



Landmark I



For Lease  
Premier  
Office Space

Landmark II



Landmark IV

# Landmark Business Park

Forest Acres - Columbia, South Carolina

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# Property Features

## Landmark Business Park - Columbia, South Carolina

**PROPERTY DESCRIPTION:** Three building, ±225,000 square foot professional office and medical park located at Forest Drive and Beltline Blvd., convenient to both I-77 and the Central Business District. It offers many flexible floor plan suites available to provide a customized professional work environment with an attractively landscaped campus style setting.

**AMENITIES:** Amenities include common conference facility, on-site engineer and day porter, and a large variety of restaurants within walking distance

**RENOVATIONS:** The Landmark II building, 3700 Forest Drive, completed extensive renovations to the building lobbies located on the first and second floors. The improvements now include new ADA restrooms, new ceiling tiles, lights, grids, carpet, paint and wall coverings. Fully renovated and modernized common areas were recently completed in Landmark I and Landmark II over the last few years.

**PARKING:** 4.5 to 6 spaces per 1,000 SF

**TRAFFIC COUNT:** 23,000 VPD (Station 211) Forest Drive

**LOCATION DESCRIPTION:** The park is strategically located in Forest Acres near I-77 providing convenient access to the Central Business District, Columbia Metropolitan Airport, and numerous residential areas. Forest Acres is widely known for its terrific dining and shopping.

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# Landmark I

3600 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3600 Forest Drive, Columbia, South Carolina

TOTAL SF: ±70,704 SF

AVAILABILITY: 2nd floor: ±2,009 RSF  
3rd floor: ±4,572 RSF

LEASE RATE: Contact Brokers for Pricing

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# Landmark I - Interior

3600 Forest Drive - Columbia, South Carolina



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Premier  
Office Space

# Landmark II

3700 Forest Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3700 Forest Drive, Columbia, South Carolina

TOTAL SF: ±81,537 SF

AVAILABILITY: 1st floor: ±3,725 RSF  
1st floor: ±1,644 RSF  
3rd floor: ±3,264 RSF

LEASE RATE: Contact Brokers for Pricing

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# Landmark II - Interior

3700 Forest Drive - Columbia, South Carolina



For Lease  
Premier  
Office Space

# Landmark IV

3710 Landmark Drive - Columbia, South Carolina



PROPERTY ADDRESS: 3710 Landmark Drive, Columbia, South Carolina

TOTAL SF: ±69,349 SF

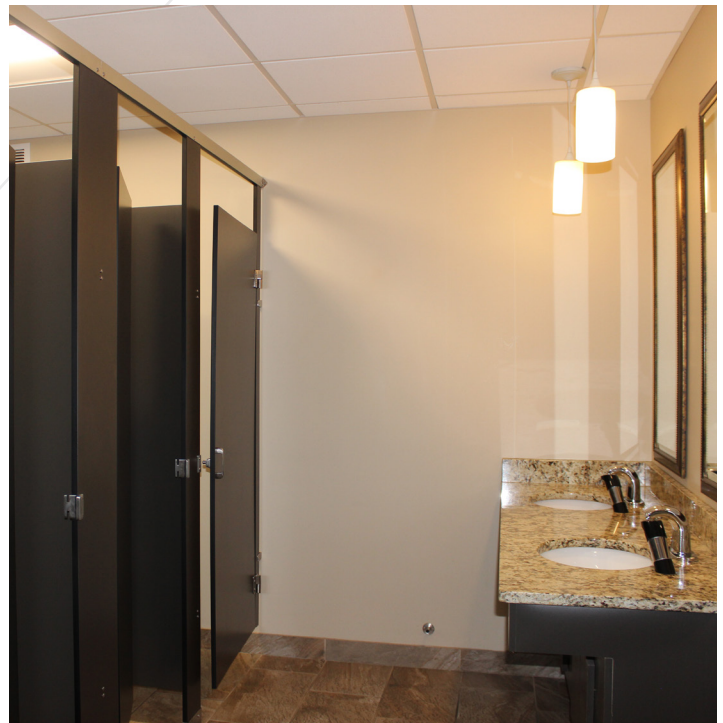
AVAILABILITY: 1st floor: ±2,916 RSF  
2nd floor: ±2,566 RSF  
2nd floor: ±4,700 RSF  
3rd floor: ±1,305 RSF  
4th floor: ±3,310 RSF  
±3,071 RSF

