



## FOR LEASE

- Move-in ready office comprised of the entire first floor
- 11 Surface parking spaces available in rear
- More than 50,000 vehicles passing per day
- Building signage is available
- Located in Columbias CBD
- Excellent downtown location with easy access
- 7 private offices, reception/waiting area, cubicle space, 2 restrooms, small storage room, and break room
- Perfect layout and location for attorney, accounting, insurance, real estate, and other various professional office users

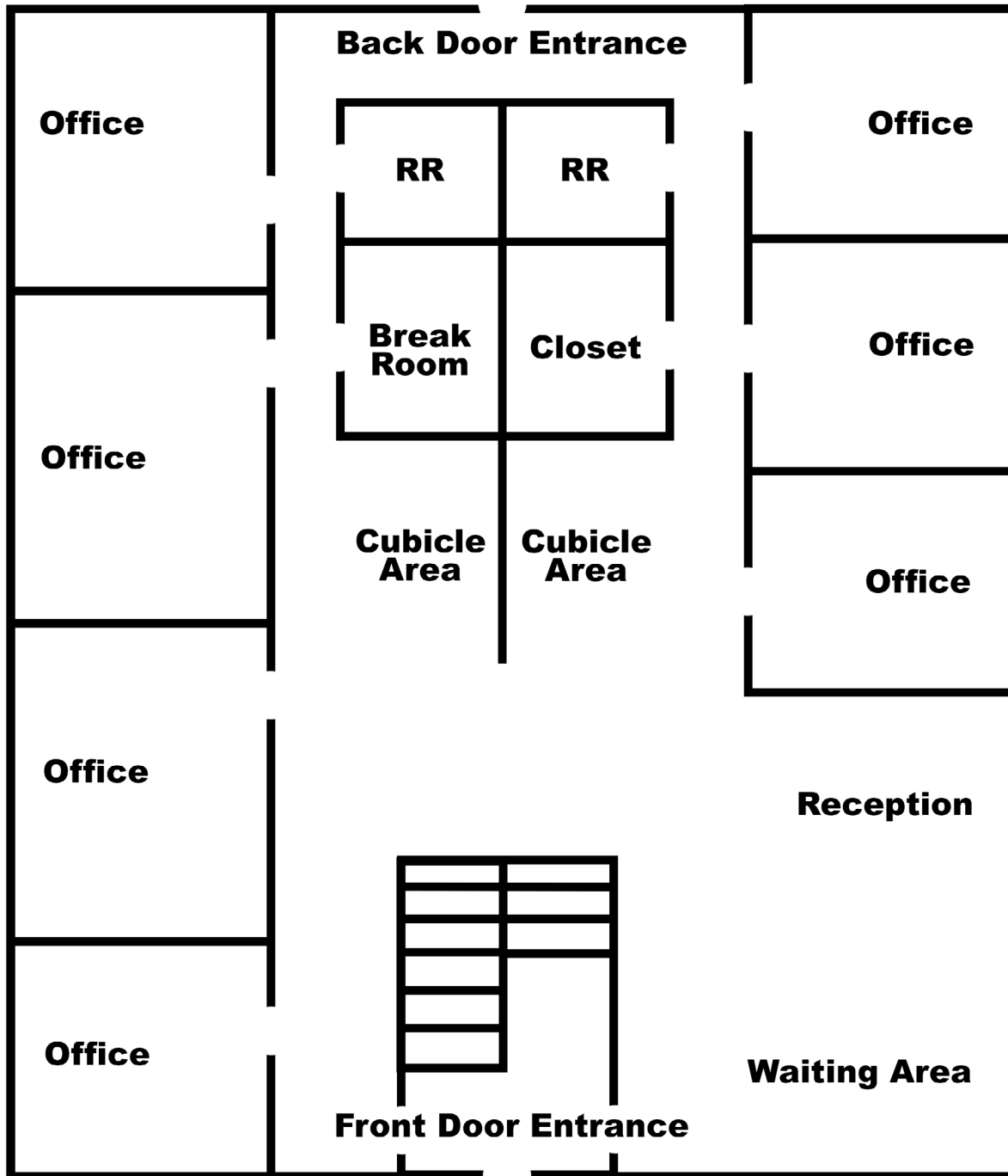
**LEASE RATE: \$2,800/month + Utilities**

## 360 Tour



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	6,146	83,871	178,848
<b>TOTAL HOUSEHOLDS:</b>	3,133	34,563	74,001
<b>MEDIAN HH INCOME:</b>	\$55,737	\$36,758	\$40,930



This is a representative floor plan and is not drawn to scale.

