

FOR SALE



2719 Middleburg Drive COLUMBIA, SC 29204

📍 SUBMARKET: FOREST ACRES

±15,600 SF Office Building for Sale

Office redevelopment opportunity for an investor or user interested in a location that is easily accessible to Downtown Columbia and Forest Acres

Building currently subdivided into twelve (12) 1,300 SF office suites, which could be easily combined to accommodate a larger tenant

Building atrium could be enclosed and allow for additional rental square footage

Above market parking ratio (5.07/1,000 SF)

Zoning: C-1 (City of Columbia)

Roof is less than five years old and HVAC system has been professionally maintained

SALE PRICE: \$1,100,000



FOR MORE INFO, CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

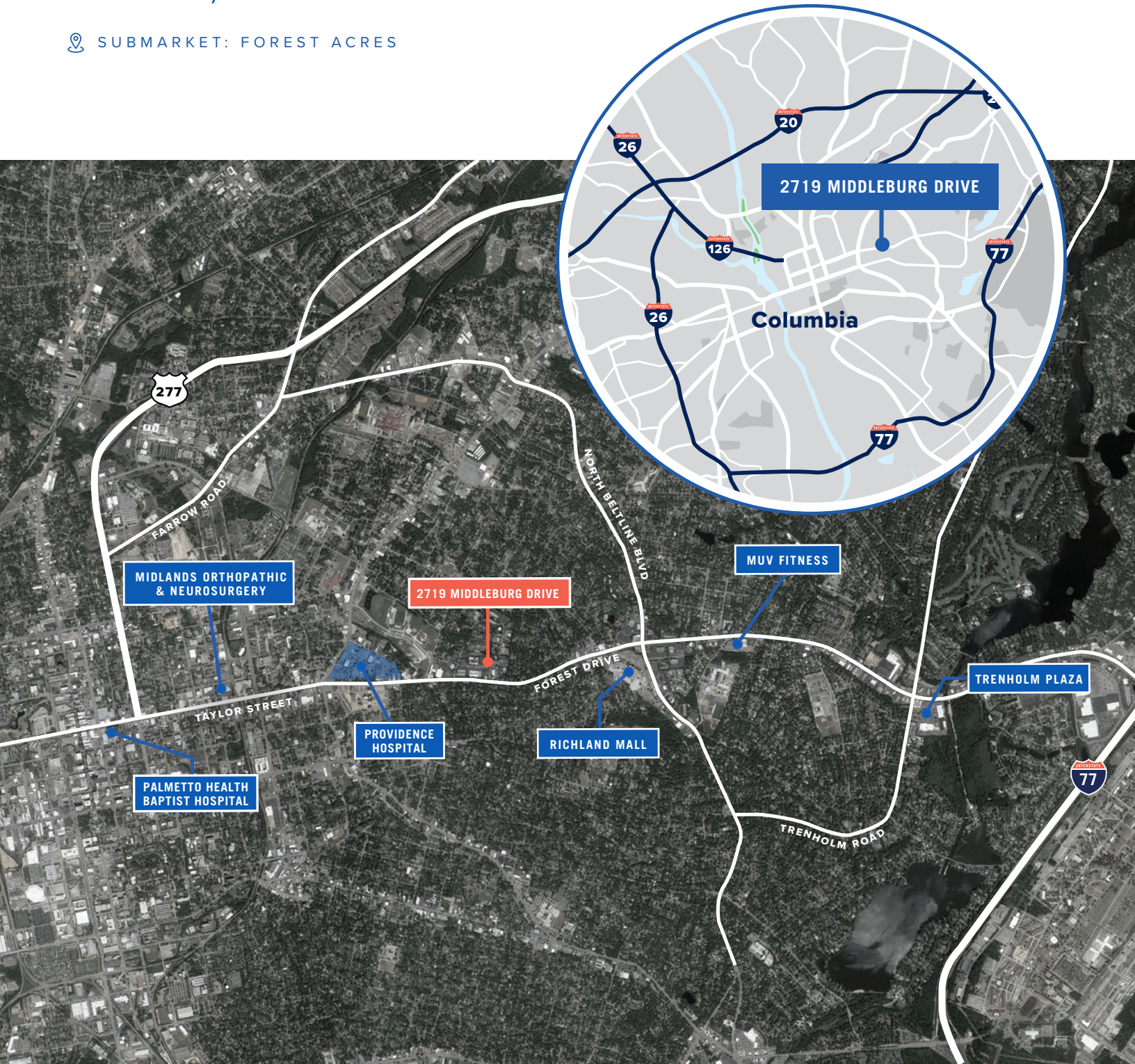


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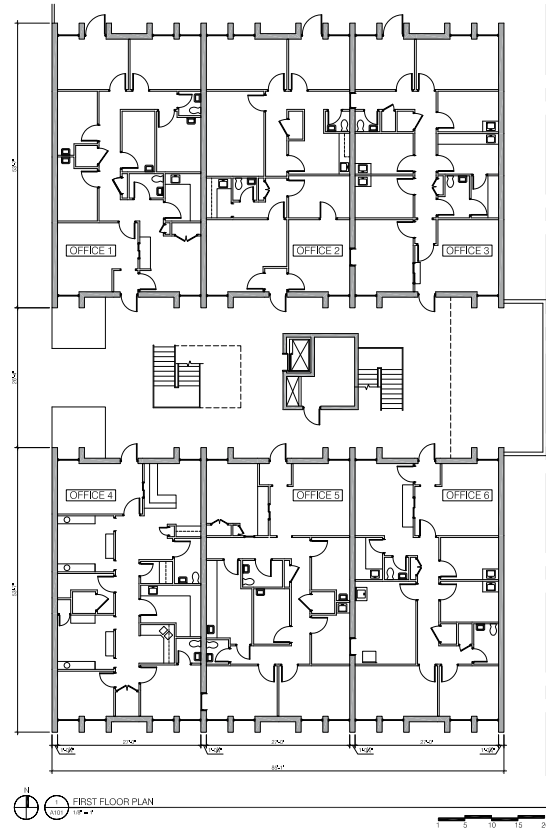
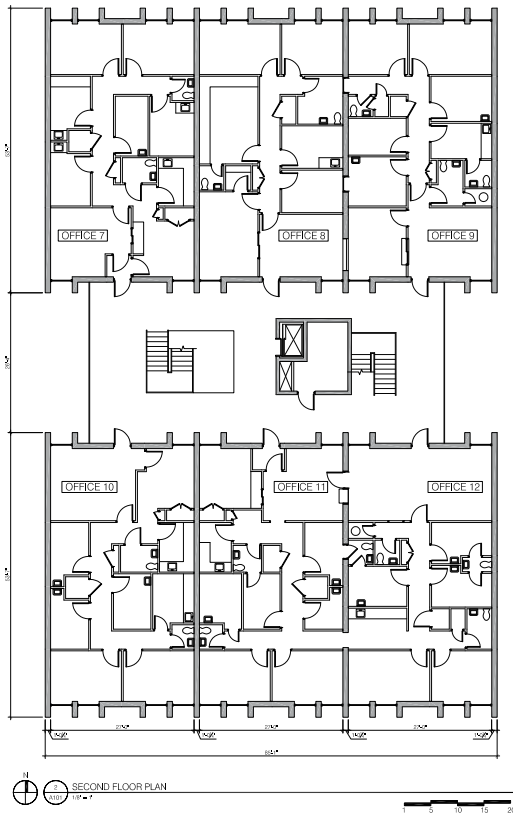


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