

Now Leasing

FOREST ACRES PREMIER MEDICAL OFFICE DESTINATION

LANDMARK MEDICAL PARK



LANDMARK MEDICAL PARK

TWO BUILDINGS TOTALING 150,026 SF IN THE HEART OF FOREST DRIVE

- ◆ Existing tenant mix of regional and local medical practices and general office users
- ◆ Buildings are under new ownership group
- ◆ Building upgrades commencing in 2026
- ◆ Highly visible location on Forest Drive, across from Richland Mall Redevelopment, and minutes from Downtown Columbia
- ◆ Strong parking ratio (4.5-6 per 1,000 RSF)

LEASE RATE

**\$22.00 - \$26.00 PSF
FULL SERVICE**

LANDMARK I

ADDRESS

3600 FOREST DRIVE

TOTAL SF

69,810

PARKING RATIO

4.5 PER 1,000 SF

AVAILABLE SF

2,000 - 5,766

LANDMARK II

ADDRESS

3700 FOREST DRIVE

TOTAL SF

80,216

PARKING RATIO

6 PER 1,000 SF

AVAILABLE SF

1,644 - 5,308



LANDMARK I

📍 3600 FOREST DRIVE

Lease Availabilities

FIRST FLOOR

Suite 106: ±5,367 RSF

SECOND FLOOR

Suite 202: ±2,500 - 5,766 RSF (demisable)



LANDMARK II

📍 3700 FOREST DRIVE

Lease Availabilities

FIRST FLOOR

Suite 115: ±1,644 RSF

THIRD FLOOR

Suite 300: ±5,308 RSF



Floorplans

FIRST FLOOR

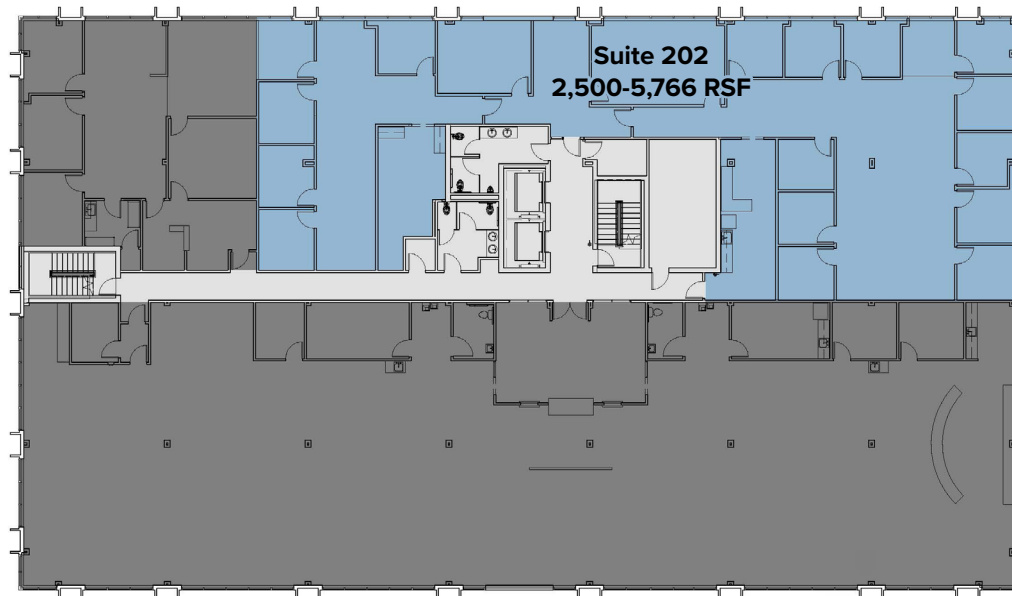
Suite 106: $\pm 5,367$ RSF

SECOND FLOOR

Suite 202: $\pm 2,500 - 5,766$ RSF
(demisable)



① LEVEL 1 VACANCY PLAN
1/16" = 1'-0"



① LEVEL 2 VACANCY PLAN
1/16" = 1'-0"

