



Class-A Workspace. Access. Experience.

FOUR-STORY, 86,733 RSF BUILDING
IN CAROLINA RESEARCH PARK

New ownership: new upgrades include significant common area and lobby renovations, updated lighting, signage, and major landscaping enhancements.

The Trinity Partners logo is centered in the bottom section of the image. It features the word 'TRINITY' in a bold, sans-serif font above the word 'PARTNERS' in a smaller, all-caps, sans-serif font. The logo is set against a background of a photograph of the building's exterior, showing large glass windows and brickwork. The sky is clear and blue.

Upgraded

LOBBY & COMMON AREAS



Availabilities

FIRST FLOOR

Suite 150: ±3,624 RSF

SECOND FLOOR

Suite 225: ±5,726 RSF

Suite 250: ±10,169 RSF

FOURTH FLOOR

Suite 425: ±4,267 RSF

Suite 480: ±1,379 RSF

\$20.50 per RSF / Full Service



In Carolina Research Park

7 Technology Circle is surrounded by respected corporate neighbors including Staples, Unitrends, Blue Cross Blue Shield, AECOM, and Colite International.

Campus-Like Setting

Natural, tree-filled campus-setting features a 15-acre lake, beautifully landscaped common areas, and an 18-hole, tournament-quality P.B. Dye golf course.

Ample Parking

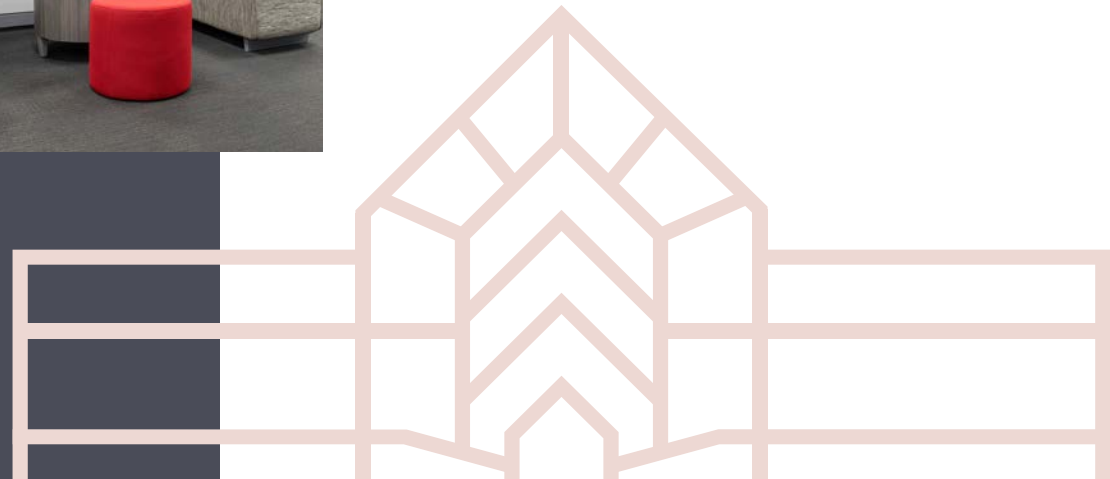
4.5 per 1,000 SF

Above-market parking ratio for employees and guests.

Professionally Managed

New, sophisticated ownership and dedicated property management team offers high-touch service.

Recently completed upgrades to common areas, restrooms, lobby, and landscaping.





Unbeatable Access

Off Farrow Road, minutes from all area interstates
Immediately accessible and highly visible from I-77
15 minutes to downtown Columbia via SC 277

Minutes from Amenities

Abundant retail is available and currently under development at the Killian Road exit off Interstate 77, home to Killian's Crossing, a new multi-use development with parks, residences, offices, high-profile retailers, and boutiques.



