



Medical Office Building

FOR LEASE

2611 Forest Drive
Columbia, SC

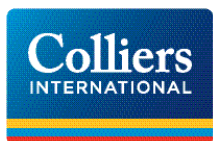
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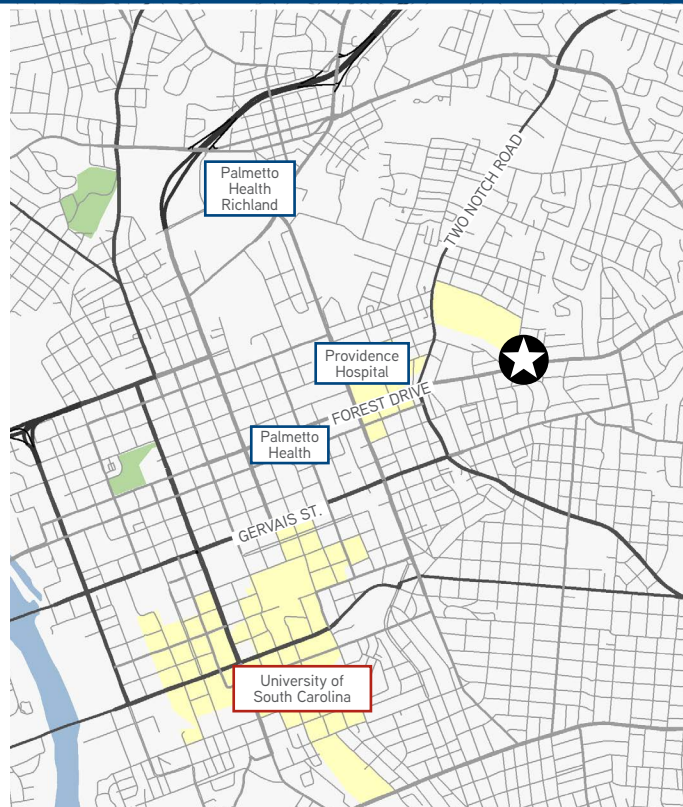
Key Features/Highlights

- › ±45,000 square-foot medical office building located downtown and in proximity to Palmetto Health and Providence Hospital
- › Currently, undergoing massive renovations to re-purpose an office building into a state-of-the-art medical office building
- › 61% pre-leased from medical tenants

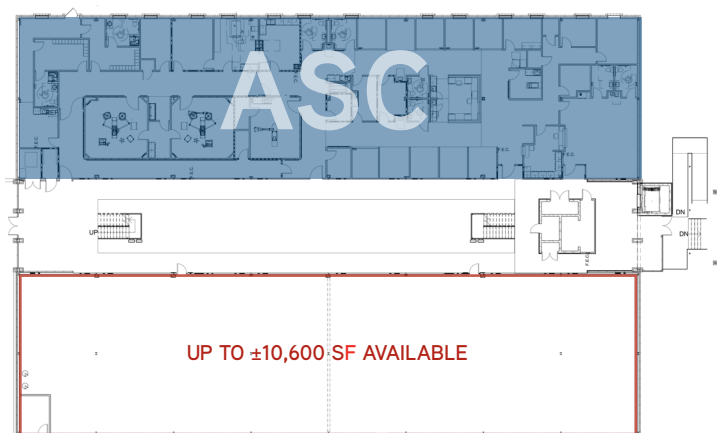


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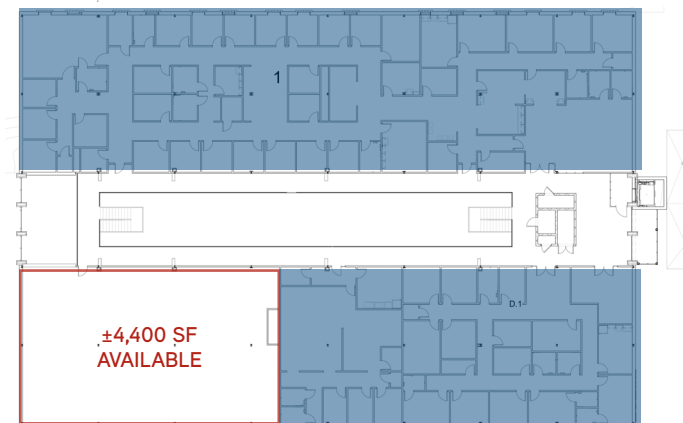
Location:	2611 Forest Drive is located on one of the main thorough-fairs through Columbia, SC. The building provides great access to downtown, University of South Carolina and major healthcare systems.	
Improvements:	The entire building and grounds are undergoing a complete renovation. Property improvements include an enhanced common courtyard on the interior of the building and a new entrance complete with a new porte cochere entry way.	
Parking:	5/1,000 SF	
Tenants:	Palmetto Pain Clinic - Ambulatory Surgery Center (ASC)	
Available Area:	First Floor	Up to ±10,600 SF
	Second Floor Suite 2C	±4,400 SF
	Total	±15,000 SF



Floor Plans



FIRST FLOOR



SECOND FLOOR

PALMETTO PAIN
CLINIC

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