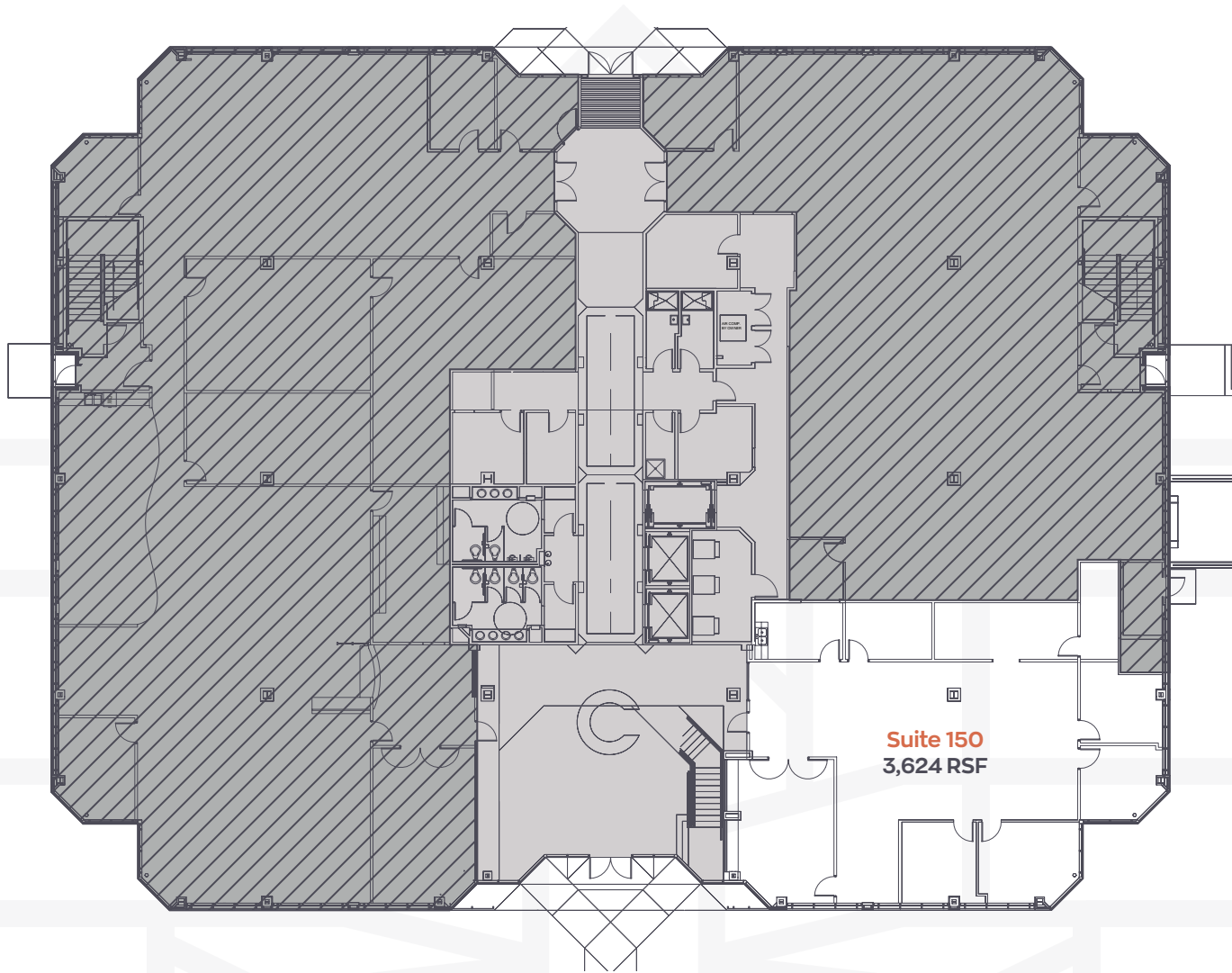
## Nearby Amenities



- |                  |                        |                          |                      |
|------------------|------------------------|--------------------------|----------------------|
| 1 Cracker Barrel | 6 Monterrey Mexican    | 11 Chick Fil A           | 16 Popeyes           |
| 2 Bojangle's     | 7 Walmart Super Center | 12 Applebee's            | 17 Tokyo Grill       |
| 3 Wendy's        | 8 McDonald's           | 13 Panda Express         | 18 Salsarita's       |
| 4 Sonic          | 9 Allsouth FCU         | 14 Hardee's              | 19 Tropical Smoothie |
| 5 Subway         | 10 Firehouse Subs      | 15 Freddy's Steakburgers | 20 Kroger            |