LEASE RATE:  
Contact Brokers for Pricing

For Lease  
Premier  
Office Space

# Landmark IV - Interior

3710 Landmark Drive - Columbia, South Carolina



For Lease  
Premier  
Office Space

# Aerial Map

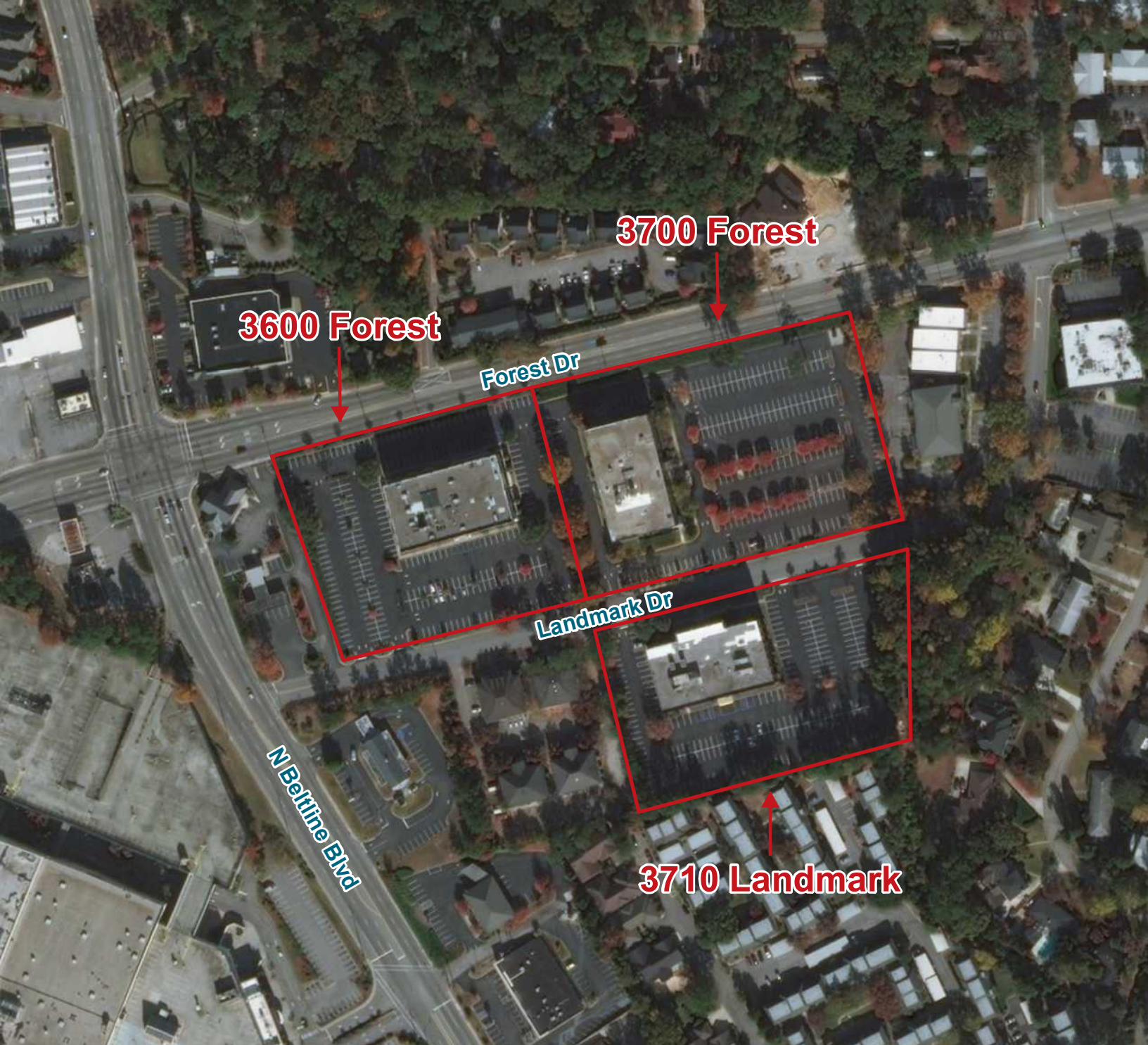
Landmark Business Park - Columbia, South Carolina



