



Colliers

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# ±35,500 SF Class A Office Building For Sale

111 Doctors Circle  
Columbia, SC 29203

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Price reduced: ~~\$3,100,000~~

**\$3,050,000**



277

North Main Street

Sunset Drive

Prisma Health Richland

## Opportunity

111 Doctors Circle is an approximately 35,500-square-foot office building for sale located off of Sunset Drive across from the Prisma Health Richland campus. The building is situated on ±2.6 acres and is central to I-20, I-26 and SC Highway 277.



The office building was built in 1975 and was renovated in 2011. Formerly used as a higher education building for Benedict College, this is a turnkey opportunity with many thoughtful touches.

## Features & Amenities





- ±35,500-square-foot, Class A, two-story office building
- Elevator and two stair accesses
- Two spacious lounge areas
- Large lecture hall (60+ people)
- 28 private offices
- 21 classrooms
- Large server room
- Large lobby and reception area
- Two workrooms
- Three conference rooms
- Five restroom areas
- One computer lab & two IT rooms
- Multiple storage rooms
- Gated property
- ±184 free-surface parking spaces

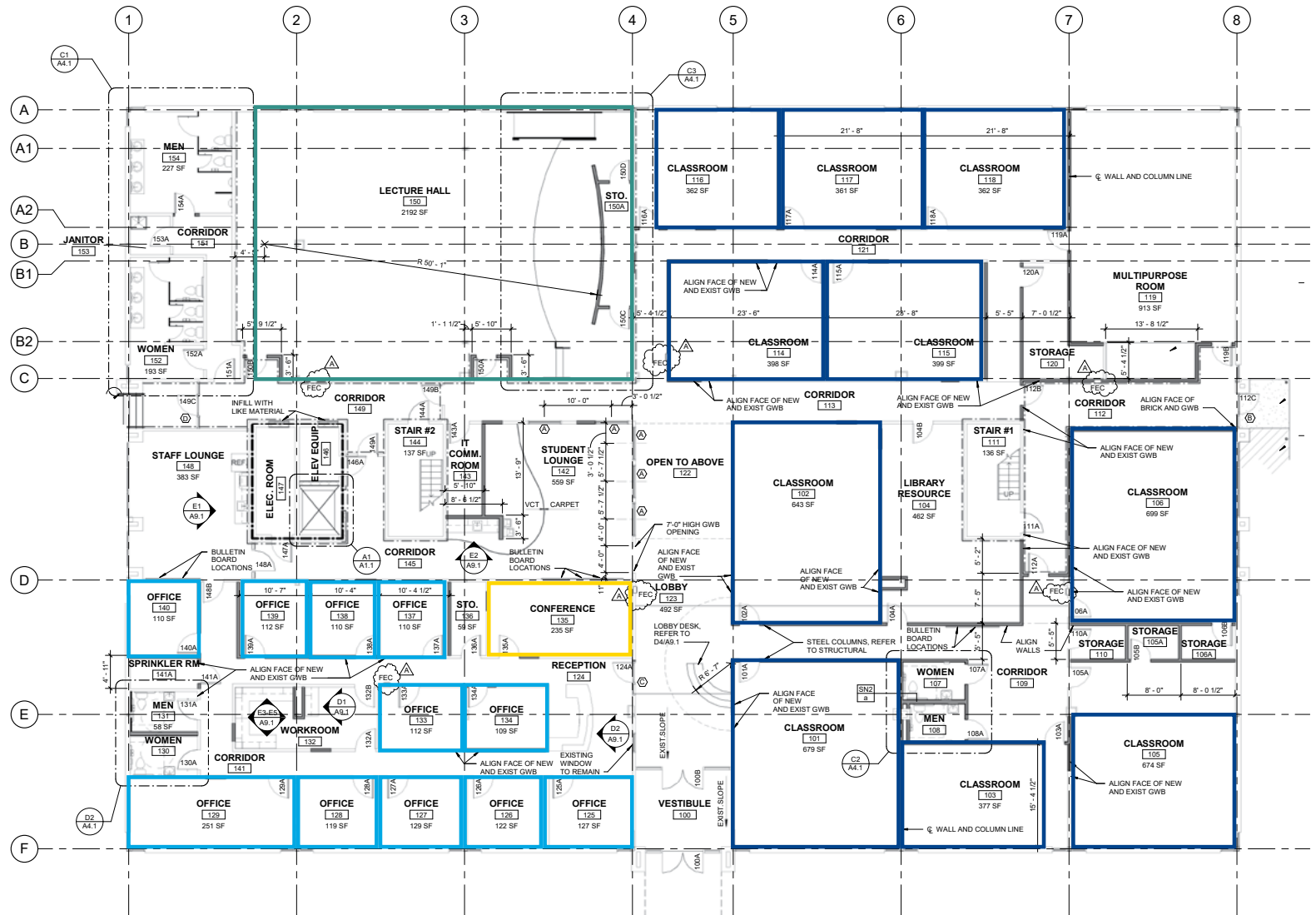


# 1st Floor

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## Floor Plan

-  Classroom
-  Office
-  Lecture hall
-  Conference room








# 2nd Floor

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## Floor Plan

-  Classroom
-  Office
-  Conference room



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a white rectangular border. Below the text is a horizontal bar with a rainbow gradient from red to blue.

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