

# 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](mailto:mlovelace@trinity-partners.com) | 803.567.1431

ROGER WINN, SIOR | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803.567.1455

BRADEN SHOCKLEY | Brokerage Associate | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803.567.1373

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# AVAILABILITIES

## 2750 LAUREL STREET

FLOOR	SUITE	RSF	VIRTUAL TOUR
1 <sup>ST</sup>	101	2,686	<a href="#">▶</a>
1 <sup>ST</sup>	102	2,590	
1 <sup>ST</sup>	103	8,117	<a href="#">▶</a>
2 <sup>ND</sup>	201	3,857	<a href="#">▶</a>
2 <sup>ND</sup>	202	2,515	<a href="#">▶</a>
2 <sup>ND</sup>	203	4,408	
3 <sup>RD</sup>	306	2,204	<a href="#">▶</a>



2750 LAUREL

## 2601 LAUREL STREET

FLOOR	SUITE	RSF	VIRTUAL TOUR
2 <sup>ND</sup>	240	1,791	<a href="#">▶</a>



2601 LAUREL

## 1655 BERNARDIN AVENUE

FLOOR	SUITE	RSF	VIRTUAL TOUR
2 <sup>ND</sup>	210	899	<a href="#">▶</a>
2 <sup>ND</sup>	240	7,992	<a href="#">▶</a>
3 <sup>RD</sup>	300	6,517	<a href="#">▶</a>



1655 BERNARDIN



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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

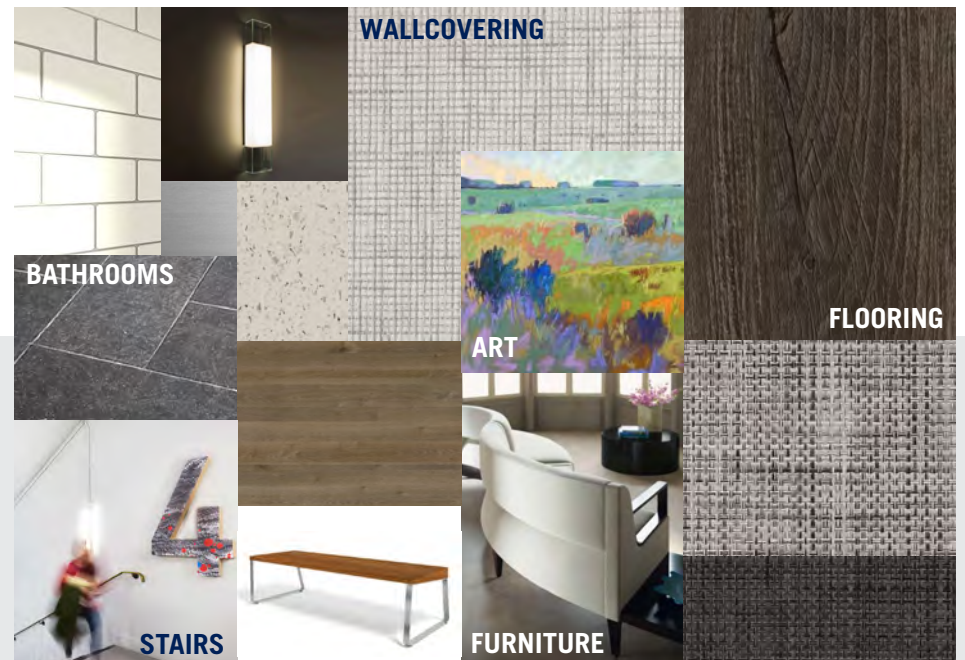
- Common area ceiling tiles
- Elevator flooring
- Common area bathrooms
- Door hardware
- Artwork

- 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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