

8906 Two Notch Rd. Columbia, SC



±42,036 SF Office Building

for Sale or Lease

HENRY ROE

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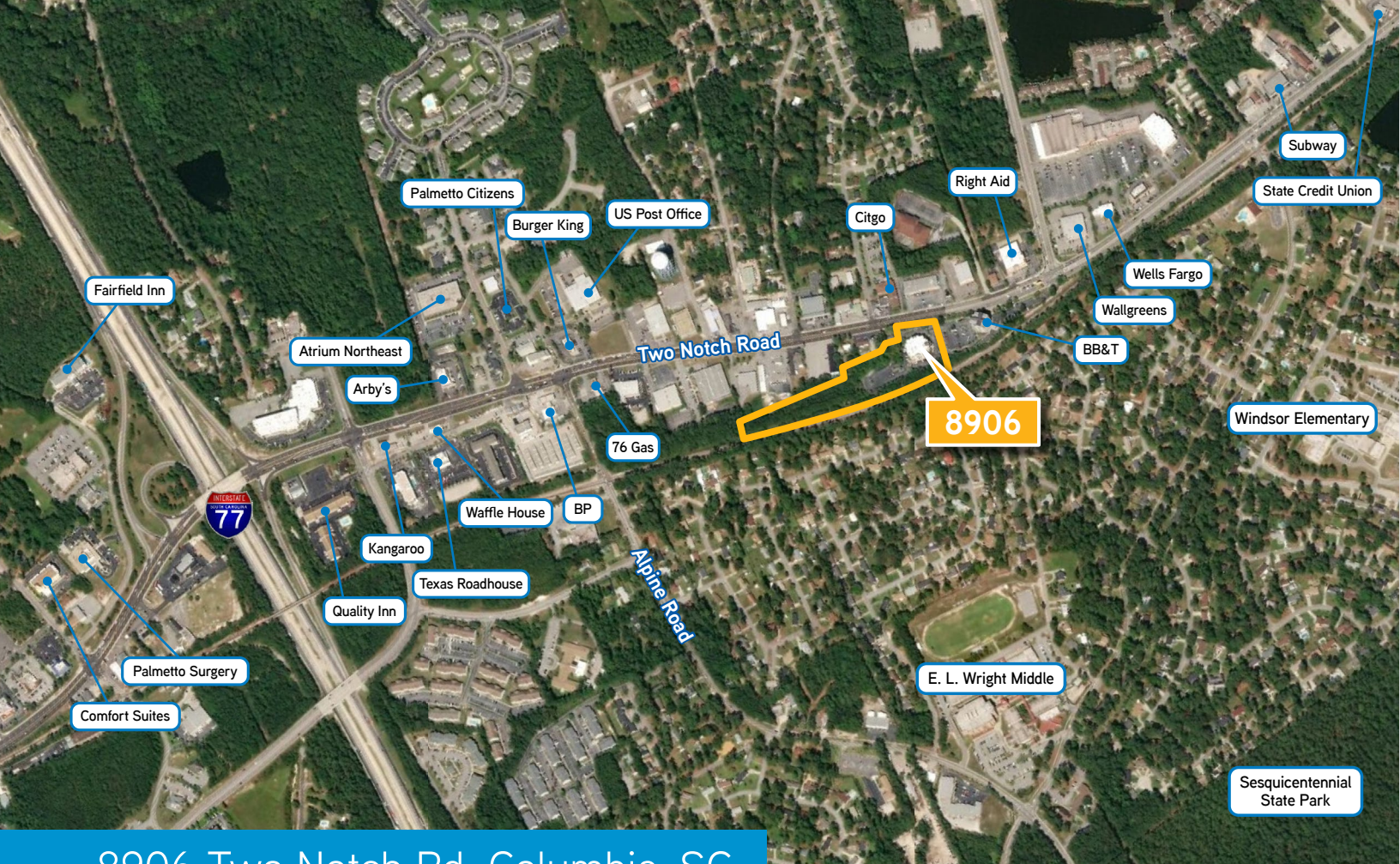
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- Located close to the highly travelled I-77 (57,100 VPD) and Two Notch Road interchange.
- ±5.11 acre site with a three story ±42,036 SF building which was constructed in 2001.
- Partially occupied by the South Carolina Student Loan Corporation (with ability to relocate).
- Completely renovated 6 years ago to include a server room and backup generator.
- 4 per 1,000 parking ratio with the opportunity to expand parking on-site.

