

FOR LEASE

2999 Sunset Blvd WEST COLUMBIA, SC 29169

📍 SUBMARKET: WEST COLUMBIA / CAYCE

±1,008 - ±11,465 SF Professional Office Suites Available in West Columbia

- Prominent location at Sunset Blvd and Hebron Dr. between Lexington Medical Center at I-26 and Exit 61 at Hwy 378 at I-20
- Versatile floor plan configurations available on first and second floor
- Surface Parking: 32 Spaces with parking ratio of 3.5 spaces per 1,000 SF
- 28,000 vehicles passing per day
- Monument sign on Sunset Boulevard

AVAILABILITY

LEASE RATE: \$12.00 PSF, NNN

- SUITE 100: LEASED
- SUITE 101: ±1,578 SF
- SUITE 200: ±2,312 SF
- SUITE 201: ±1,008 SF
- SUITE 202: ±1,080 SF
- SUITE B: ±4,612 SF

FOR MORE INFO, CONTACT

JAKE NIDIFFER | Brokerage Associate | jnidiffer@trinity-partners.com | 803-567-1324
NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

**TRINITY
PARTNERS**

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

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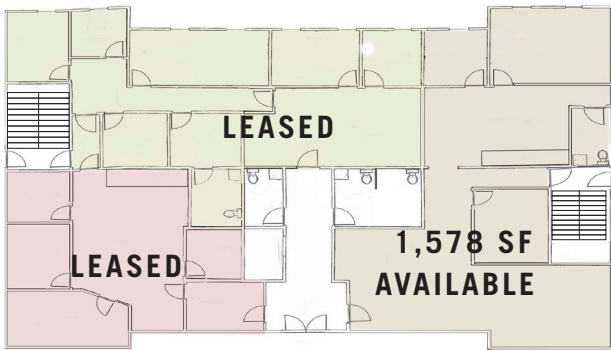
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FLOOR PLAN

