

FOR LEASE



115 Atrium Way COLUMBIA, SC 29223

📍 SUBMARKET: NORTHEAST COLUMBIA

±57,000 SF Class A Office Building located in Northeast Columbia

Unique, atrium style, two-story office building

AVAILABILITIES: Ranging from ±1,042 RSF to ±3,336 RSF

Recent improvements include HVAC system upgrades, new common area carpet, exterior landscaping, and re-paved parking lot

Multiple turn key suites ready for immediate occupancy



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Partner | mlovelace@trinity-partners.com | 803-567-1431

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

**TRINITY
PARTNERS**

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.

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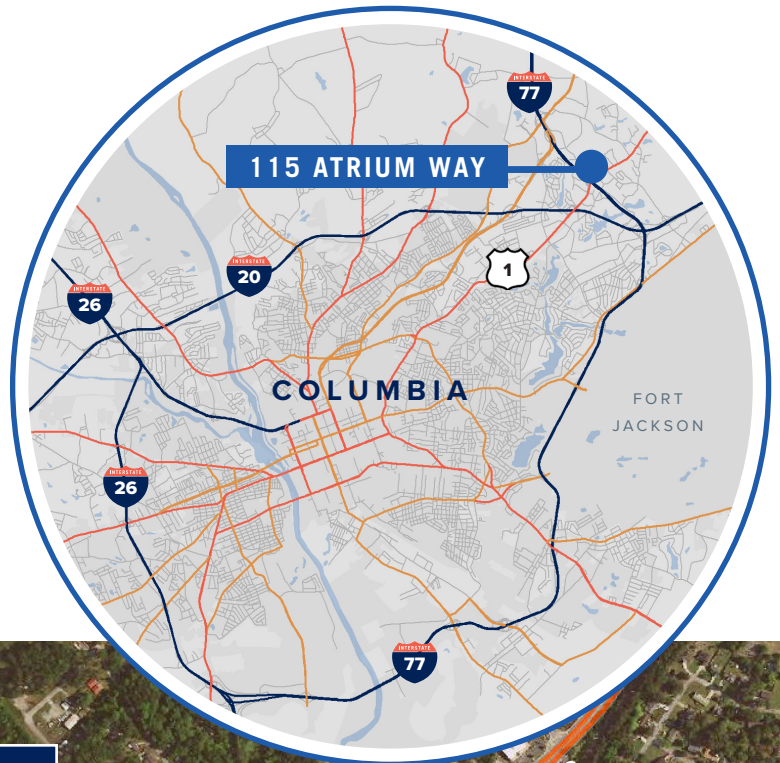
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AVAILABLE SUITES

| | |
|------------------|------------|
| SUITE 100 | ±2,121 RSF |
| SUITE 118 | ±2,289 RSF |
| SUITE 126 | ±1,042 RSF |
| SUITE 130 | ±2,294 RSF |
| SUITE 204 | ±1,569 RSF |
| SUITE 220 | ±1,391 RSF |



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PARKING

PARKING RATIO:
4 SPACES PER 1,000 SF

ACCESS

LESS THAN .25 MILES
FROM I-77

MINUTES FROM
POPULAR RESTAURANTS
AND RETAIL

10 MINUTES FROM
DOWNTOWN

\$17.00 PER RSF,
FULL SERVICE



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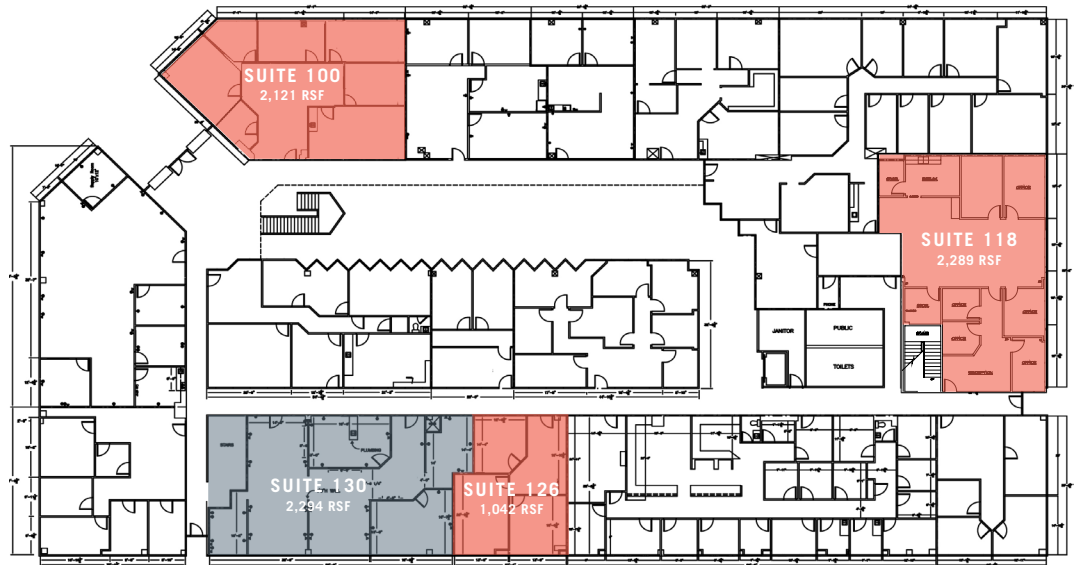
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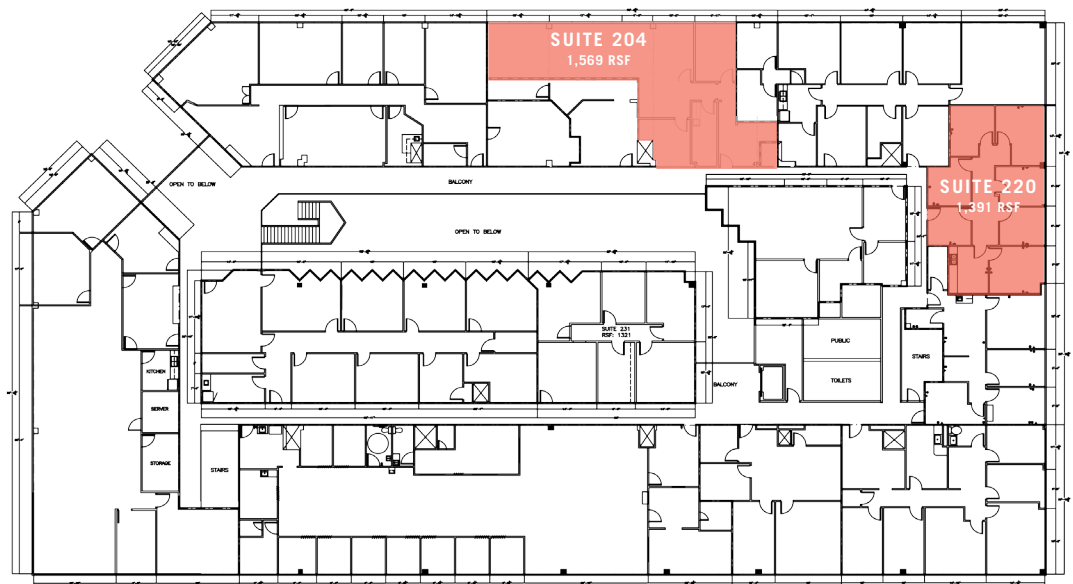
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FOR LEASE

1ST
FLOOR



2ND
FLOOR



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