

FOR
SALE

FOR
LEASE

1701 ST. JULIAN PLACE

COLUMBIA, SOUTH CAROLINA



1701

ST. JULIAN PLACE

**1,490 - 11,466 SF AVAILABLE
FOR SALE OR LEASE**

- Ideal for an investor seeking value protection or 11,000 SF user with built in income offsetting total cost of ownership
- New 7-year lease in Suite 101 with Regional Periodontist. Lease commencement May, 2026
- Year 1 net income of \$53,960 with 2.5% annual increases
- Second floor is fully plumbed for medical use
- 60 parking spots on-site

SALE PRICE: \$2,050,000
LEASE RATE: \$19.00 PSF
MODIFIED GROSS (NET OF UTILITIES)

Suite 102 2,755 SF

Suite 103 1,490 SF

Second Floor 7,221 SF

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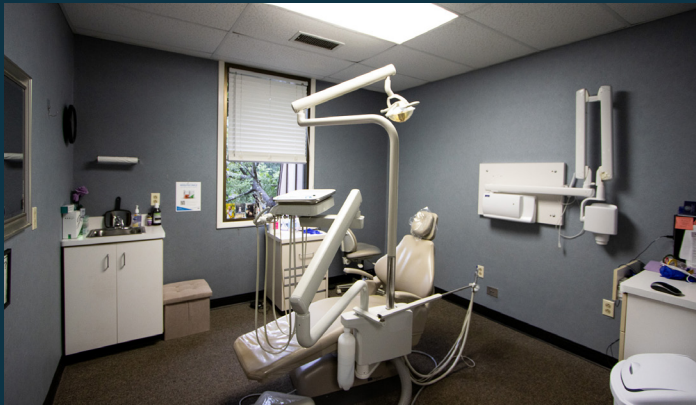
ST. JULIAN PLACE