Sale Price: \$3,900,000

Lease Rate: \$17.50 / SF



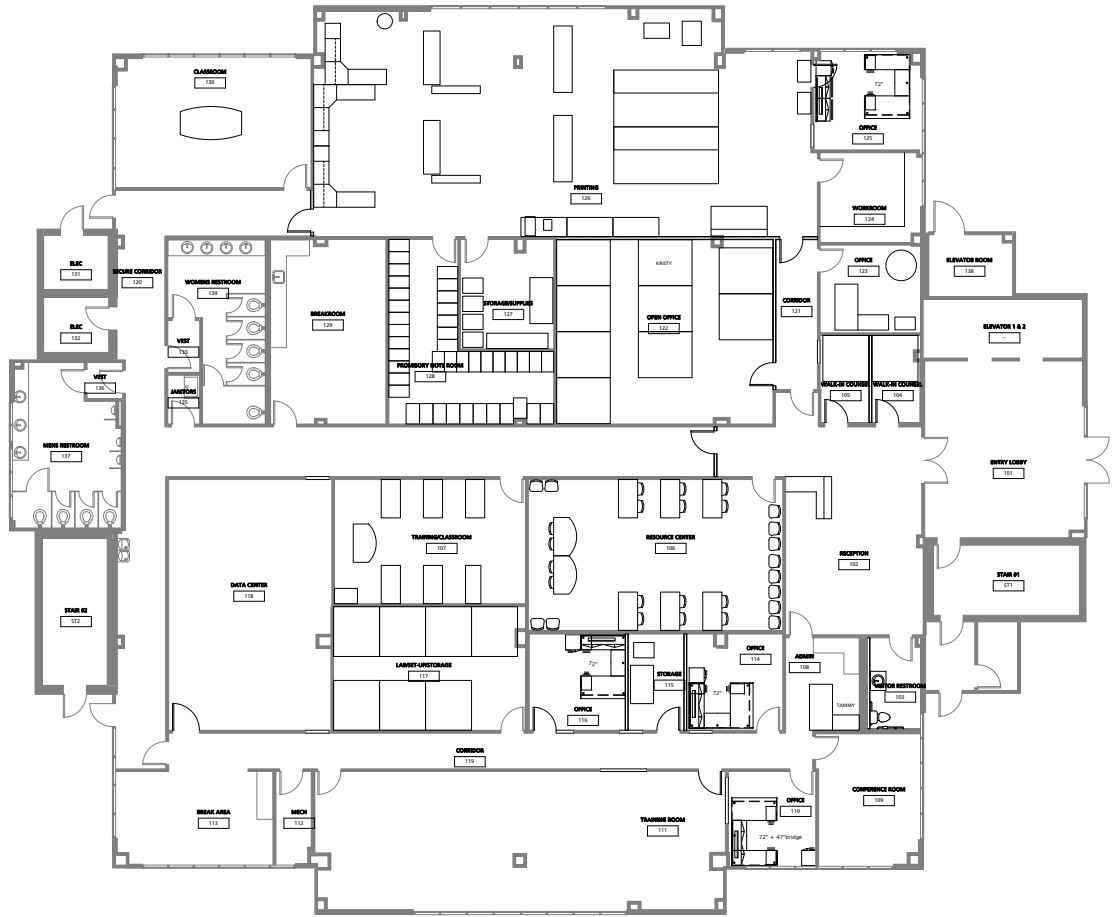


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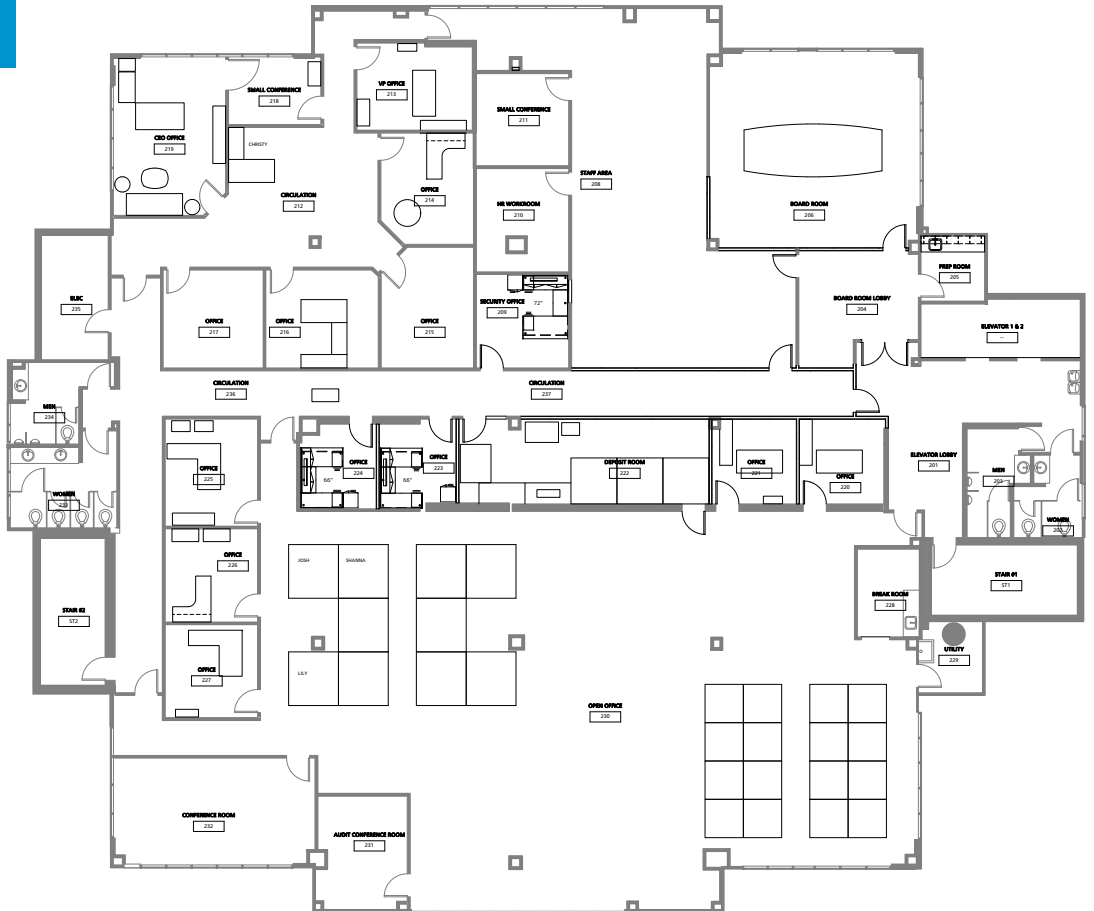
- Three-story ±42,036 SF office building.
- Security features include card controlled doors and video Surveillance.
- Communications include Spirit (fiber), AT&T (fiber) and Spectrum (fiber).
- Traffic counts are 33,800 VPD on Two Notch Road and 57,100 VPD on I-77.
- Located in the heart of the growing Northeast residential submarket.
- Partial or full furniture systems are available.



1st Floor Plan



2nd Floor Plan



3rd Floor Plan



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