



For Sale or Lease
Building 400

FOR SALE OR LEASE

Office Building with Convenient Access to I-26/I-20

720 Gracern Road (Building 400) | Columbia, SC 29210

Henry Roe
Vice President
+1 803 401 4283
henry.roe@colliers.com

Allen Wilkerson, SIOR, CCIM
Vice President
+1 803 401 4210
allen.wilkerson@colliers.com

Colliers | South Carolina
1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300



720 GRACERN ROAD | BUILDING 400

For Sale or Lease

720 Gracern Road - Building 400 is a ±10,095 SF freestanding building located within the Stephenson Center — a three-building property totaling ±104,300 SF. Strategically located within the St. Andrews submarket, it benefits from being in one of Columbia's most accessible business corridors, with immediate access to I-126, I-26, I-20 and downtown Columbia. This location is ideal for businesses looking for a central site with convenient access to major interstates.

The building allows for a company to own and occupy its own space, with the potential to grow into the full ±10,095 SF over time. An owner could also lease a portion of the available space for ancillary income.

HIGHLIGHTS

- ±10,095 SF freestanding building
- ±1,914 SF is leased through 6/30/28 —
±8,181 SF is ready for immediate occupancy
- Professionally leased and managed center
- Exterior tenant signage available
- Private direct entrances and convenient parking

LEASE RATE:

