

Office Space For Lease

7464 Woodrow Street | Irmo, SC



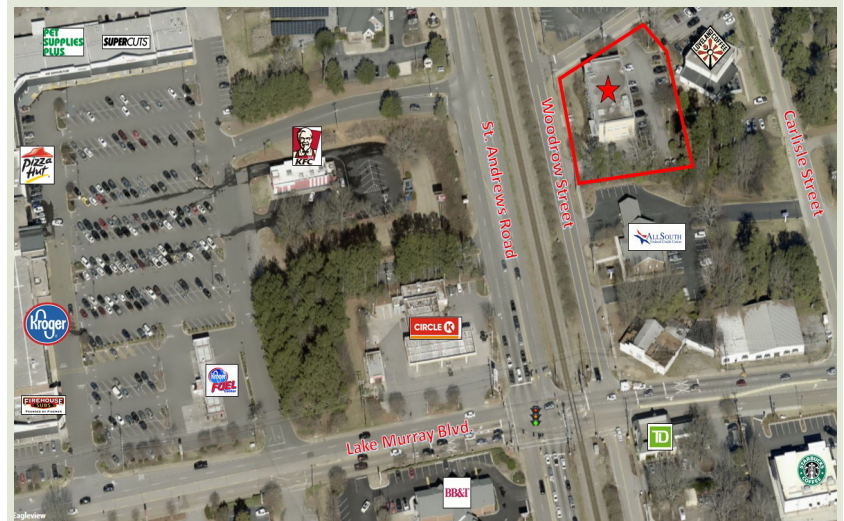
Lease Rate:
\$17 PSF Full Service

PROPERTY HIGHLIGHTS

- 11,750+/- SF building
- 950-5,895+/- SF second floor space
- Parking Ratio: 3 spaces/1,000 SF
- Elevator access
- Interior and exterior signage available
- Competitive tenant improvements available for credit tenants
- High-end common area finishes

LOCATION OVERVIEW

- Located in the heart of Irmo and close to Interstate 26
- Minutes to Downtown Columbia
- Ideal space for a law firm, insurance agency or accountant



| DEMOGRAPHICS | 1 mile | 3 miles | 5 miles |
|-----------------|----------|----------|----------|
| 2021 Population | 6,369 | 48,718 | 86,928 |
| Med HH Income | \$76,997 | \$68,940 | \$68,057 |
| Avg HH Income | \$93,722 | \$90,822 | \$91,089 |

EXCLUSIVE BROKERS: Coleman Davis
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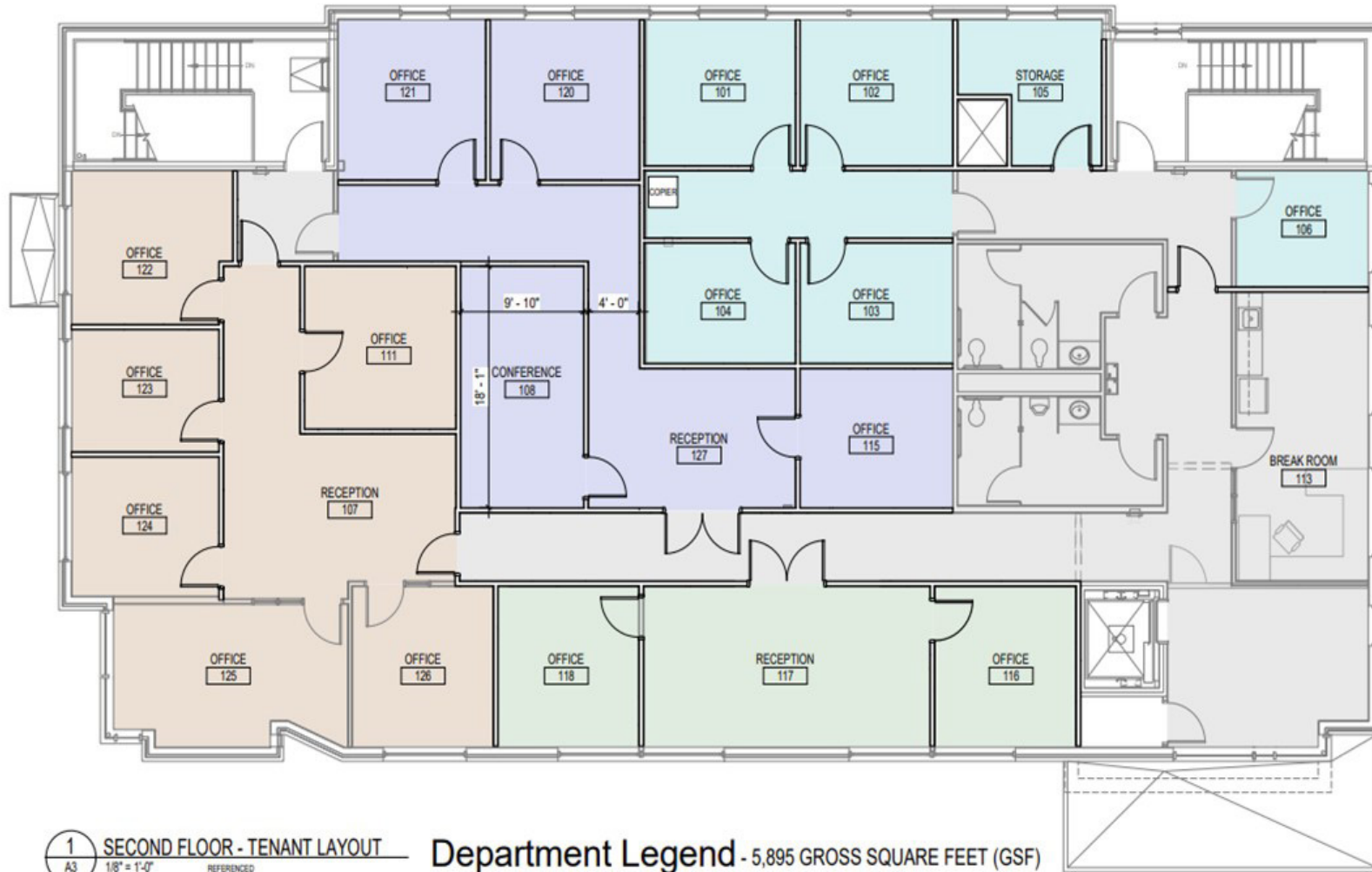
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FOR LEASE

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2nd Floor Conceptual Layout



Department Legend - 5,895 GROSS SQUARE FEET (GSF)

- COMMON SPACE - 1,480 GSF
- SUITE 1 - 1,295 GSF
- TENANT #1 - 635 GSF
- PROP - 950 GSF
- SUITE 2 - 1,025 GSF

FOR LEASE

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Additional Photos