MIDDLEBURG DRIVE

1701

ST. JULIAN PLACE

MEDICAL OFFICE SPACE



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ST. JULIAN PLACE

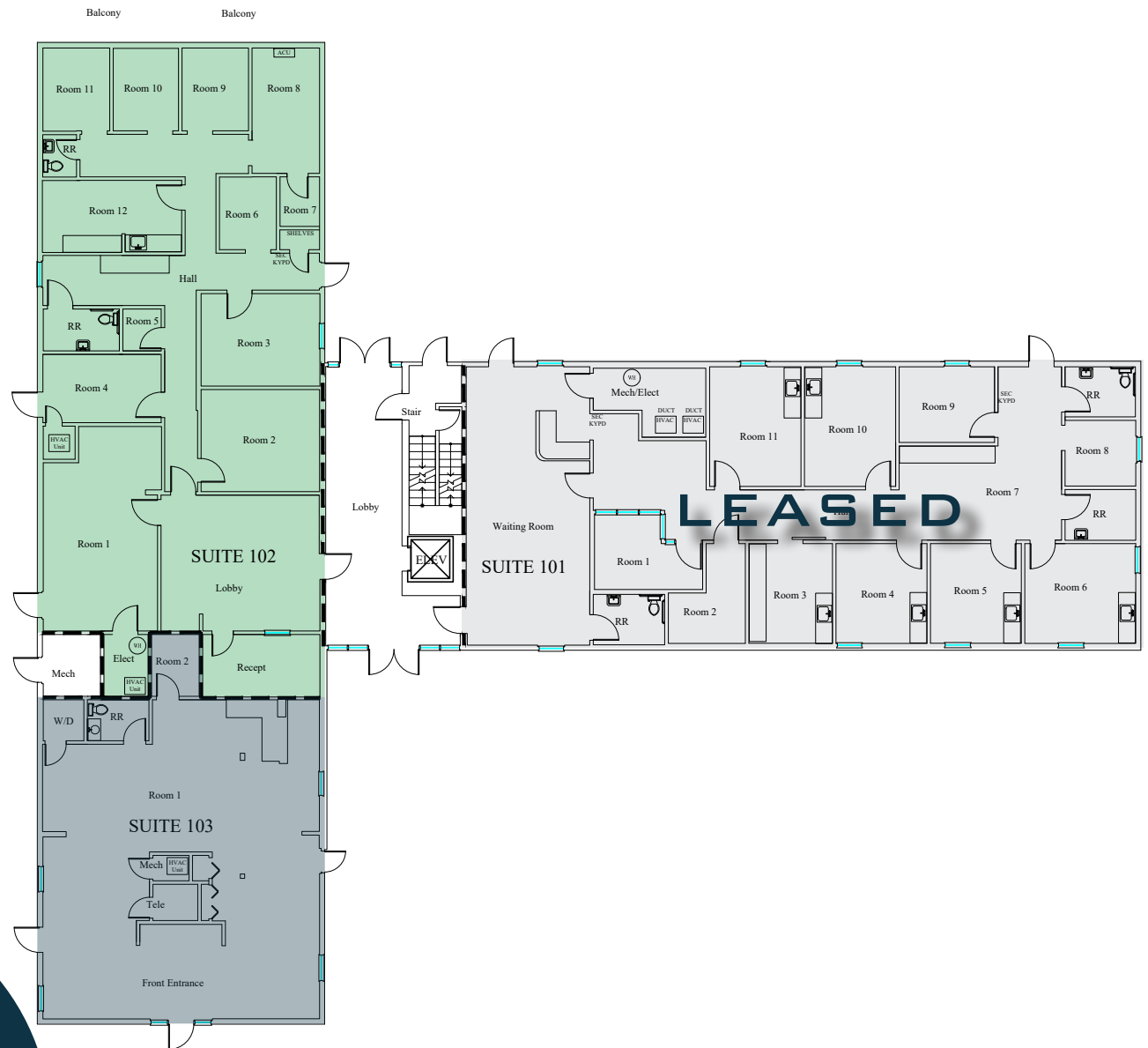
FIRST FLOOR

