

FOR LEASE



CONCEPTUAL RENDERING

# 4100 N Main Street COLUMBIA, SC 29203

📍 SUBMARKET: NORTH COLUMBIA

## ±1,300 - 3,600 SF First Floor Medical Office Available for Lease

Market Tenant Improvement Allowance Available  
Major Interior & Exterior Improvements Currently Underway

- Common Area Improvements
- Façade & Awning Renovation
- New Landscaping
- Parking Lot Resealed & Striped
- New Roof

**TOTAL BUILDING SIZE:** 17,600 SF

**PARKING:** 83 Surface Spaces Available (4.8 /1,000 SF)

**ZONING:** C-1

**LEASE RATE:** \$20.00/SF Full Service



### FOR MORE INFO, CONTACT

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

**BRADEN SHOCKLEY** | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY  
PARTNERS**

# 4100 N Main Street

COLUMBIA, SC 29203

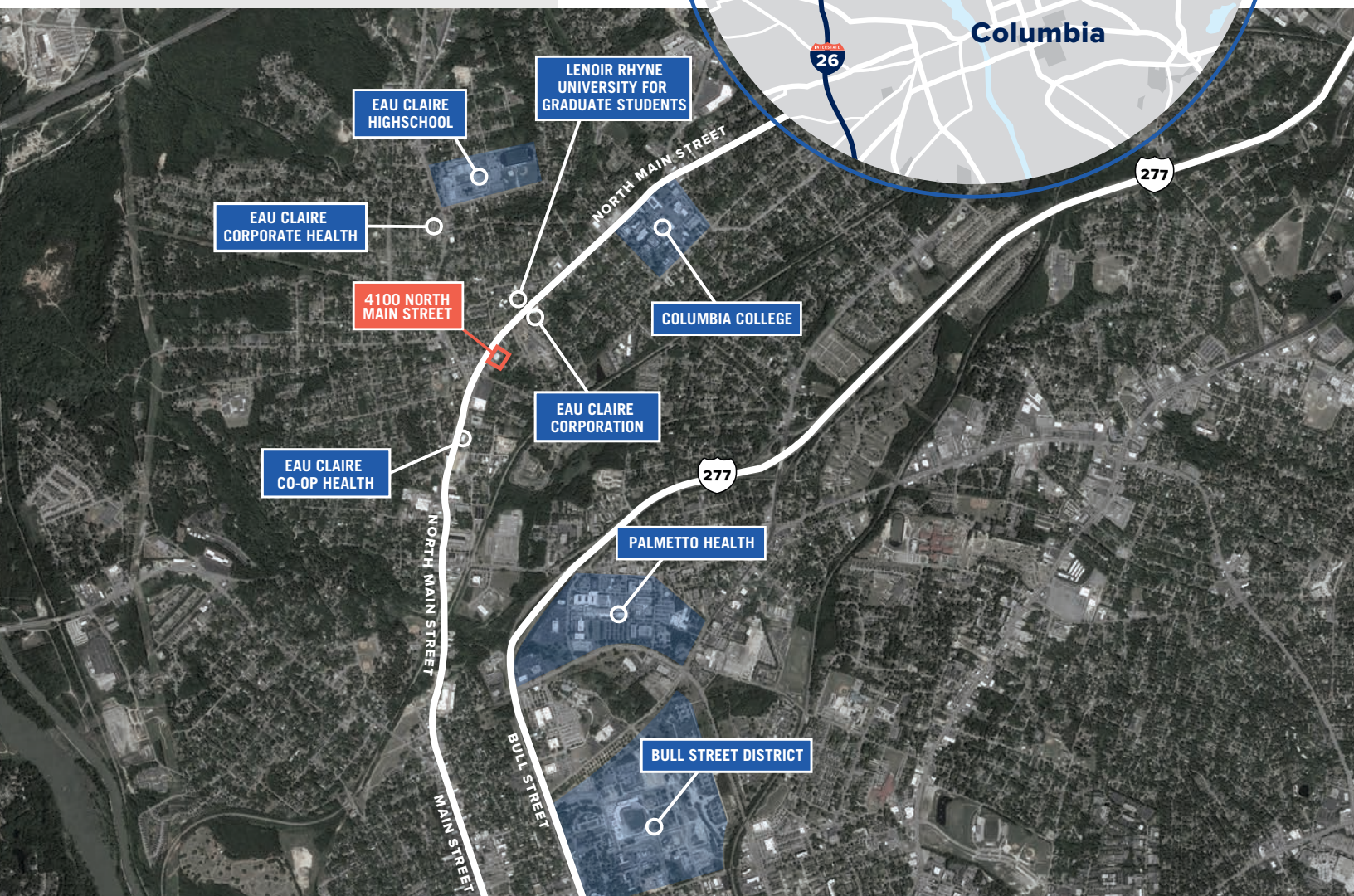
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## LOCATION

TWO MILES FROM I-20 INTERSTATE

CLOSE PROXIMITY TO PALMETTO HEALTH, EAU CLAIRE HIGH SCHOOL & COLUMBIA COLLEGE



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