For Lease  
Premier  
Office Space

# Aerial Map

Landmark Business Park - Columbia, South Carolina



For Lease  
Premier  
Office Space

# Aerial Map

Landmark Business Park - Columbia, South Carolina



# Demographic Profile

Forest Drive & North Beltline Boulevard - Columbia, South Carolina

|                               | 1 Mile | 3 Miles | 5 Miles |   | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|--------|---------|---------|---|----------|----------|----------|
| <b>Population</b>             |        |         |         | <b>Median Household Income</b>            |          |          |          |
| 2010 Census                   | 9,068  | 81,890  | 168,514 | 2018 Estimate                             | \$55,369 | \$44,302 | \$42,379 |
| 2018 Estimate                 | 9,469  | 85,683  | 178,262 | 2023 Projection                           | \$62,831 | \$50,123 | \$48,277 |
| 2023 Projection               | 9,783  | 88,626  | 185,673 | <b>Average Household Income</b>           |          |          |          |
| % Chg. 2018-2023              | 3.3%   | 3.4%    | 4.2%    | 2018 Estimate                             | \$88,032 | \$74,225 | \$66,827 |
| <b>Households</b>             |        |         |         | 2023 Projection                           |          |          |          |
| 2010 Census                   | 4,551  | 32,227  | 65,159  | 2018 Estimate                             | \$88,032 | \$74,225 | \$66,827 |
| 2018 Estimate                 | 4,752  | 34,139  | 69,797  | 2023 Projection                           | \$96,799 | \$82,400 | \$74,704 |
| 2023 Projection               | 4,907  | 35,521  | 73,198  | <b>Per Capita Household Income</b>        |          |          |          |
| <b>Families</b>               |        |         |         | 2018 Estimate                             |          |          |          |
| 2010 Census                   | 2,230  | 16,038  | 33,015  | 2023 Projection                           | \$47,781 | \$35,023 | \$31,127 |
| 2018 Estimate                 | 2,246  | 16,352  | 33,990  | <b>2018 Household Income Dist.</b>        |          |          |          |
| 2023 Projection               | 2,291  | 16,779  | 35,045  | Less than \$15,000                        | 9.8%     | 17.5%    | 17.7%    |
| <b>2018 Age Dist.</b>         |        |         |         | \$15,000 - \$24,999                       | 7.9%     | 11.5%    | 11.9%    |
| 0 - 4                         | 4.6%   | 4.9%    | 5.2%    | \$25,000 - \$34,999                       | 12.2%    | 11.2%    | 12.3%    |
| 5 - 9                         | 4.7%   | 4.7%    | 4.8%    | \$35,000 - \$49,999                       | 16.0%    | 14.2%    | 14.2%    |
| 10 - 14                       | 5.0%   | 4.4%    | 4.5%    | \$50,000 - \$74,999                       | 15.0%    | 14.7%    | 15.8%    |
| 15 - 19                       | 5.3%   | 11.3%   | 9.8%    | \$75,000 - \$99,999                       | 10.5%    | 9.4%     | 9.9%     |
| 20 - 24                       | 5.5%   | 12.7%   | 15.9%   | \$100,000 - \$149,999                     | 15.5%    | 10.6%    | 9.7%     |
| 25 - 34                       | 13.8%  | 15.0%   | 16.0%   | \$150,000 - \$199,999                     | 5.7%     | 4.3%     | 3.7%     |
| 35 - 44                       | 12.5%  | 10.0%   | 10.2%   | \$200,000 and Up                          | 7.5%     | 6.5%     | 4.8%     |
| 45 - 54                       | 12.0%  | 9.9%    | 9.6%    | <b>2018 Dist. by Race &amp; Ethnicity</b> |          |          |          |
| 55 - 64                       | 14.2%  | 11.7%   | 10.6%   | White Alone                               | 76.5%    | 55.7%    | 49.6%    |
| 65 - 74                       | 11.6%  | 8.5%    | 7.6%    | Black Alone                               | 19.6%    | 38.3%    | 42.6%    |
| 75 - 84                       | 6.3%   | 4.4%    | 3.9%    | American Indian Alone                     | 0.2%     | 0.2%     | 0.3%     |
| 85+                           | 4.6%   | 2.4%    | 2.0%    | Asian Alone                               | 1.1%     | 2.3%     | 2.5%     |
| <b>Median Age</b>             |        |         |         | Pacific Islander Alone                    | 0.0%     | 0.1%     | 0.1%     |
| 2010 Census                   | 42.5   | 31.0    | 29.3    | Some Other Race Alone                     | 0.9%     | 1.5%     | 2.3%     |
| 2018 Estimate                 | 43.8   | 32.6    | 30.5    | Two or More Races                         | 1.8%     | 1.9%     | 2.5%     |
| 2023 Projection               | 44.1   | 33.5    | 31.2    | Hispanic Origin (Any Race)                | 2.8%     | 4.0%     | 5.6%     |
| <b>Average Household Size</b> |        |         |         | <b>2018 Housing Data</b>                  |          |          |          |
| 2010 Census                   | 1.97   | 2.14    | 2.22    | Owner Occ. Housing Units                  | 3,071    | 16,809   | 31,347   |
| 2018 Estimate                 | 1.97   | 2.14    | 2.22    | Renter Occ. Housing Units                 | 1,681    | 17,330   | 38,449   |
| 2023 Projection               | 1.97   | 2.14    | 2.22    | <b>2018 Business Data</b>                 |          |          |          |
| <b>Average Household Size</b> |        |         |         | Total Businesses:                         | 444      | 5,015    | 8,313    |
| 2010 Census                   | 1.97   | 2.14    | 2.22    | Total Employees:                          | 4,138    | 76,912   | 128,298  |
| 2018 Estimate                 | 1.97   | 2.14    | 2.22    |   |          |          |          |
| 2023 Projection               | 1.97   | 2.14    | 2.22    |   |          |          |          |