Floorplans

FIRST FLOOR

Suite 115: ±1,644 RSF

THIRD FLOOR

Suite 300: ±5,308 RSF



① LEVEL 1 VACANCY PLAN
1/16" = 1'-0"



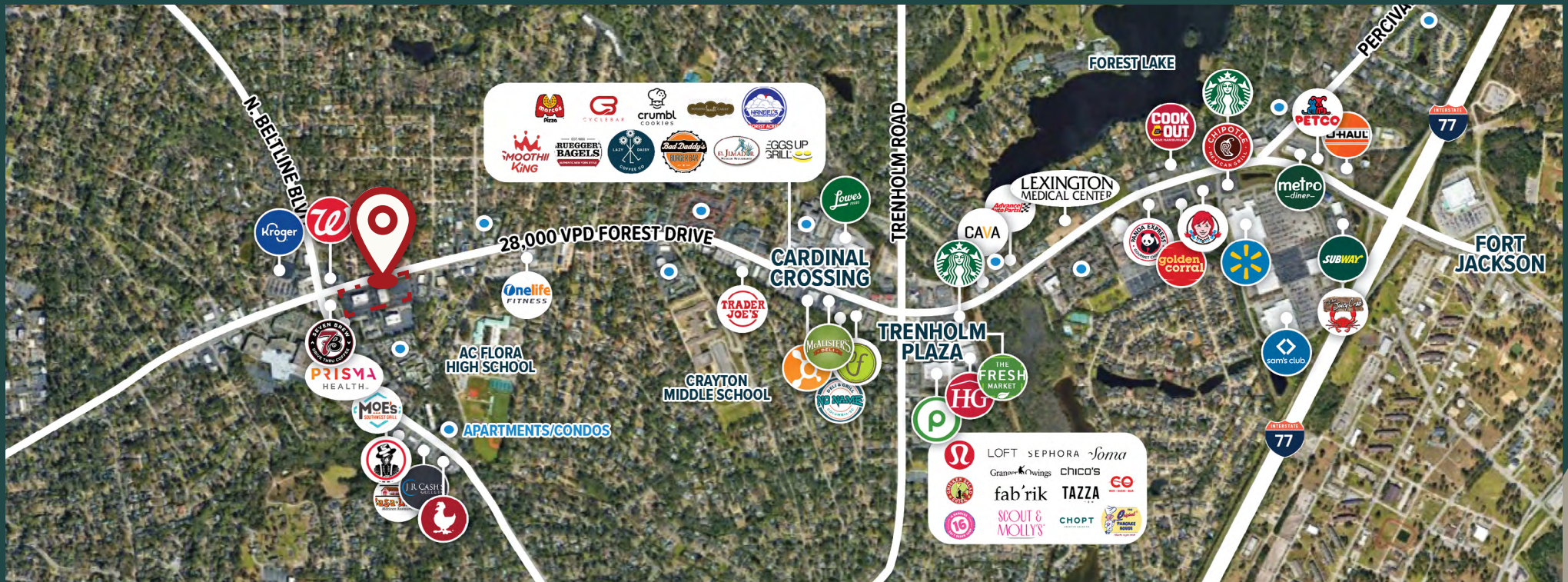
① LEVEL 3 VACANCY PLAN
1/16" = 1'-0"

City of Forest Acres

Located within the City of Forest Acres, a thriving and vibrant submarket of Columbia

Minutes from Amenities

Abundant retail and established neighborhoods surround this medical/office park



SHOPPING & DINING



TRENHOLM PLAZA



CARDINAL CROSSING



GILLS CREEK PARK



FOREST LAKE CLUB

Richland Mall Redevelopment

Southeastern is in the process of developing a mix of multi-family, retail, grocery, and new city park at the former Richland Mall site.

Unbeatable Access

Accessible by Forest Drive and N. Beltline Blvd.