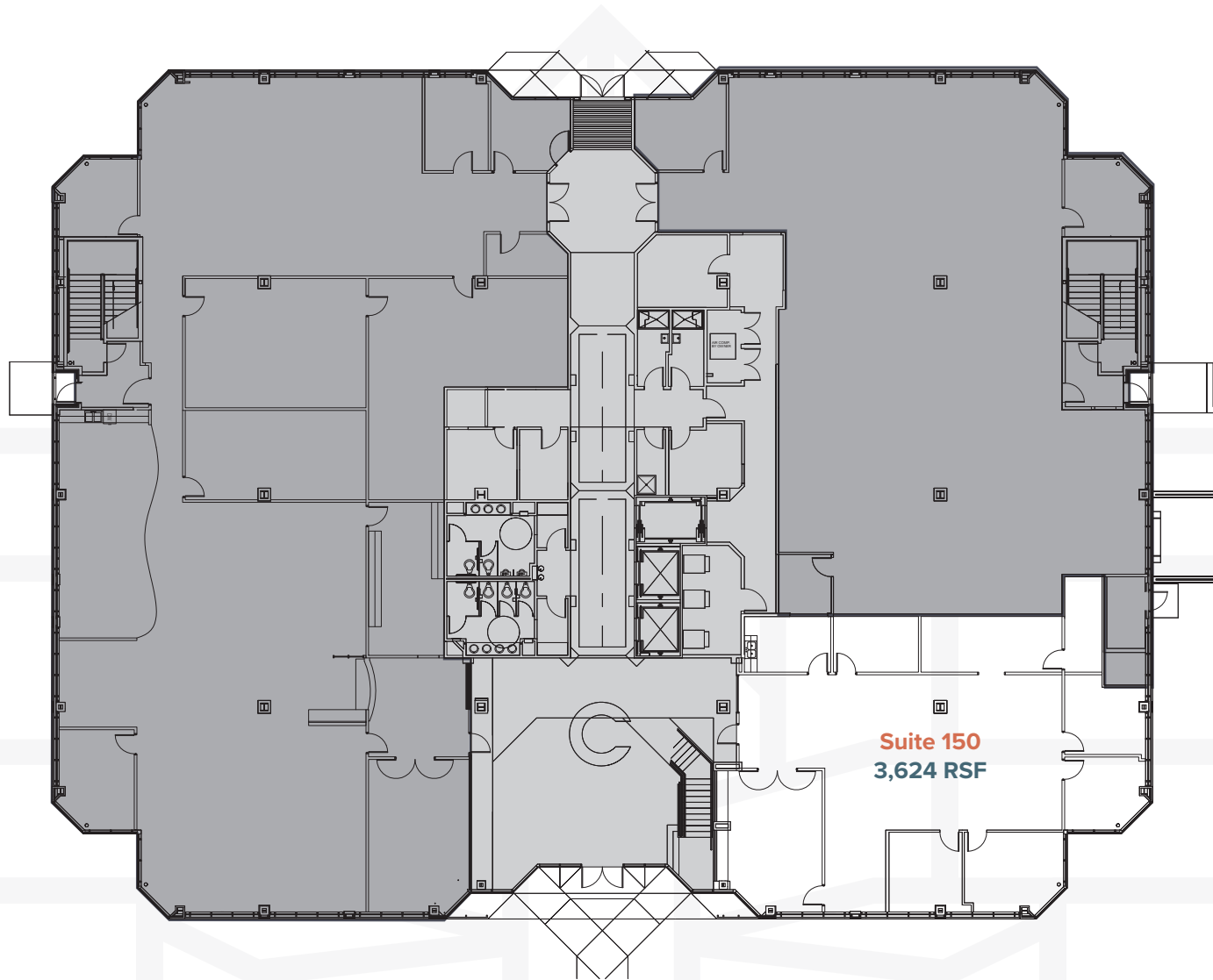
Nearby Amenities



- | | | | |
|------------------|------------------------|--------------------------|----------------------|
| 1 Cracker Barrel | 6 Monterrey Mexican | 11 Chick Fil A | 16 Popeyes |
| 2 Bojangle's | 7 Walmart Super Center | 12 Applebee's | 17 Tokyo Grill |
| 3 Wendy's | 8 McDonald's | 13 Panda Express | 18 Salsarita's |
| 4 Sonic | 9 Allsouth FCU | 14 Hardee's | 19 Tropical Smoothie |
| 5 Subway | 10 Firehouse Subs | 15 Freddy's Steakburgers | 20 Kroger |

