

HERITAGE BUILDING

1777 ST. JULIAN PLACE

FOUR-STORY, 45,340 SF OFFICE BUILDING
IN MIDDLEBURG OFFICE PARK

Ideal investment opportunity with mixed-use redevelopment potential
for a full or partial building owner occupant.



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1777 ST JULIAN PLACE



Gross Building Area: 45,340 SF *(includes vertical penetrations)*

Rentable Base Area: 42,524 SF *(excludes vertical penetrations)*

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.

In Middleburg Office Park

1777 St. Julian Place is located on 1.86 acres in the ±65 acre, well-branded Middleburg Business Park consisting of medical buildings, general office buildings and various residential properties. The property is zoned C-1 in the City of Columbia.

Existing Office Layout

Includes several floors with high density private office layouts. The ownership group has done selective demo work to open the space up for more open layouts.

Ample Parking

Parking Ratio: 3.8 spaces per 1,000 SF
169 parking spaces including 35 covered parking spaces with direct building access.

Professionally Managed

Building ownership has invested over \$300,000 in the past 3 years replacing critical base building elements; including but not limited to new roofing system, all new HVAC equipment, and resurfacing and resealing the parking lot.

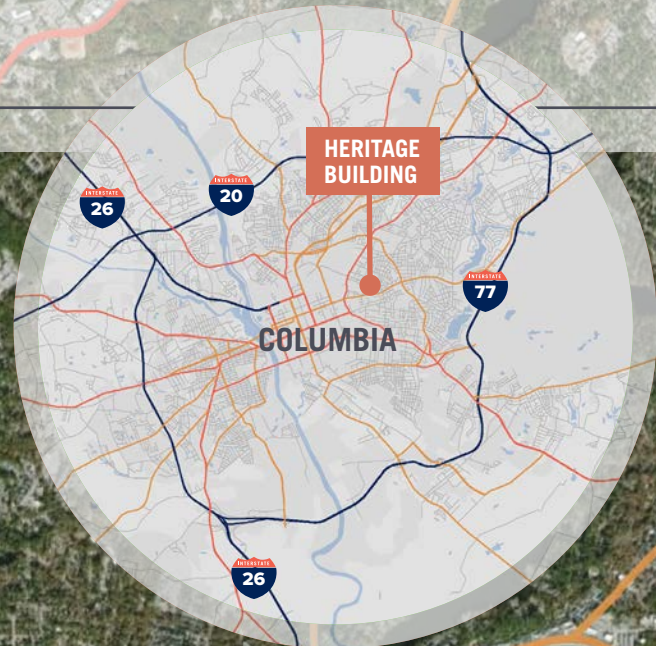
Sales Price: \$2,610,000

Subject to buyer confirmation, the property is eligible for South Carolina Abandoned Building Tax Credits. Credit is equal to 25% of expenses incurred at the building site but must be taken in equal installments over a three (3) year period. Limited to a maximum of a \$500,000 tax credit.

