

Downtown Columbia

PRISMA
HEALTH

MUSC
Medical University
of South Carolina

Forest Drive

Middleburg Drive

FOR SALE

±48,184-SF Value-Add
Building Near Hospital
Systems

2712 Middleburg Drive, Columbia, SC 29204

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Investment Opportunity

2712 Middleburg Drive is located in Middleburg Park, near Forest Drive. This office and medical specialty building is situated between Downtown Columbia and the thriving Forest Acres business and residential communities.

HIGHLIGHTS

- Highly visible tenant signage
- Ample parking easily accessible from the surface parking lot surrounding the building
- Landscaped entry and courtyard
- **Value-add Opportunity** — Value is well below replacement cost and occupancy is well below market
- **Market Opportunity** — Partially tenanted with additional vacant suites available for immediate upfit and occupancy
- **Location** — Prime Forest Acres submarket, with close proximity to Downtown Columbia and Richland Mall redevelopment

PROPERTY OVERVIEW

Building ±48,184 SF office/medical building

Land Area ±3.32 acres

Parking 185 spaces

Occupancy 40% occupied — below market rents for existing tenants which presents upside for a buyer to increase cash flow upon renewal or to replace the existing tenant base with additional medical users

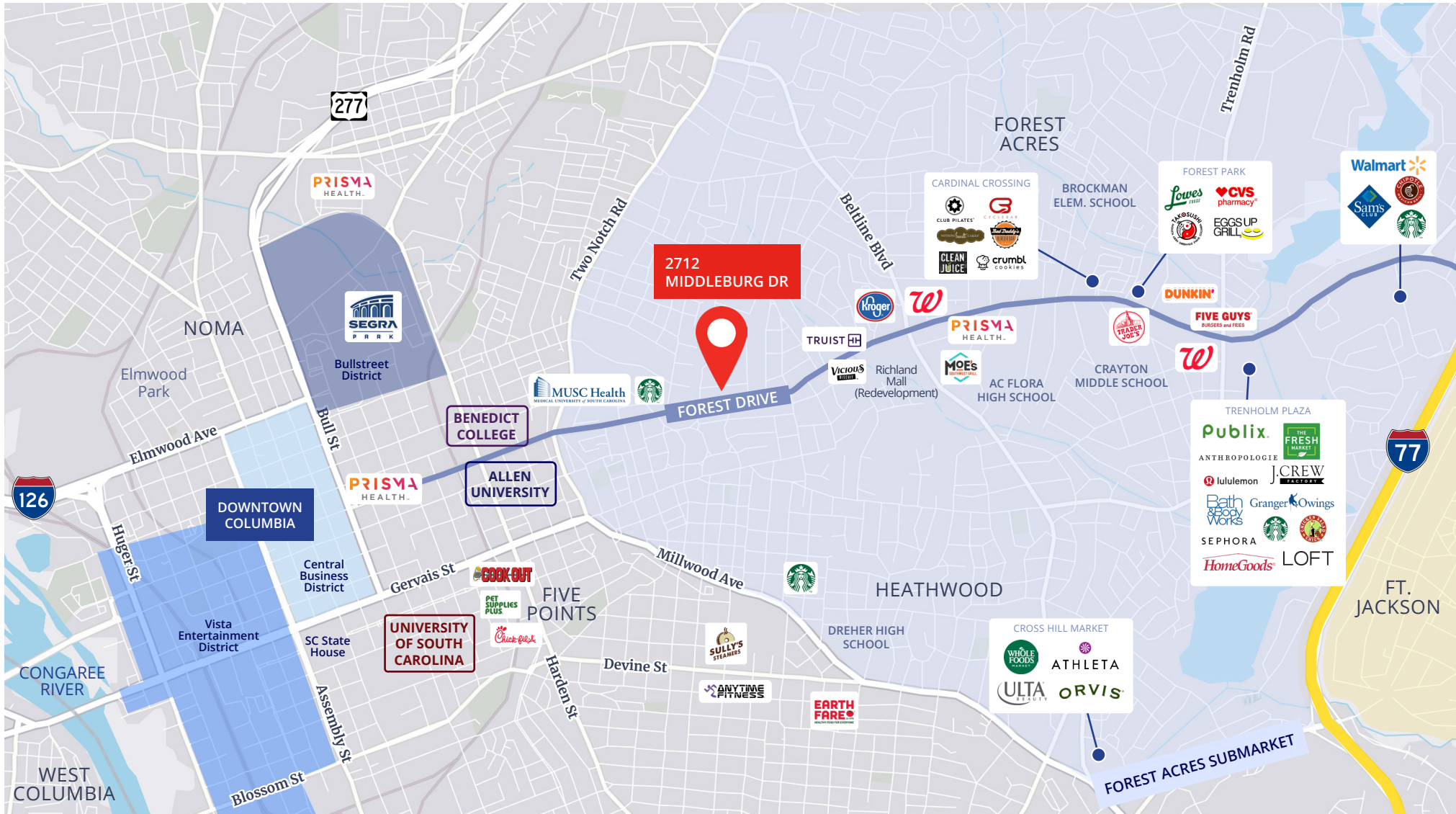
FOR SALE

\$2,500,000



Area Overview

- **Middleburg office park** provides access to public transportation, a sizeable affluent residential base, several top-rated public and private schools, as well as a significant retail corridor.
- **As the capital city of South Carolina**, Columbia is home to six universities and colleges and the nation's largest army training facility.
- **Columbia attracts and retains a strong workforce** and diverse economy with a base in government, education, finance, insurance and tech. Columbia is recognized for attracting innovative companies and expanding medical, technical and manufacturing industries.
- **2712 Middleburg Drive presents an opportunity to acquire a value-add building** well below replacement cost and rebrand/reposition it in a growing market.



REGION OVERVIEW

Columbia has seen an influx of investment that has spurred significant development over the last fifteen years. One example is the University of South Carolina's Innovista, a research campus that works to create technology and knowledge-based jobs that will form a foundation to drive the state's economic future. This and several other substantial mixed-use developments are helping to revitalize Columbia's historic Congaree Vista district and attracting both new businesses and new residents to the entire metro area.

The Columbia region provides a high quality of life for families and young professionals alike. The surrounding natural beauty features various outdoor recreational opportunities, such as kayaking and scenic hiking

trails in the area's lakes, rivers and parks. Columbia, South Carolina offers entertainment at every corner with food scene, festivals year-round and local shopping. Downtown activity is also vibrant with the Soda City market, sidewalk cafes, retail boutiques and a sensational nightlife featuring a growing brewery scene and eclectic choices of cuisine.

The commercial real estate market in Columbia, South Carolina is driven by a growing population, pro-business environment, talented workforce, the University of South Carolina and an ideal central location in the heart of the State.



DEMOGRAPHICS: COLUMBIA MSA 2025 EST.

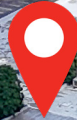
Population	861,314
Population Projection (2030)	894,049
Total Households	354,750
Total HH Projection (2030)	375,563
Avg. Household Income	\$96,975

MAJOR EMPLOYERS





2712
MIDDLEBURG DR



Forest Drive



Rendering credit: Southeastern Development

Richland Mall Redevelopment Site – located ½ mile from 2712 Middleburg Drive, the former Richland Mall is being converted into a mixed-use destination in the thriving Forest Acres submarket. The 26 acre redevelopment will include a mix of retail, multifamily, grocery store and more. In addition, the City of Forest Acres will develop a new state of the art park adjacent to the site.

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