

FOR LEASE AT THE

BERKELEY BUILDING

200 CENTER POINT CIRCLE | COLUMBIA, SC 29210



FOR MORE INFO, CONTACT

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

PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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

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**

BERKELEY BUILDING

±74,069 SF CLASS A
OFFICE BUILDING

±1,952-16,078 SF Available
for Lease

Located on the prime lot within
the beautifully manicured Center
Point Business Park

CAPITAL IMPROVEMENT PROGRAM RECENTLY COMPLETED:

Common Area Carpet Upgrades

Common Area Lighting Upgrades

New Common Conference Facility

Professionally managed building
features views of large pond and
access to walking trails

FULL SERVICE LEASE RATE
\$21.50 PSF



FOR MORE INFO, CONTACT

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

PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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

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**

BERKELEY BUILDING

FIRST FLOOR
±1,952 RSF AVAILABLE

FLOOR PLAN



FOR MORE INFO, CONTACT

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

PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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

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.

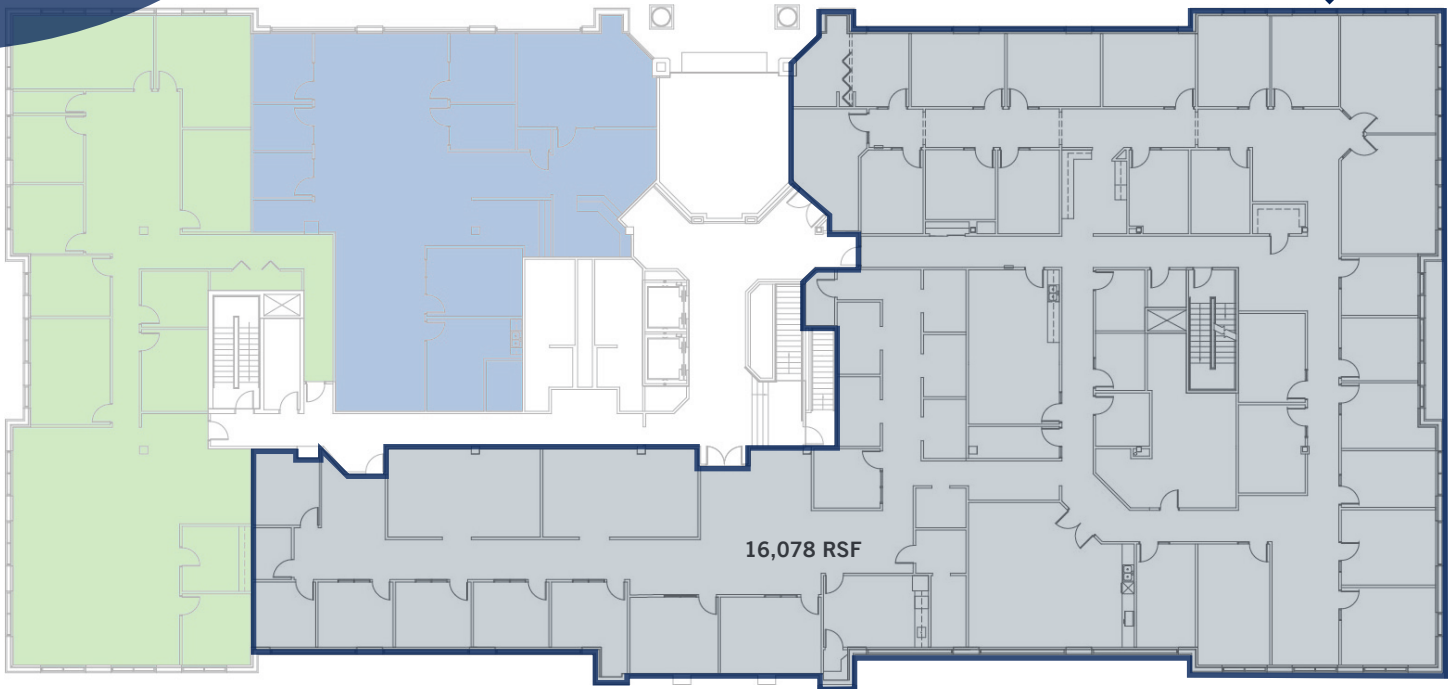
**TRINITY
PARTNERS**

BERKELEY BUILDING

SECOND FLOOR
±16,078 RSF AVAILABLE



FLOOR PLAN



FOR MORE INFO, CONTACT

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

PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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

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.

