FOR LEASE OR SALE

113 REED AVENUE
Lexington, South Carolina

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Property Features

LOCATION: Located within the County of Lexington, 113 Reed Road is 2.8 miles from I-20 and less than 10 miles from I-26 and I-77. The property is convenient to Lake Murray, Downtown and the Columbia Airport.

AVAILABILITY: ±39,794 SF, two-story, single tenant office building

- Multi-tenant conversion is possible

- First floor contains ±26,918 SF

- Second floor contains ±8,589 SF

- Basement contains ±4,287 SF

PARKING RATIO: 5:1,000 RSF

LEASE RATE: **$11.00 PSF NNN**

SALES PRICE: **$6,600,000** - With 8 year TD Bank lease in place and option for lease termination agreement

$2,600,000 - Vacant