Downtown Columbia directly down the road



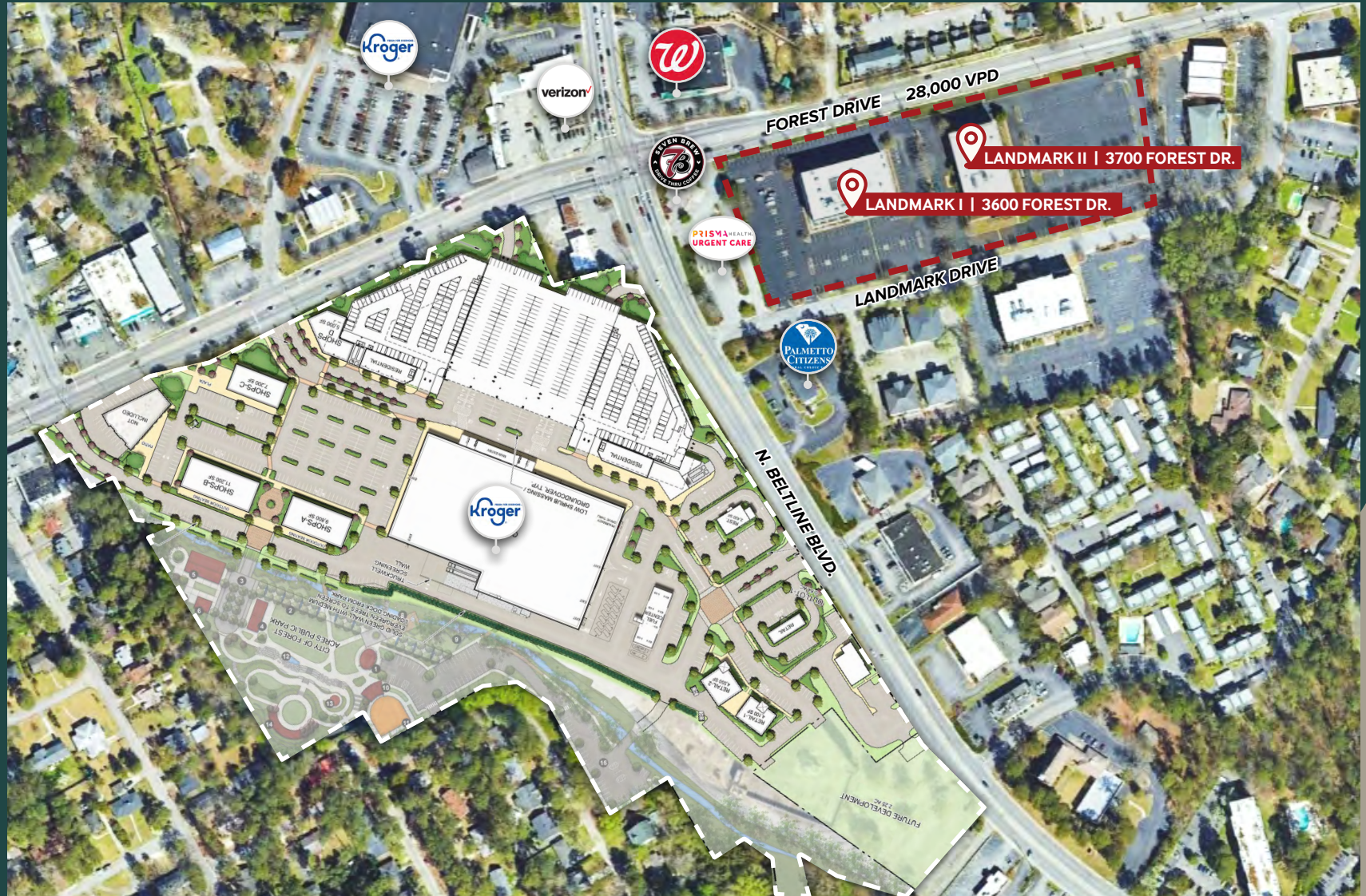
GROCERY



CITY PARK



HOUSING & RETAIL



LANDMARK MEDICAL PARK

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Forest Acres Premier
Medical Office Destination

TWO BUILDINGS TOTALING 150,026 SF

LEASE RATE: \$22.00 - \$26.00 PSF FULL SERVICE



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TRINITY-PARTNERS.COM

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