Suite 101 LEASED

Suite 102 2,755 SF

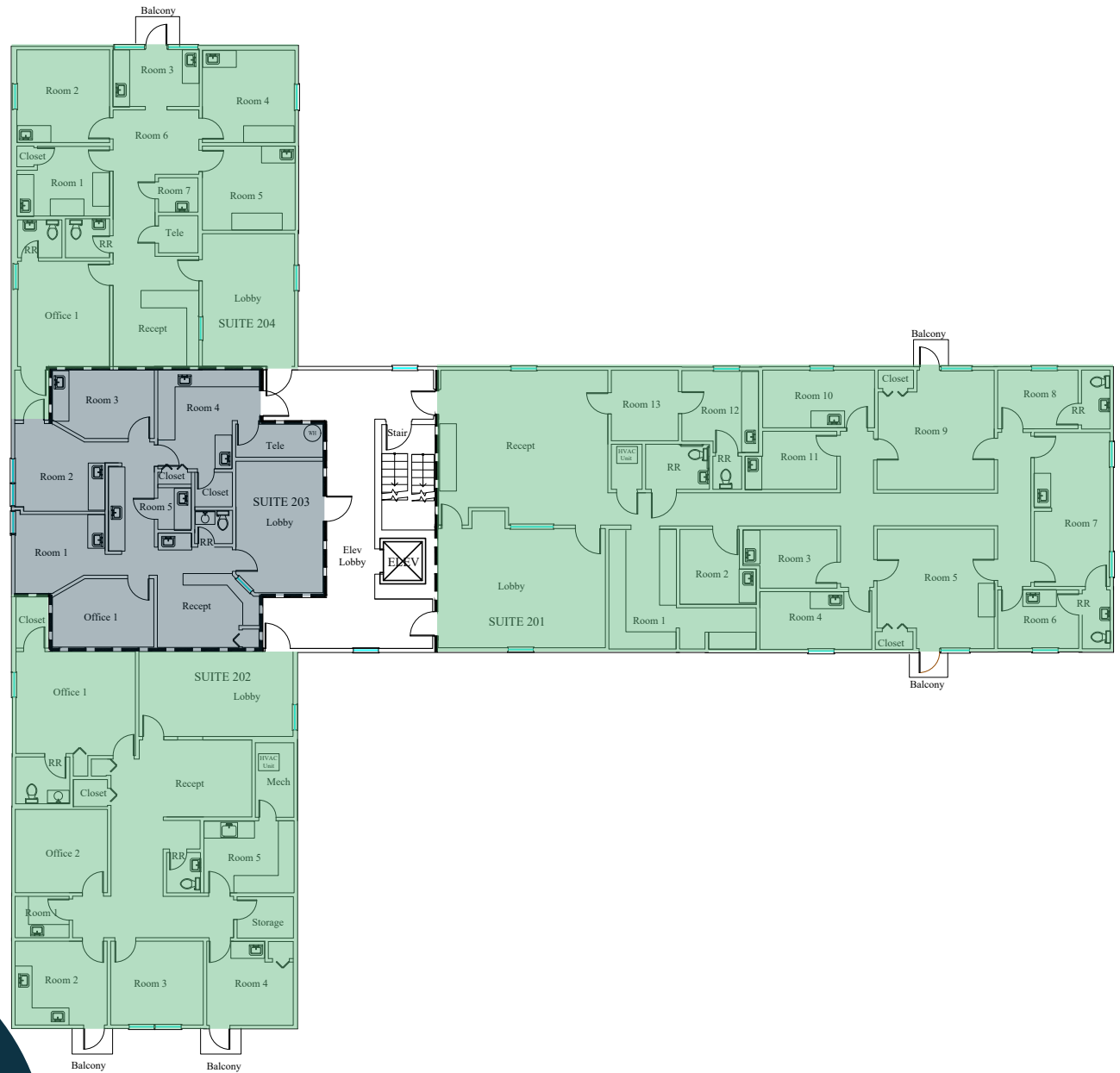
Suite 103 1,490 SF

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MODIFIED GROSS (NET OF UTILITIES)



