



**COLDWELL
BANKER
COMMERCIAL**

CORNERSTONE

FOR LEASE

738 (A) W. LIBERTY STREET

Sumter, SC 29150

AVAILABLE SPACE

1,591 SF

LEASE RATE

\$17/SF or \$2,254/mo Modified Gross

LOCATION DESCRIPTION

Located on W. Liberty Street, directly beside The Sumter County Exhibition Center. Being on the Corner of Liberty and Barnette, this property has great visibility. Proximity to other medical office spaces makes this an ideal location for any medical or professional office.



OFFICE

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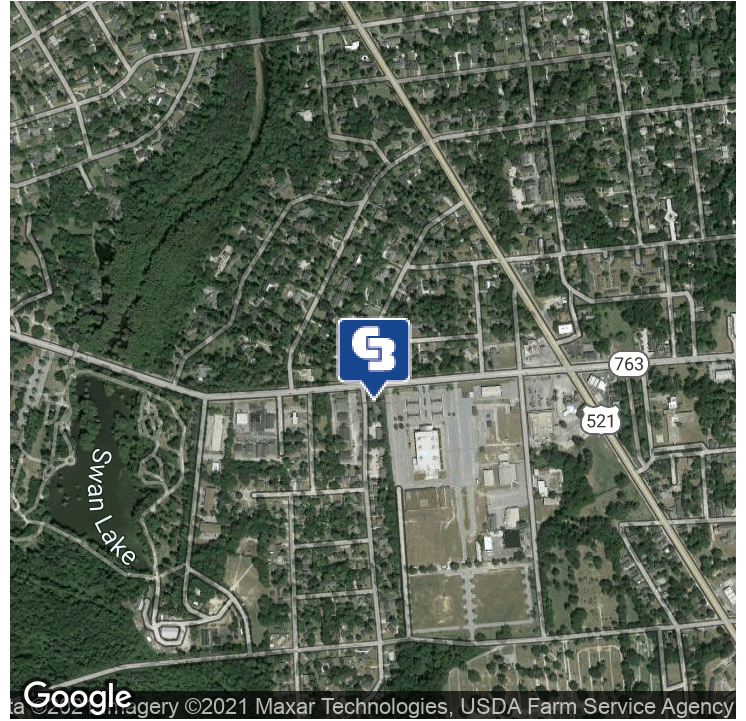
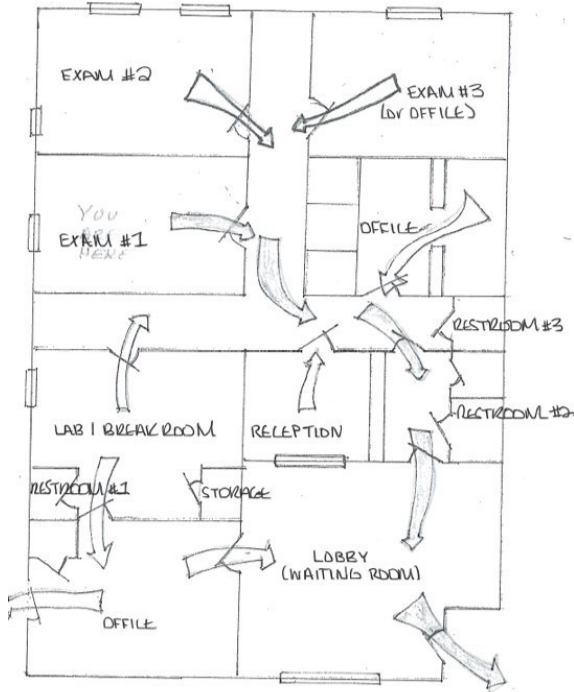
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FOR
LEASE

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Sumter, SC 29150



LEASE RATE

\$17/SF MG

OFFERING SUMMARY

Available SF: 1,591 SF

Lease Rate: \$2,254/mo

Zoning: Planned Office

PROPERTY OVERVIEW

+/- 1591 office space that was most recently a doctor's office. This space has 4 offices/exam rooms. It also includes a break room, lobby, reception area, 3 restrooms, storage in closet and attic space, and ample parking. Adjoining tenant is a Family Nurse Practitioner. The building has landscaping, a sprinkler system, security system.

PROPERTY HIGHLIGHTS

- 4 separate office spaces/exam rooms
- Reception area with office space
- 3 restrooms
- Lab/Breakroom
- Waiting area/Lobby

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