

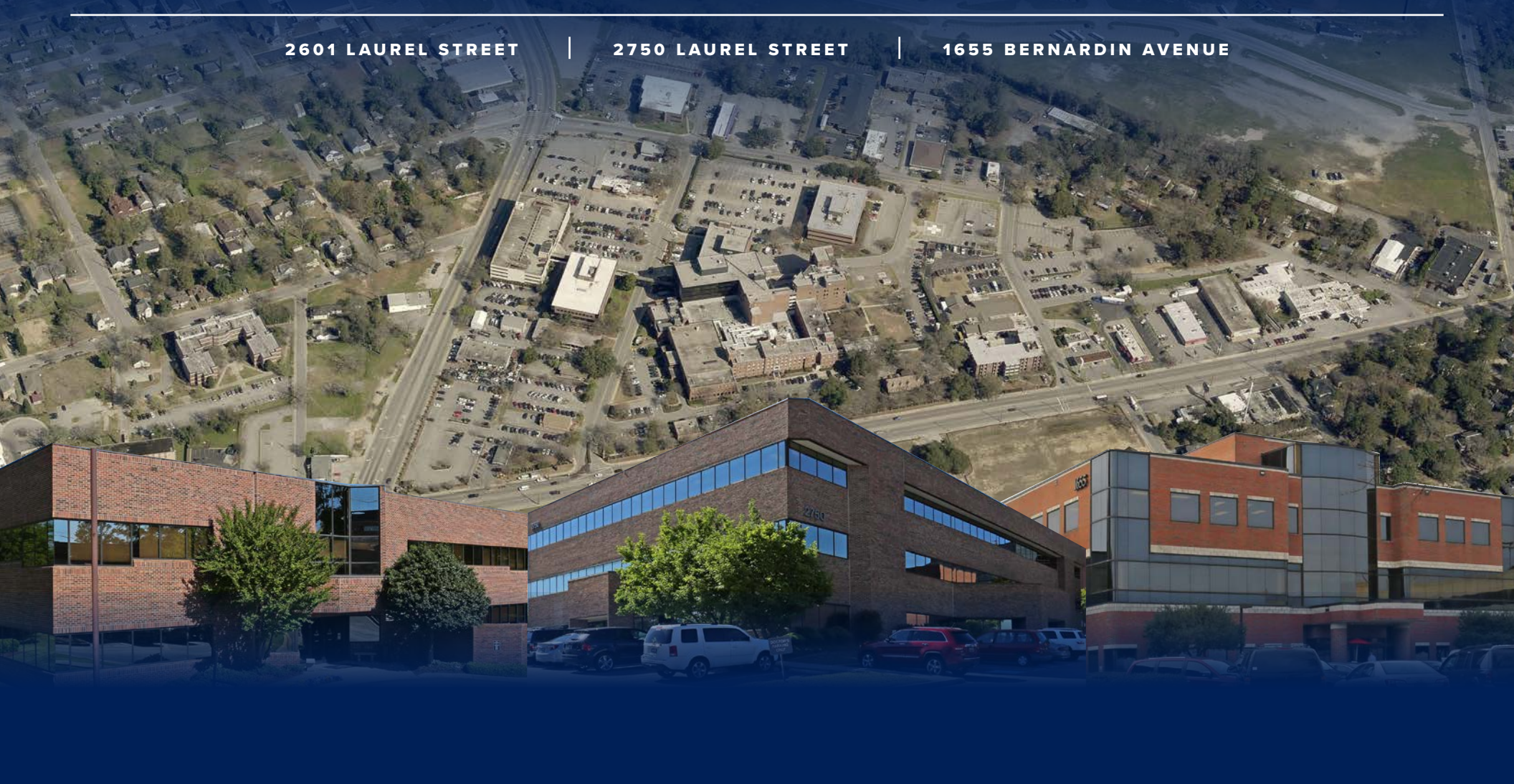
PROVIDENCE

MEDICAL OFFICE BUILDINGS

2601 LAUREL STREET

2750 LAUREL STREET

1655 BERNARDIN AVENUE



Need an exceptional office or medical office suite in downtown Columbia, **we've got you covered.**

COMPLEX DETAILS

Three building **126,002 RSF medical office building complex** located in Columbia Central Business District

Adjacent to the **Providence/LifePoint Health campus** with a parking ratio of 5 spaces per 1,000 SF

Customized suites available ranging from **900 RSF up to 11,500 RSF**

All three buildings have **extensive common area renovations** in progress for all floors with an expected completion date by **December 2020**

Lease rate for **traditional office users** is **\$21.00 per RSF full service**

Lease rate for **medical office users** with generous tenant improvement allowance is **\$24.50 per RSF full service**



FOR MORE INFO, CONTACT

MACON LOVELACE, SIOR | Partner | mlovelace@trinity-partners.com | 803.567.1431

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803.567.1455

BRADEN SHOCKLEY | Brokerage Associate | bshockley@trinity-partners.com | 803.567.1373