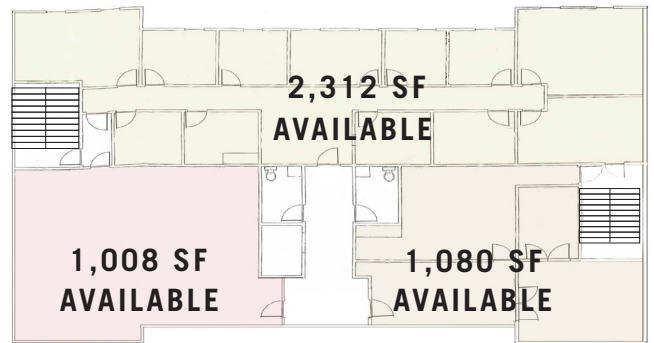
FIRST FLOOR

±875 SF - ±1,578 SF



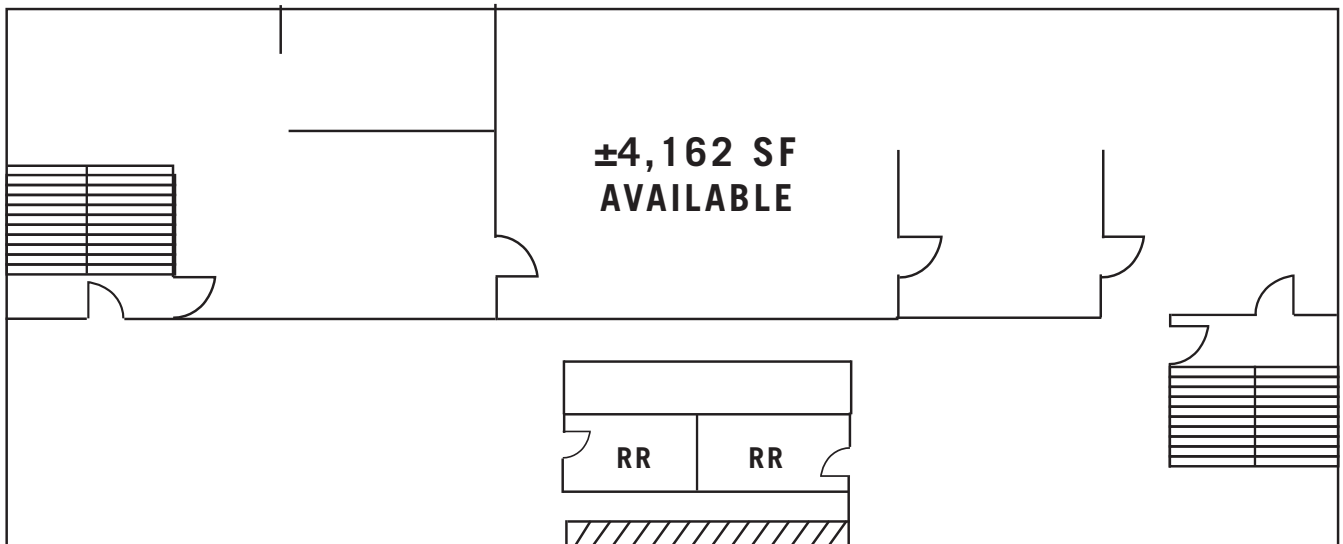
SECOND FLOOR

±850 SF - ±2,312SF



BASEMENT

75.6'



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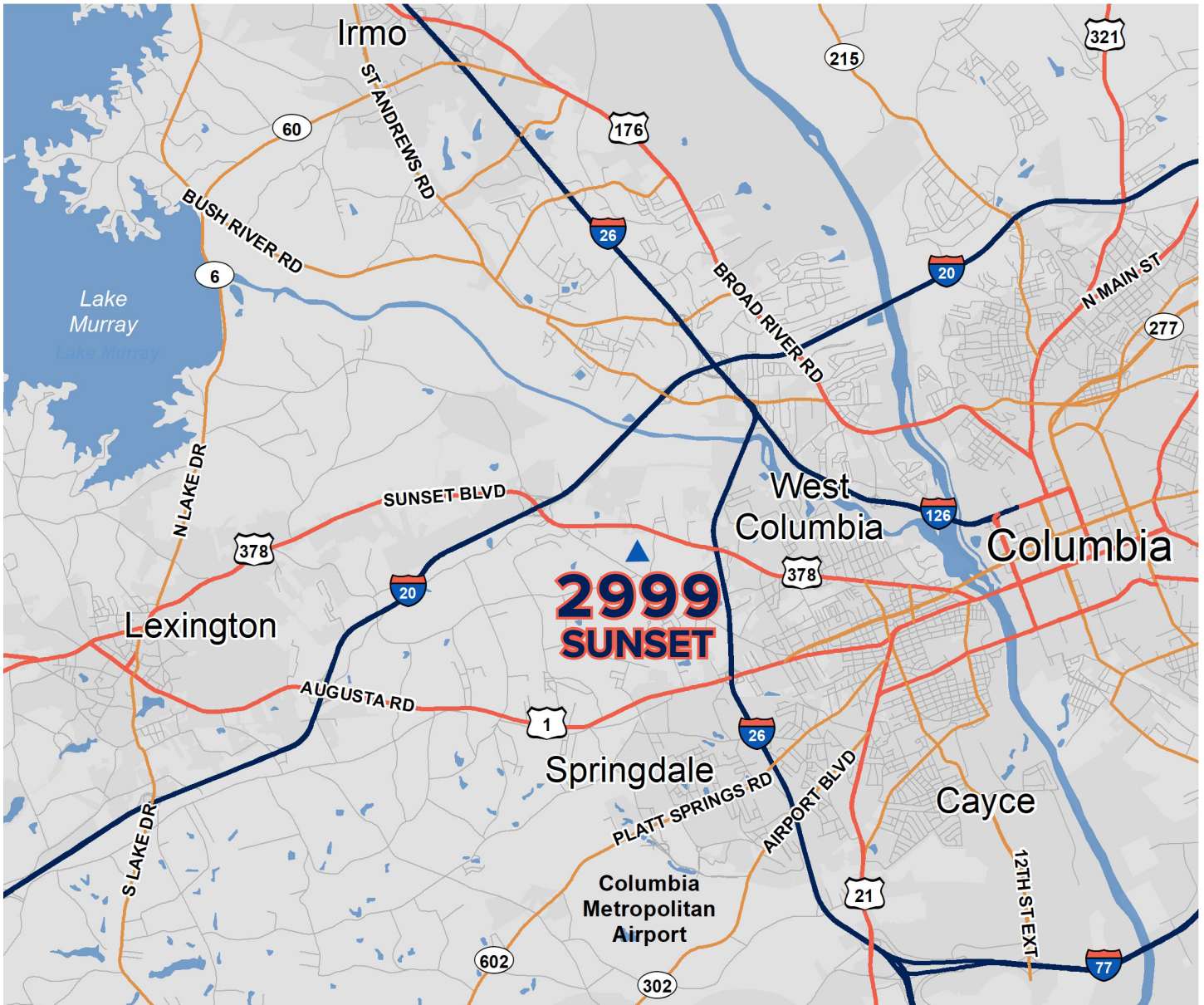
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LOCATION



