



FOR LEASE OR SALE

# 113 REED AVENUE

Lexington, South Carolina

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# 113 REED AVENUE

Lexington, South Carolina 29072



## 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