215

Aerial

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277

N MAIN ST

TWO NOTCH RD

HERITAGE BUILDING

COLUMBIA

26

20

77

26

21

FARROW RD

Prisma Health Richland

HERITAGE BUILDING

N BELTLINE BLVD

Cardinal Crossing

East Forest Plaza

1

Segra Park at BullStreet

Providence Health

Middleburg Office Park

Richland Mall

Trenholm Plaza

FOREST DR

ELMWOOD AVE

Central Business District

HARDEN ST

TRENHOLM RD

Fort Jackson

TAYLOR ST

ASSEMBLY ST

MILLWOOD AVE

Five Points

University of South Carolina

DEVINE ST

FORT JACKSON BLVD

77

GERVAIS ST

BLOSSOM ST

ROSEWOOD DR

GARNERS FERRY RD

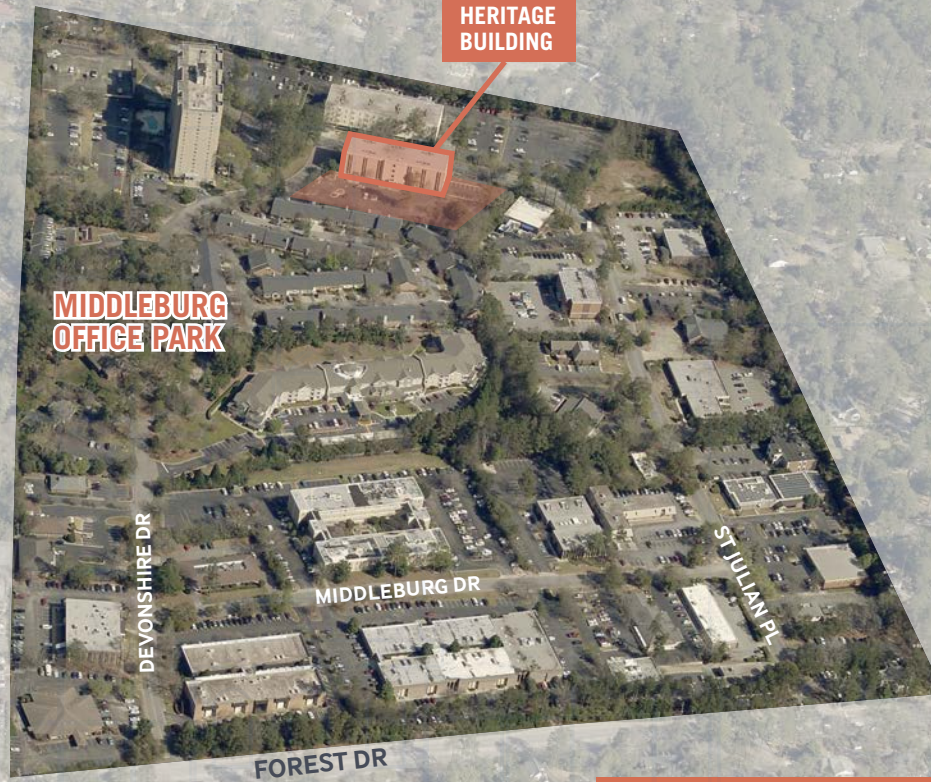
FOR MORE INFO, CONTACT

WILLIAM MILLS | Senior Brokerage Associate | wmills@trinity-partners.com | 803.319.0550

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Unbeatable Access & Amenities

Located off Forest Drive, minutes from downtown Columbia, University of South Carolina's Campus, and Forest Acres retail amenities

Across the street from Columbia's Forest Hills and Heathwood residential subdivision and within a few blocks of the affluent Forest Acres community

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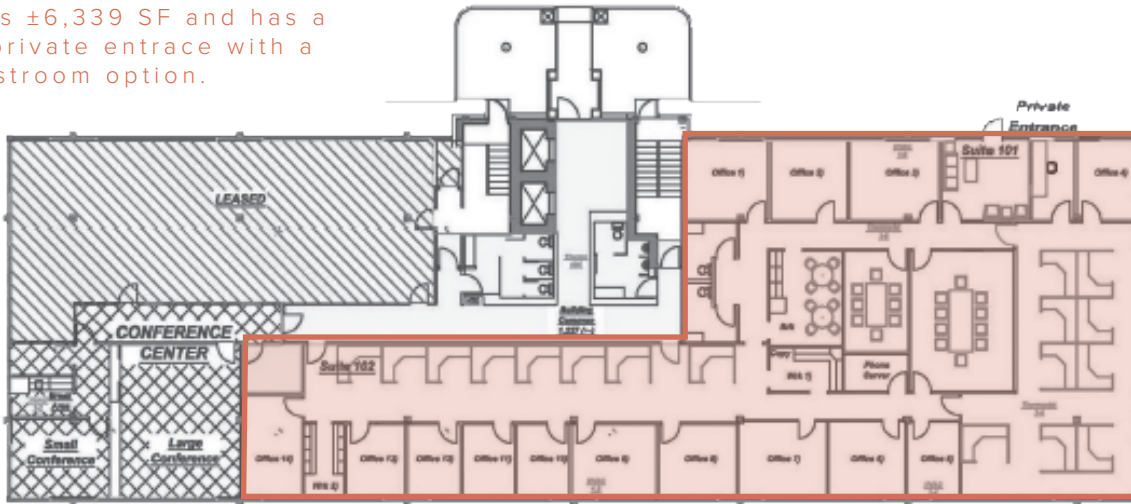
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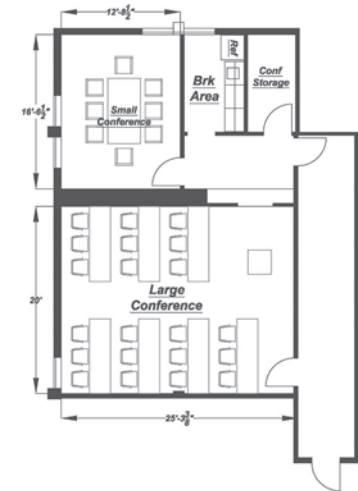
Floorplan

FIRST FLOOR

Suite 101 is ±6,339 SF and has a covered, private entrance with a private restroom option.