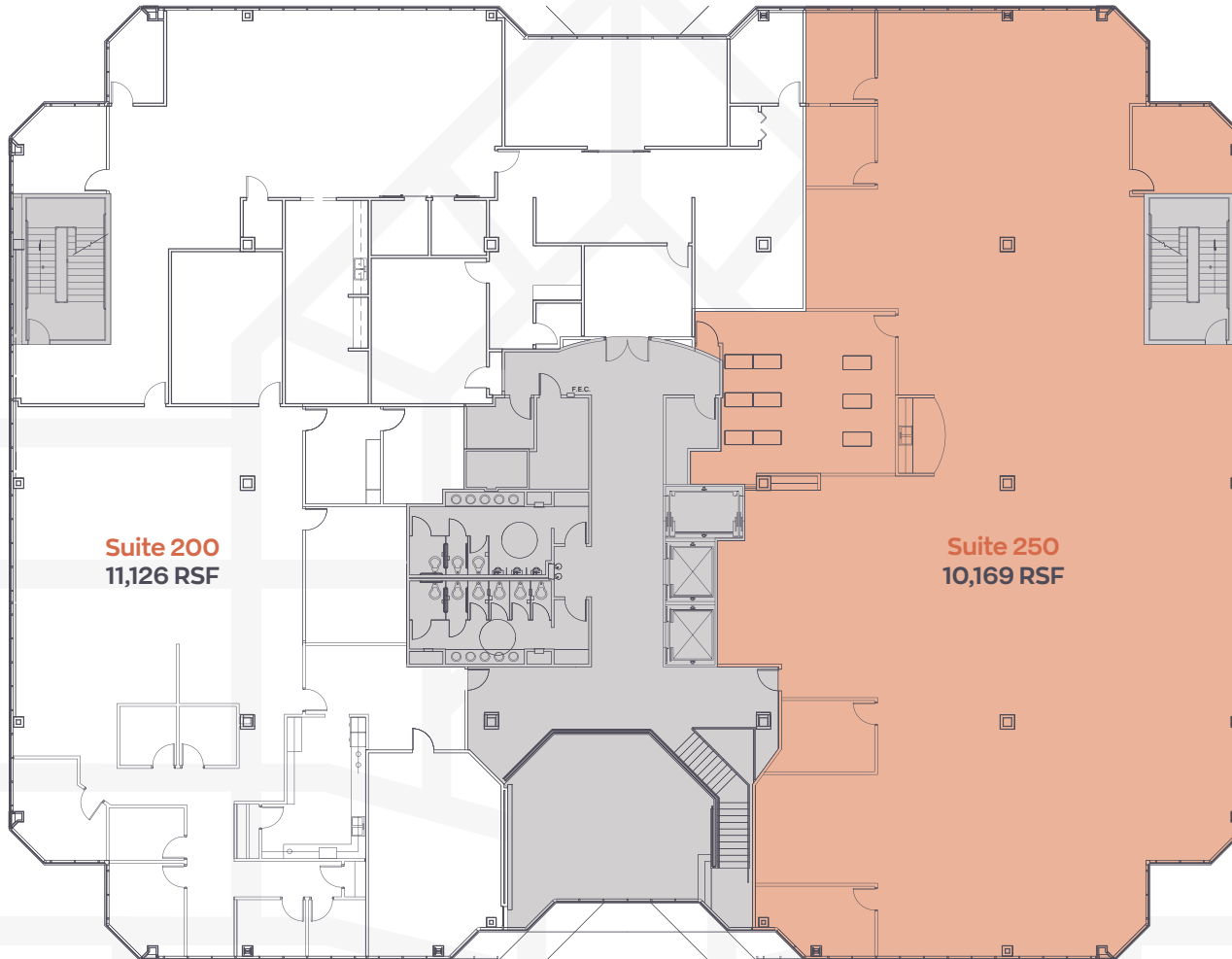
# Floorplan

FIRST FLOOR



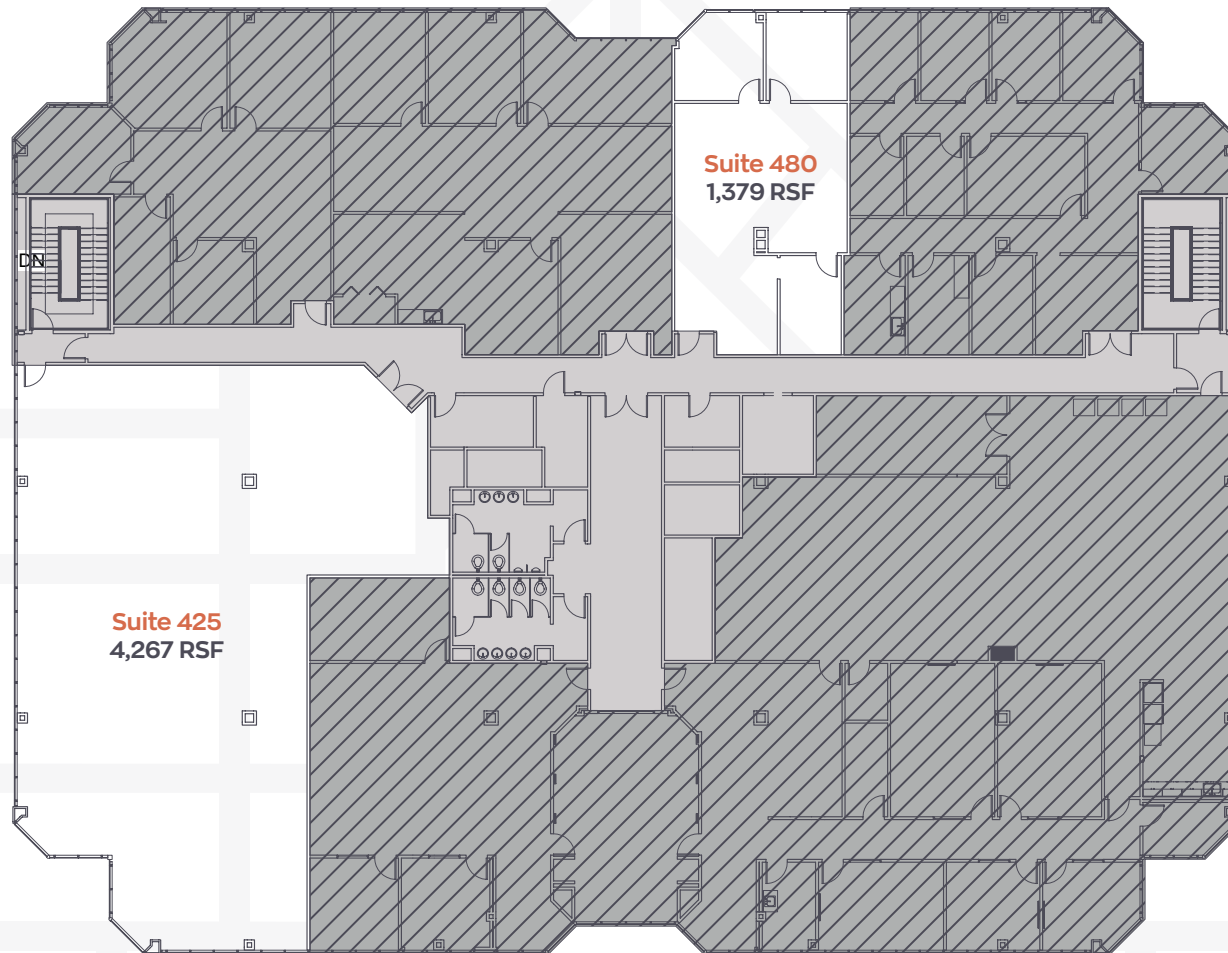
# Floorplan

SECOND FLOOR



# Floorplan

FOURTH FLOOR





The logo features a large, stylized number '7' on the left, followed by the words 'TECHNOLOGY' and 'CIRCLE' stacked vertically. The text is flanked by horizontal lines above and below.

**7** TECHNOLOGY  
CIRCLE

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