



For Sale or Lease
±3,160 SF
Office Condo

305 Stoneridge Dr, Ste 100
COLUMBIA, SOUTH CAROLINA

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1221 Main Street, Suite 1607
Columbia, SC 29201
803.254.0100
www.naicolumbia.com

PROPERTY FEATURES

305 Stoneridge Drive, Suite 100



PROPERTY SUMMARY

+/-3,160 SF Office Available

Move-In Ready Condition

Large Reception/Waiting Area

Six Large Offices

Breakroom & Private Bathrooms

PROPERTY HIGHLIGHTS

Perfect for **Owner-User or Investor**

Excellent location with convenient access to **I-20, I-26 and I-77**

Excellent Highway **126 Visibility | ±70,000 VPD**

Close proximity to **CBD and Downtown Irmo**

Surrounded by a mix of office, medical, and amenities like retail and restaurants

Abundance of parking located in shared parking lot

Sales Price: \$550,000.00
Lease Rate: \$18.00/SF NNN

POINTS OF INTEREST

305 Stoneridge Drive, Suite 100



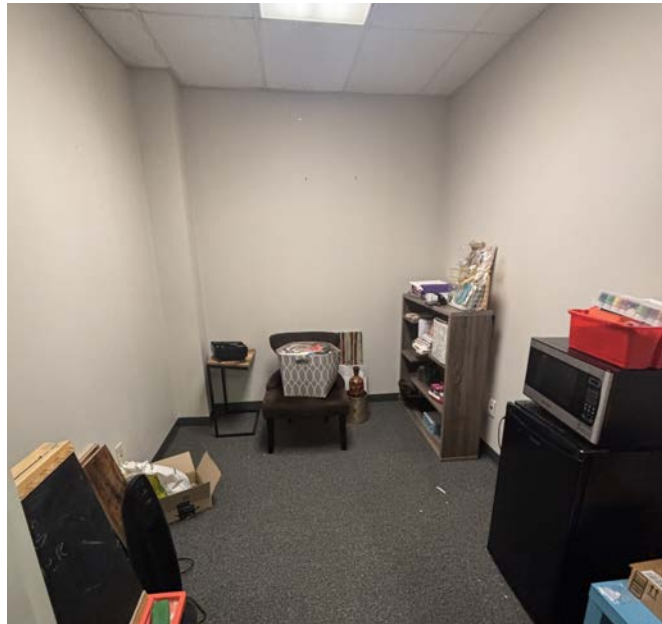
EXTERIOR PHOTOS

305 Stoneridge Drive, Suite 100



INTERIOR PHOTOS

305 Stoneridge Drive, Suite 100



AERIAL OVERVIEW

305 Stoneridge Drive, Suite 100





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