**TRINITY
PARTNERS**

LILLIBRIDGE
A VENTAS COMPANY

AVAILABILITIES

2750 LAUREL STREET

FLOOR	SUITE	RSF
1 ST	101	2,686
1 ST	102	2,590
1 ST	103	8,117
2 ND	201	3,857
2 ND	202	2,515
2 ND	203	4,408
3 RD	306	2,204



2601 LAUREL STREET

FLOOR	SUITE	RSF
2 ND	230	1,791



1655 BERNARDIN AVENUE

FLOOR	SUITE	RSF
2 ND	210	899
2 ND	240	7,992
3 RD	300	6,517



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COMMON AREA UPDATES AND FINISHES

UPDATES AT PROVIDENCE MOB_s I AND III

2601 LAUREL STREET AND 1655 BERNARDIN AVENUE

- Common area walls and flooring
- Elevator flooring
- Common area bathrooms
- Door hardware
- Water fountains

- Artwork
- Signage
- Furniture
- Repainting stairwells
- Replacing stairwell treads

UPDATES AT PROVIDENCE MOB II

2750 LAUREL STREET AND 1655 BERNARDIN AVENUE

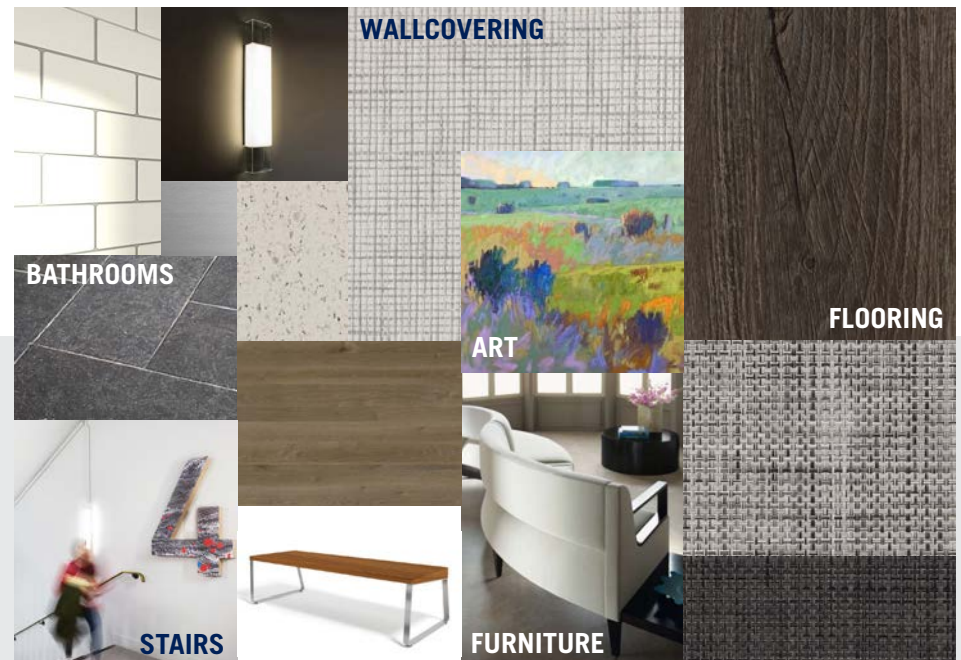
- Common area ceiling tiles
- Elevator flooring
- Common area bathrooms
- Door hardware
- Artwork

- Signage
- Furniture
- Repainting stairwells
- Replacing stairwell treads

FINISHES AT PROVIDENCE MOB I 2601 LAUREL STREET



FINISHES AT PROVIDENCE MOB III 1655 BERNARDIN AVENUE



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WANT TO KNOW MORE OR TOUR A PROVIDENCE MEDICAL OFFICE BUILDING?

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LEASED BY **TRINITY PARTNERS**

OWNED AND
MANAGED BY **LILLIBRIDGE**
A VENTAS COMPANY



PROVIDENCE MOB I

2601 Laurel Street, Columbia, SC 29204

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LEASE RATE: \$21.00 PSF FULL SERVICE OFFICE
LEASE RATE: \$24.50 PSF FULL SERVICE MEDICAL OFFICE



AVAILABILITIES

FLOOR	SUITE	RSF
1 ST	101	2,686
1 ST	102	2,590
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PROVIDENCE MOB II

2750 Laurel Street, Columbia, SC 29204

Two story medical office building consisting of 19,591 usable square feet located at the Providence Health campus.

Balanced tenant mix of healthcare specialties with ample surface parking

Custom designed physician suites available with competitive lease package

LEASE RATE: \$21.00 PSF FULL SERVICE OFFICE

LEASE RATE: \$24.50 PSF FULL SERVICE MEDICAL OFFICE

AVAILABILITIES

FLOOR	SUITE	RSF
2 ND	230	1,791



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PROVIDENCE MOB III

1655 Bernardin Ave., Columbia, SC 29204

Three story medical office building consisting of 44,514 usable square feet located at the Providence Health campus

Connected to the hospital via second floor common walkway

Balanced tenant mix of healthcare specialties with valet parking available

Custom designed physician suites available with competitive lease package

LEASE RATE: \$21.00 PSF FULL SERVICE OFFICE

LEASE RATE: \$24.50 PSF FULL SERVICE MEDICAL OFFICE

AVAILABILITIES

FLOOR	SUITE	RSF
2 ND	210	899
2 ND	240	7,992
3 RD	300	6,517



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For Your Clients And Patients.

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