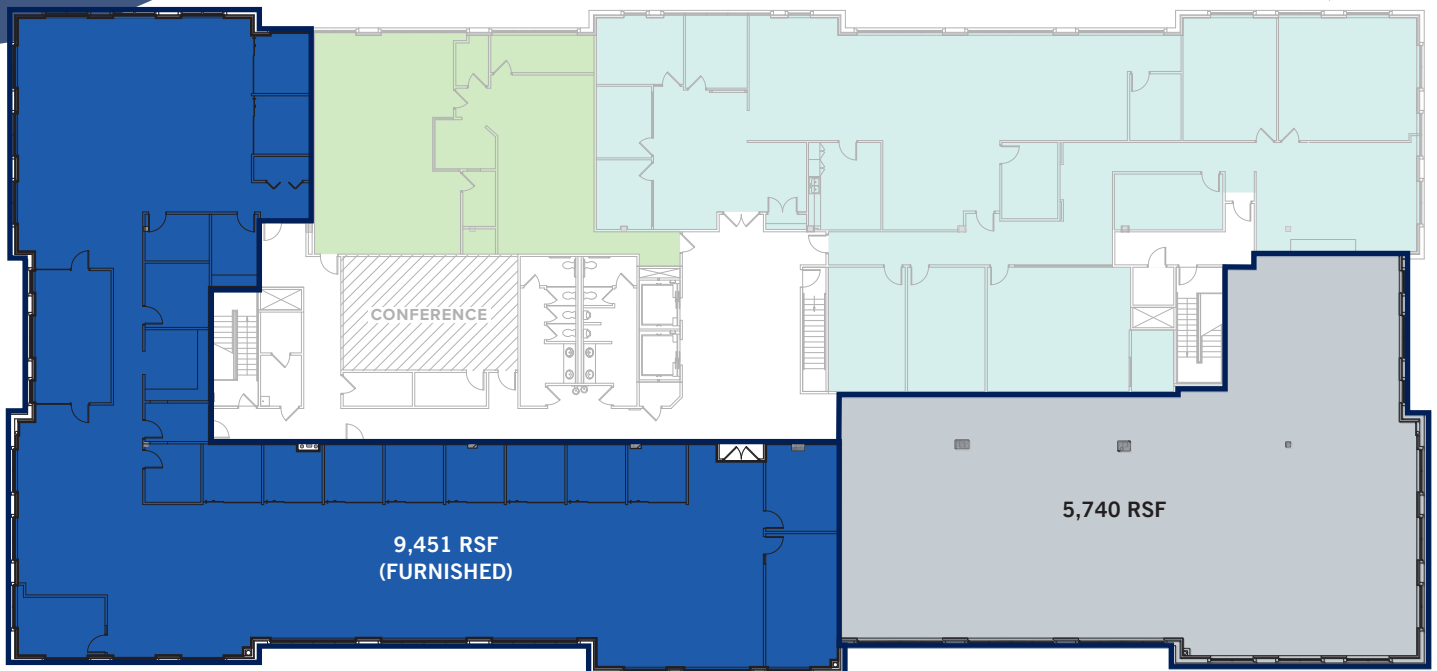
**TRINITY
PARTNERS**

BERKELEY BUILDING

THIRD FLOOR
±5,740 RSF AVAILABLE
±9,451 RSF AVAILABLE

CONTIGUOUS SPACE
±15,191 RSF

FLOOR PLAN



FOR MORE INFO, CONTACT

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

PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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

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



SUITES FOR
LEASE

BERKELEY BUILDING

FULL SERVICE
LEASE RATE
\$21.50 PSF



FOR MORE INFO, CONTACT

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

PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

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

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**



BERKELEY BUILDING

SUITES FOR LEASE

BERKELEY BUILDING

FULL SERVICE LEASE RATE
\$21.50 PSF



LOCATION & ACCESS

Centralized suburban location with dual interstate accessibility

DRIVING DISTANCES

To Columbia Metropolitan Airport
8.4 Miles

To Downtown Columbia
5.5 Miles

To Harbison Retail Corridor
4.1 Miles

Short distance to Columbia's hotel, restaurant and entertainment offerings in any direction

FOR MORE INFO, CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455
PAUL HARTLEY, SIOR | Director, Office Properties, Trinity Partners | phartley@trinity-partners.com | 803-567-1388
BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373



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

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.