



FOR SALE OR LEASE



169

LAURELHURST AVENUE
COLUMBIA, SC





169 LAURELHURST AVENUE

169 Laurelhurst Avenue is a ± 40,000 square foot Class A building located near the intersection of I-26 and I-20. Its proximity to downtown Columbia and the rapidly growing Irmo and Lexington areas makes this high quality asset attractive from a human resources standpoint. The building was constructed in 2003 and offers the latest in modern conveniences.

Building features include:

- New roof installed - March 2016
- State of the art meeting facilities
- Movable air walls with soundproofing
- Upgraded lighting technology
- The latest in presentation technology
- Wet Bar
- 400 on-site parking spaces (10 spaces per 1,000 SF)
- Redundant HVAC systems
- Propane powered generator
- Kitchen facility with catering capabilities
- 2 outdoor patios that can accommodate over 100 people
- Wireless Internet



ECONOMIC INFORMATION:

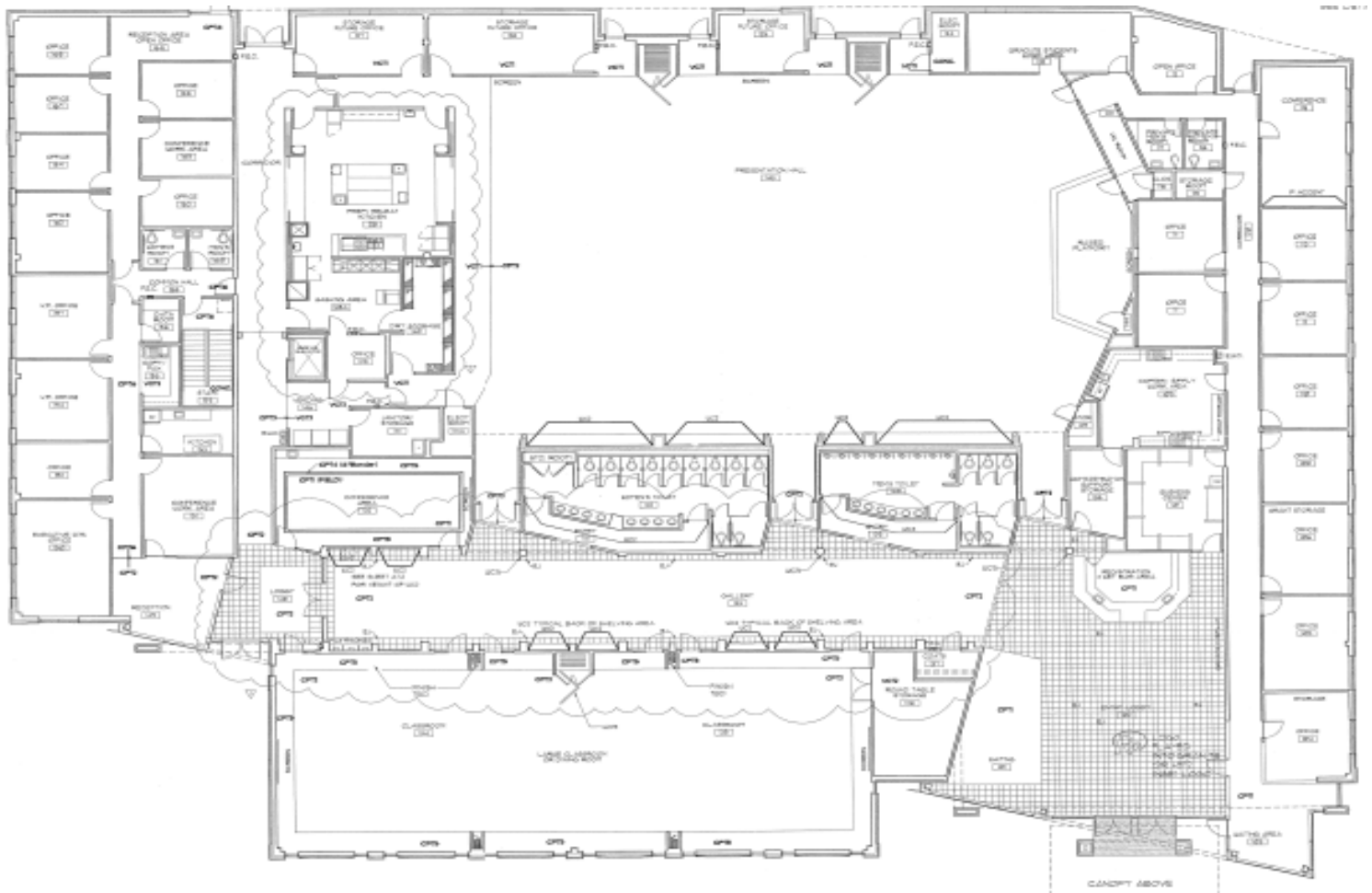
SIZE: ±40,000 SF

SALE PRICE: \$3,400,000

LEASE RATE: \$18.50/SF Gross

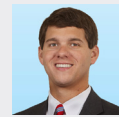


FLOORPLAN

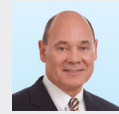




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