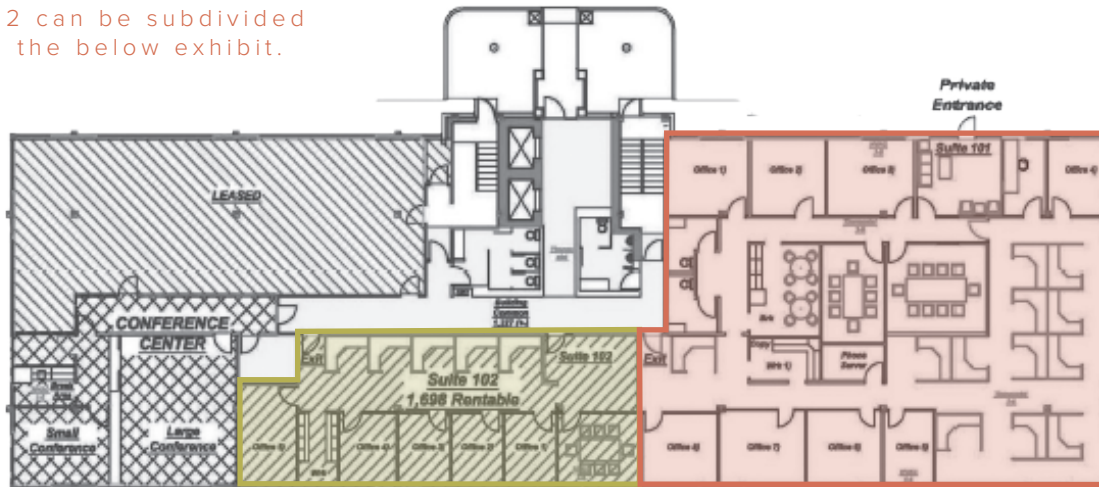


FIRST FLOOR CONFERENCE CENTER:



FIRST FLOOR OPTION:

Suite 101-102 can be subdivided as shown in the below exhibit.



The St. Julian common area Conference Center is ±1,256 SF with a kitchen area. The Conference Center includes a large ±500 SF conference room and a smaller ±200 SF conference room.

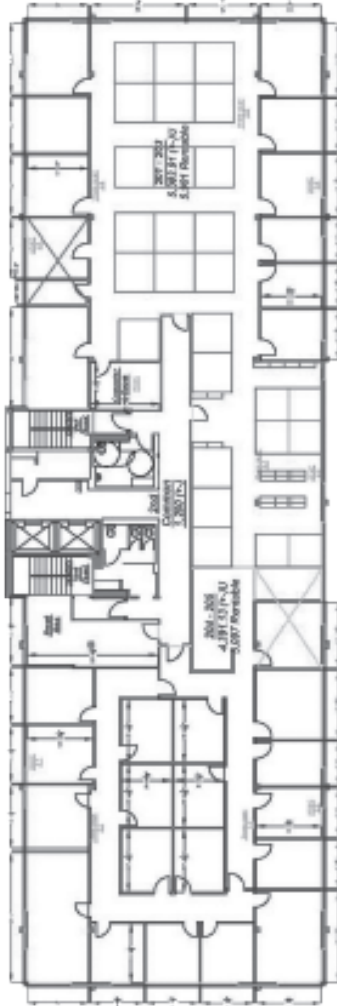
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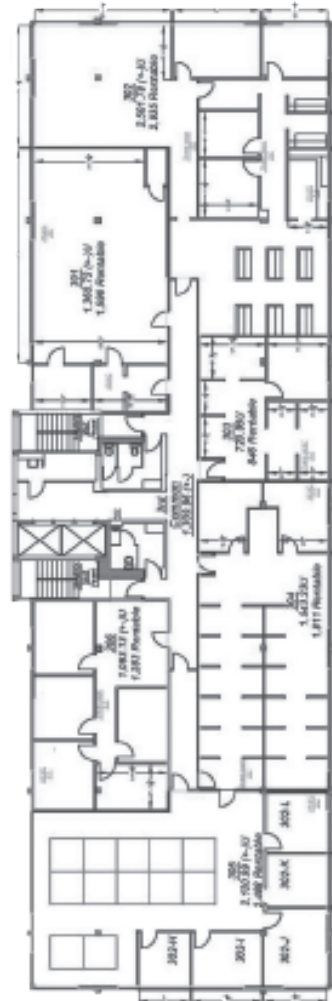
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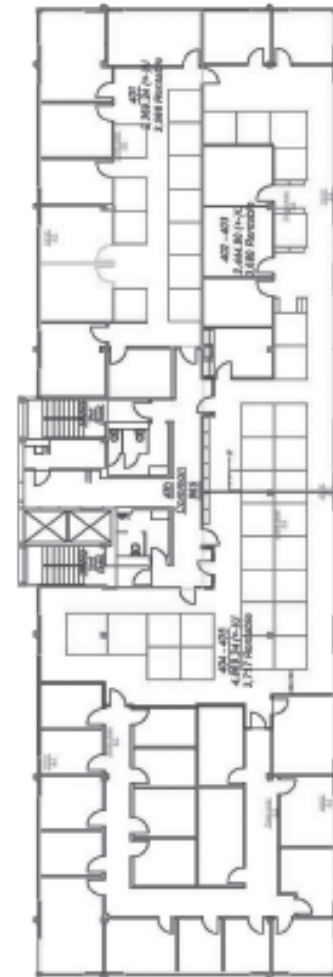
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



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For more information or to schedule a tour, contact:

WILLIAM MILLS

wmills@trinity-partners.com

803-319-0550

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