

3020 Sunset BOULEVARD

FOR LEASE

LEASE RATE: \$20.00 PSF FULL SERVICE

Sunset Boulevard Visibility & Signage Opportunity

±2,034 - ±4,600 SF OF MEDICAL OFFICE SPACE AVAILABLE
Less than a half mile from **Lexington Medical Center**

CONTACT

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455

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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.

**TRINITY
PARTNERS**

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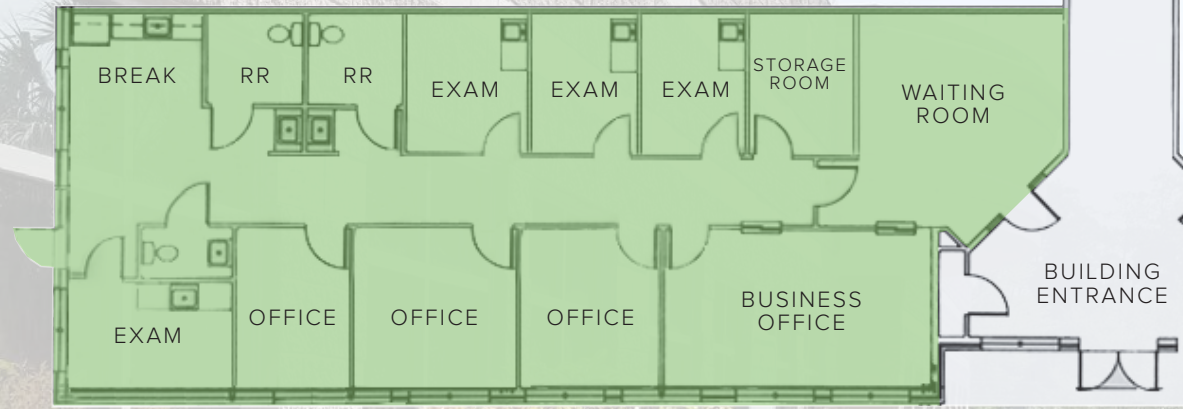
FLOOR PLAN

±2,500 SF

EFFICIENT LAYOUT

- WAITING ROOM | RECEPTION AREA
- FOUR (4) EXAM ROOMS
- FOUR (4) OFFICES
- THREE (3) RESTROOMS
- BREAKROOM

SPACE HAS IMMEDIATE ACCESS FROM
MAIN ENTRANCE AND FRONTS SUNSET
BOULEVARD (HIGHWAY 378)



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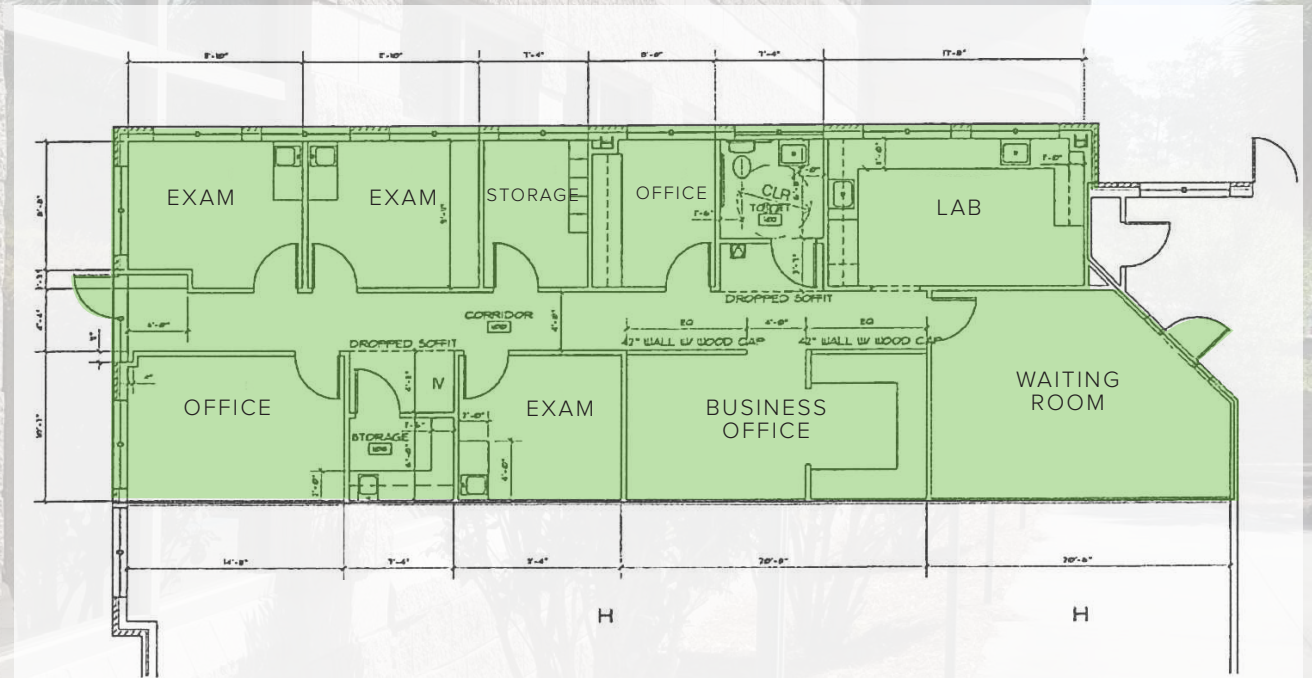
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FLOOR PLAN

±2,034 SF

EFFICIENT LAYOUT

- WAITING ROOM | RECEPTION AREA
- THREE (3) EXAM ROOMS
- CENTRALIZED CHECK-IN/CHECK-OUT AREA
- TWO (2) PRIVATE OFFICES
- LARGE LAB
- MULTIPLE STORAGE ROOMS



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WITHIN CLOSE PROXIMITY TO LEXINGTON MEDICAL CENTER, I-26 AND I-20



±28,100 VEHICLES PASSING PER DAY ON SUNSET BOULEVARD

FACILITY PARKING: 86 SPACES | PARKING RATIO: 4.65 SPACES/1,000 SF

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