SECOND FLOOR

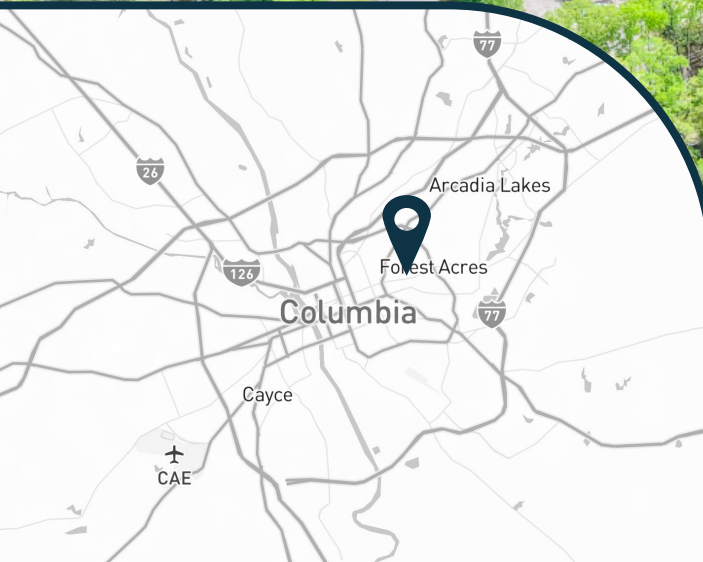
Second Floor 7,221 SF

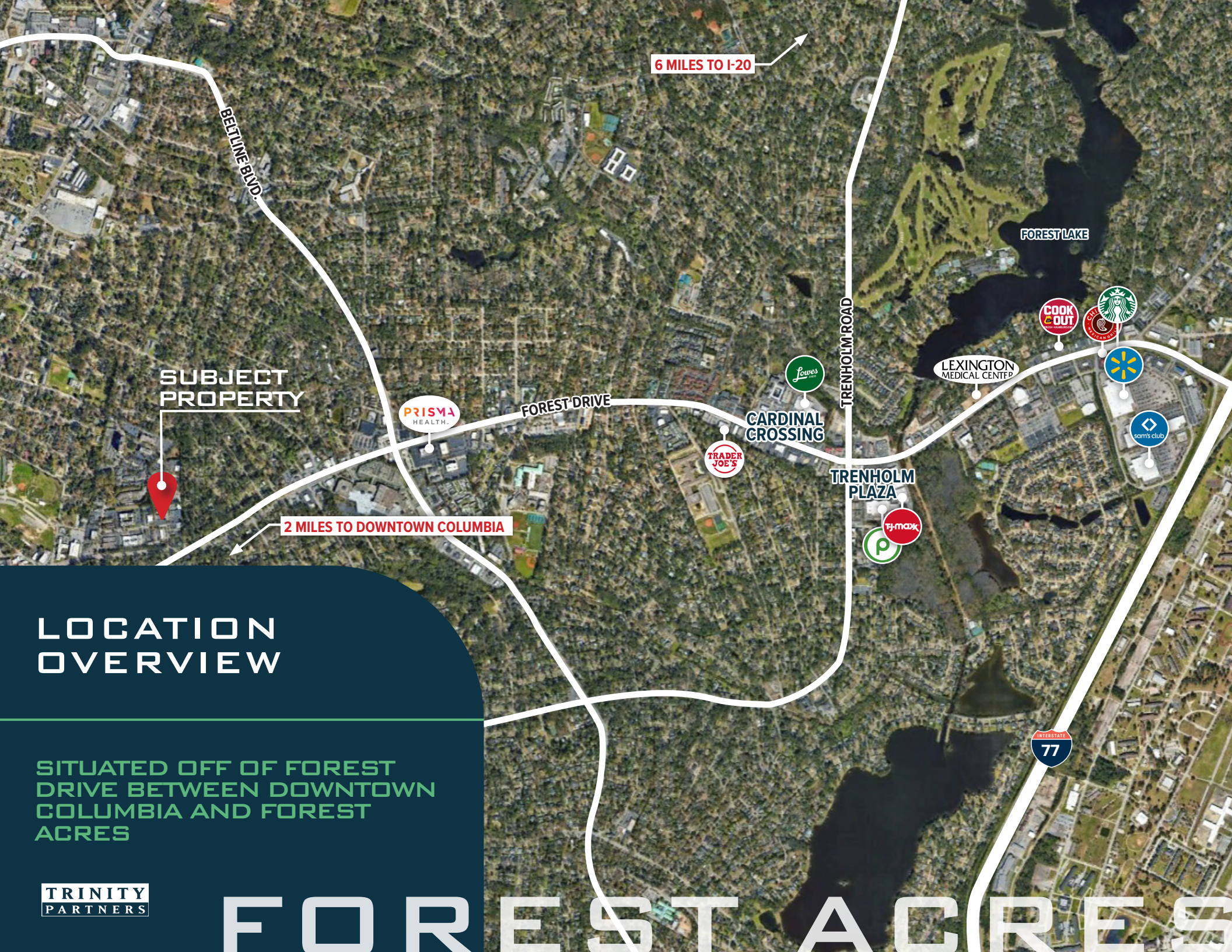


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LOCATION OVERVIEW

FOREST ACRES





SUBJECT
PROPERTY

PRISMA
HEALTH

FOREST DRIVE

6 MILES TO I-20

FOREST LAKE

LEXINGTON
MEDICAL CENTER

CARDINAL
CROSSING

TRENHOLM
PLAZA

COOK
OUT

STARBUCKS

WALMART

SAM'S CLUB

TJ-MAXX

TRADER
JOE'S

LOWE'S

LOCATION OVERVIEW

SITUATED OFF OF FOREST
DRIVE BETWEEN DOWNTOWN
COLUMBIA AND FOREST
ACRES

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FOREST ACRES

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