

## FOR LEASE

1331 Elmwood Avenue,  
Columbia, SC 29201

Professional Office Space in  
Prime Location for Lease

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## LOCATION

This professional office space lies in an excellent location, with exceptional access to I-126 and 277. Complementing this ideal location is its contemporary atrium lobby and common areas. This property also has ample parking in the front and rear of the building as well as being in great proximity to Spirit Communications Park, Palmetto Health Richland, and MUSC.

## BUILDING AMENITIES

- › **Available Suite:**
  - Suite 140: ±9,317 SF (First Floor)
  - Suite 310: ±1,500 SF (Third Floor)
- › Ample parking in the front and rear of the building
- › Tenant improvement allowance is negotiable
- › Great proximity to Spirit Communication Park, Palmetto Health Richland and MUSC
- › Lease Rate: \$17.00/SF Full Service with \$.50 annual increases

## INTERIOR



## CONTACT US

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