\$17.50 - 18.50/SF

Modified Gross

SALE PRICE

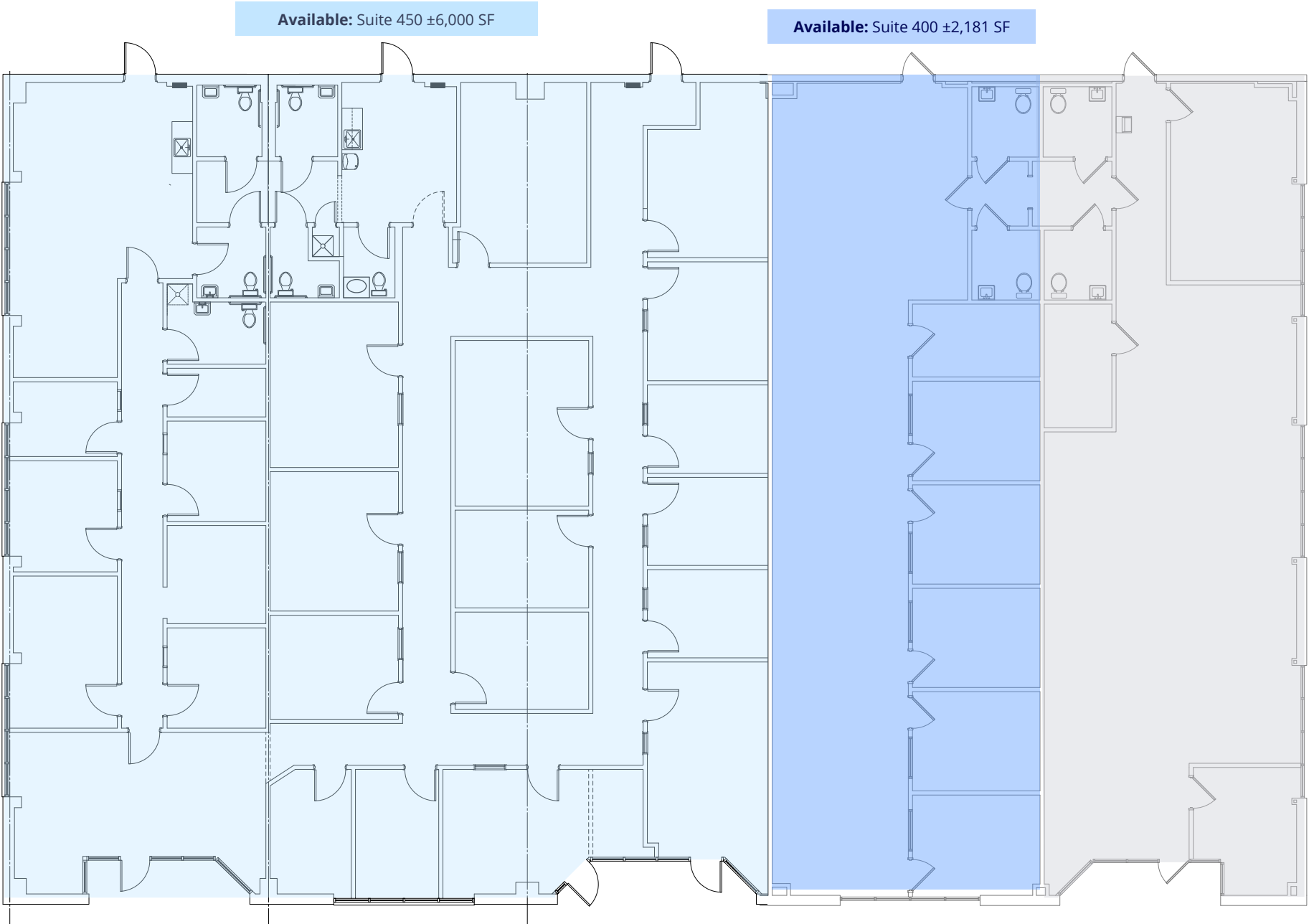
\$1,750,000

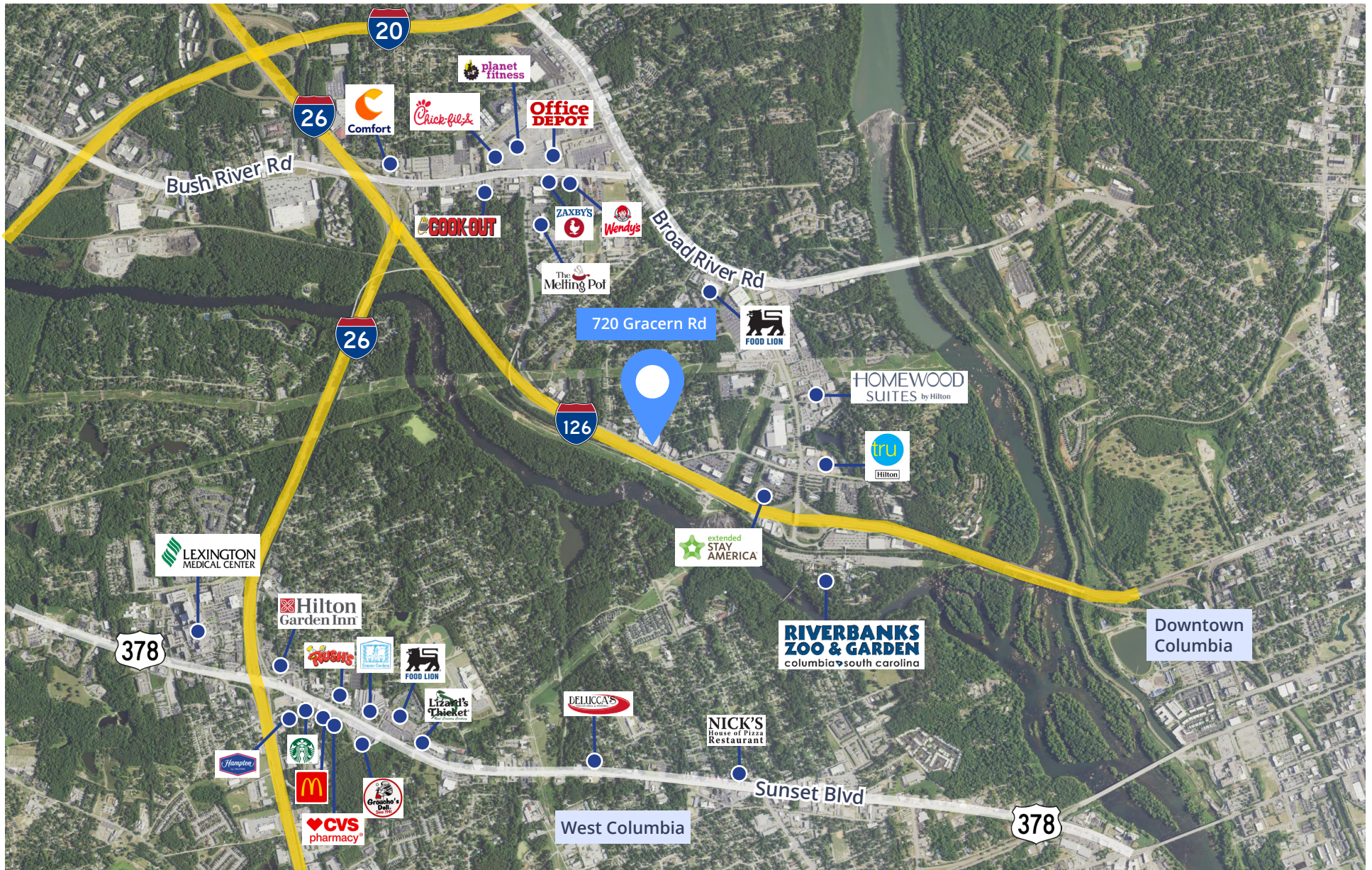


Floor Plan

Available: ±8,181 SF contiguous

Leased: ±1,914 SF





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