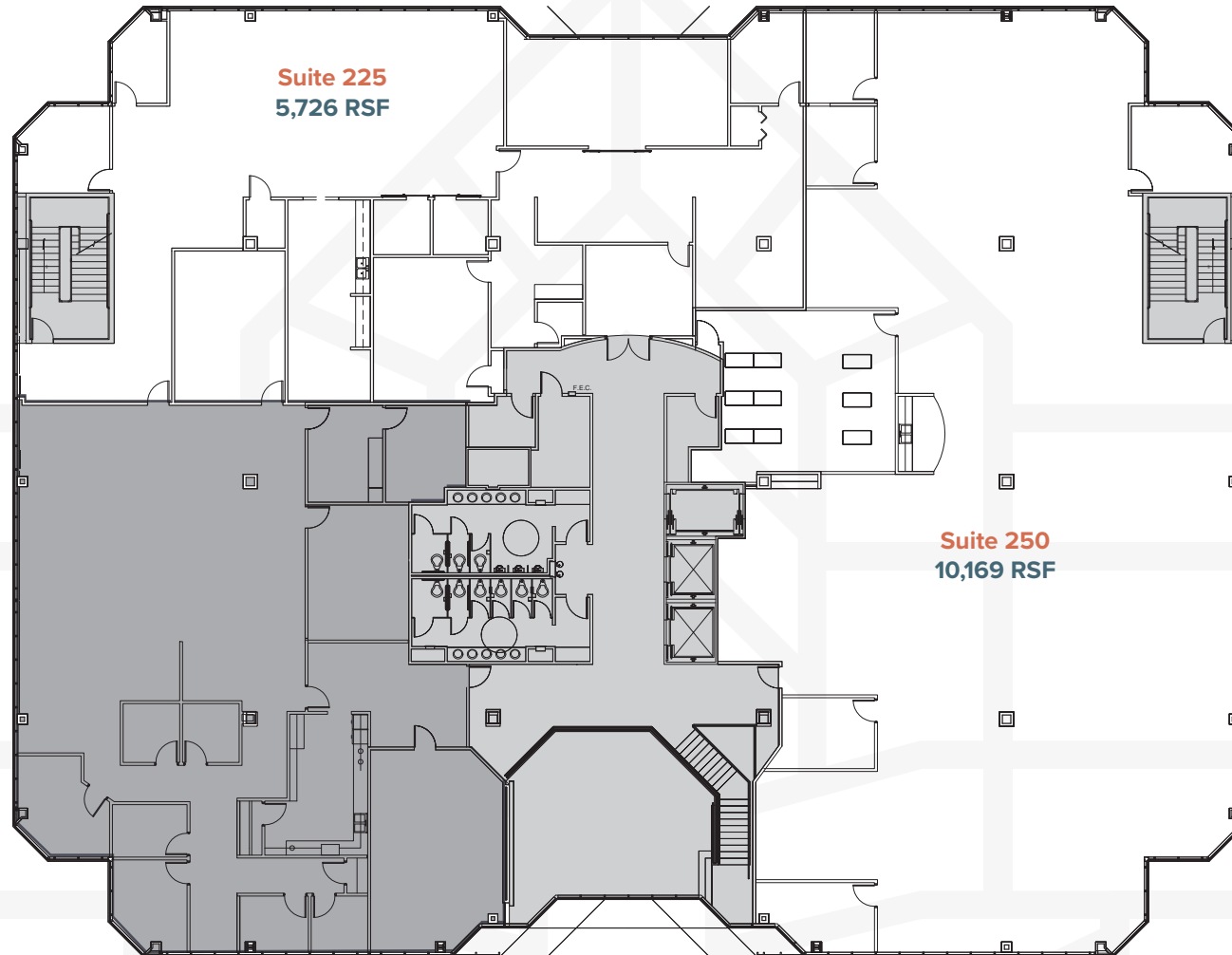
Floorplan

FIRST FLOOR



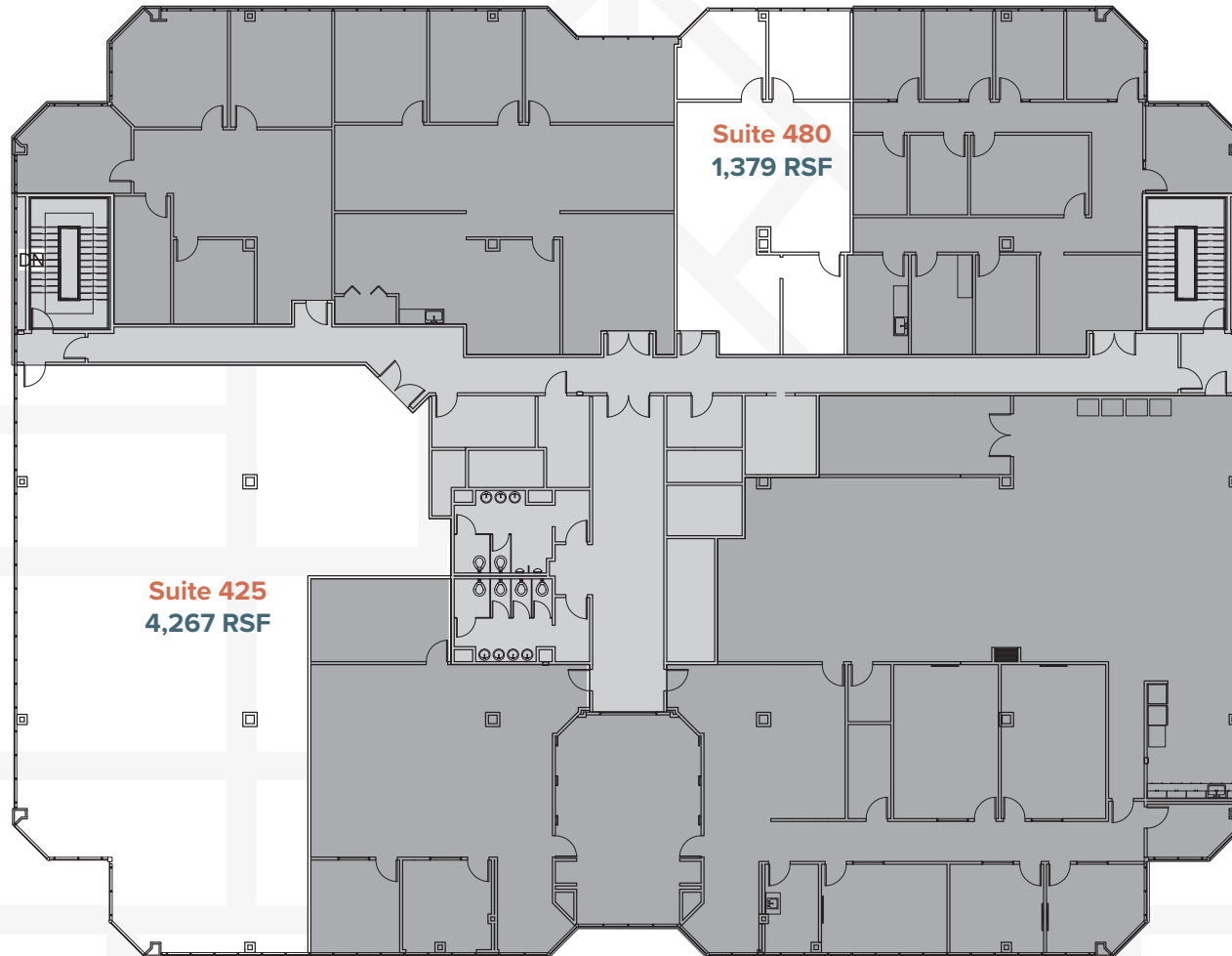
Floorplan

SECOND FLOOR



Floorplan

FOURTH FLOOR



The logo features a large, stylized number '7' on the left, followed by the words 'TECHNOLOGY' and 'CIRCLE' stacked vertically. The text is enclosed within a double-line border that forms a rectangular shape around the text and the '7'.

7 TECHNOLOGY
CIRCLE

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