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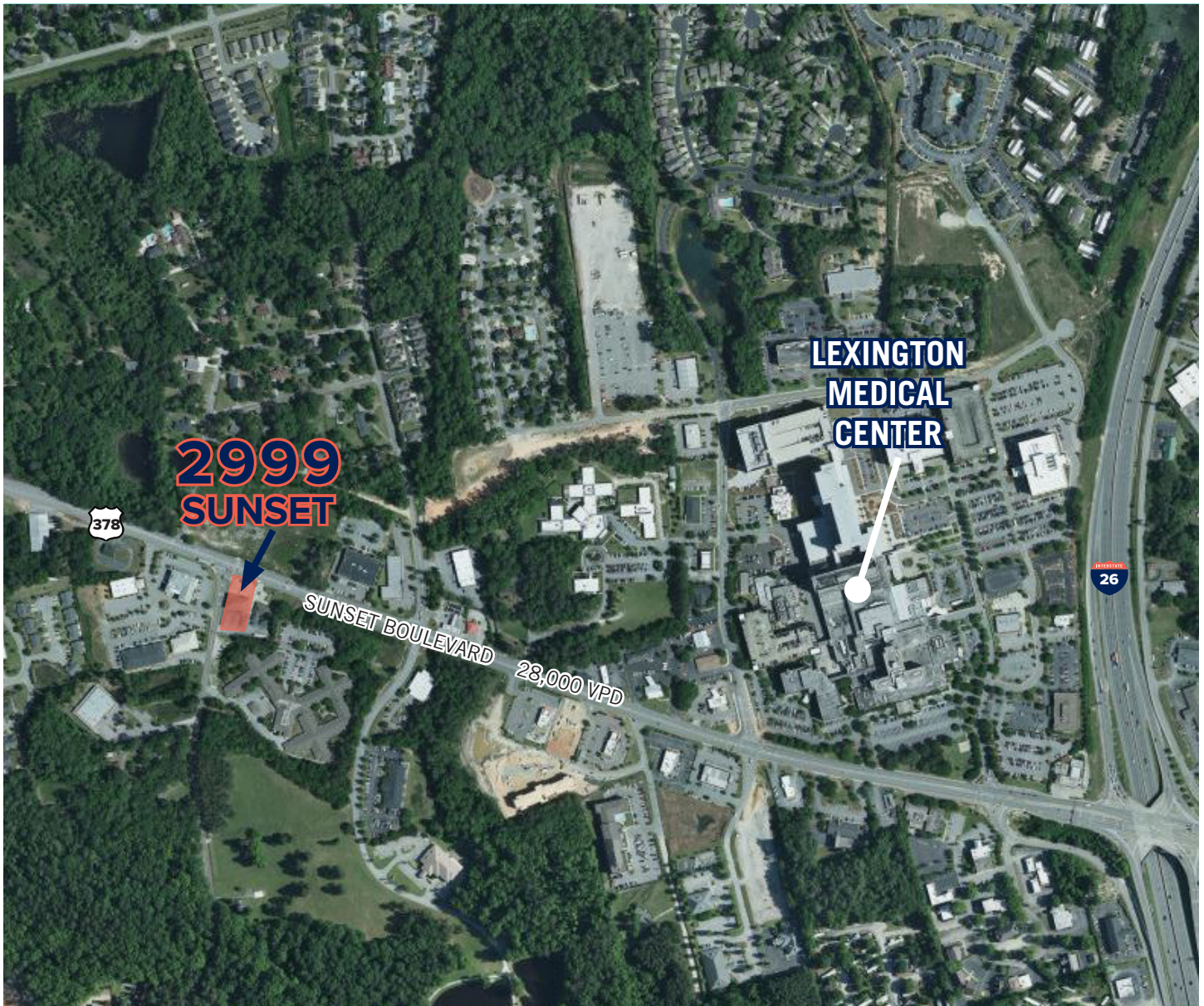
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AERIAL



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