



Lease Rate:

\$30.00/SF

Full Service

CONTACT

Matthew Pollard

Vice President

+1 803 401 4201

matthew.pollard@colliers.com



Colliers | South Carolina

1301 Gervais Street, Ste 600
Columbia, SC 29201

+1 803 254 2300

FOR LEASE

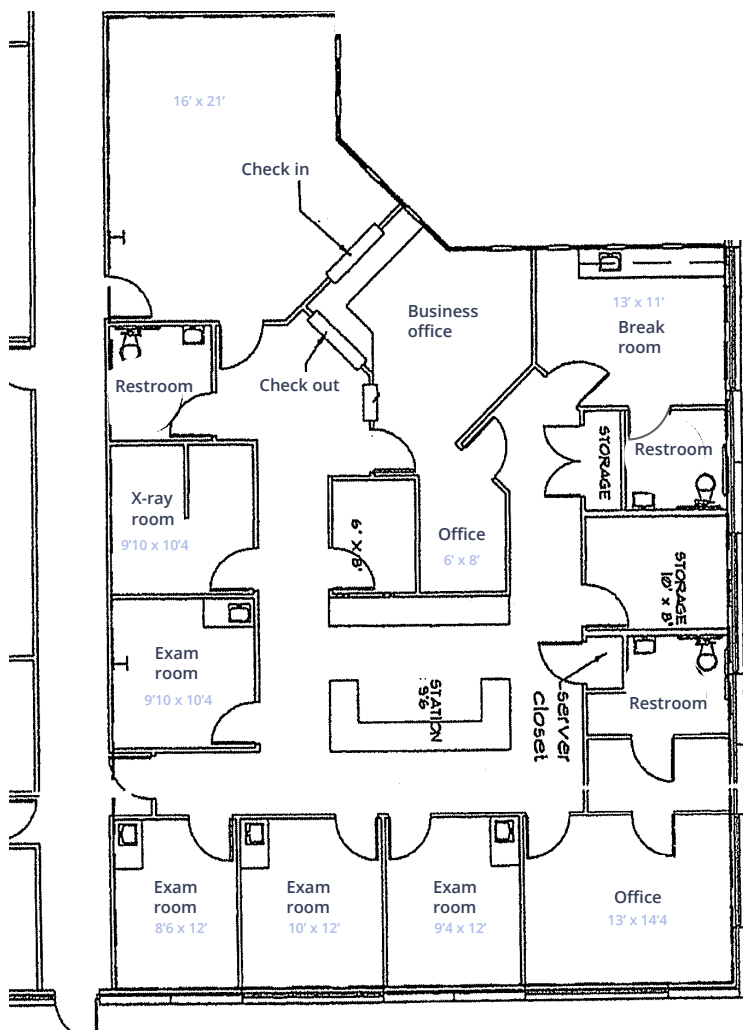
**±2,941 SF Available in Class A
Medical Building**

1 Wellness Boulevard | Irmo, SC 29063

Highlights

- Suite 102 | ±2,941 SF medical office
- Waiting room, admin area, multiple exam rooms and offices, procedure/ X-ray room and three restrooms
- Situated in medical office building in well-established healthcare area in Irmo
- Located near Lexington Medical Center of Irmo and ±2.5 miles from Prisma Health Baptist Parkridge Hospital
- Only ±5 minutes from Harbison Boulevard, offering a variety of retail and restaurant options

1 Wellness Boulevard is a ±60,566-square-foot Class A medical office building that accommodates a variety of medical providers and offices. The property is conveniently located just off St. Andrews Road and is only a few minutes from Interstate 26, making it easily accessible for customers and patients.



CONTACT

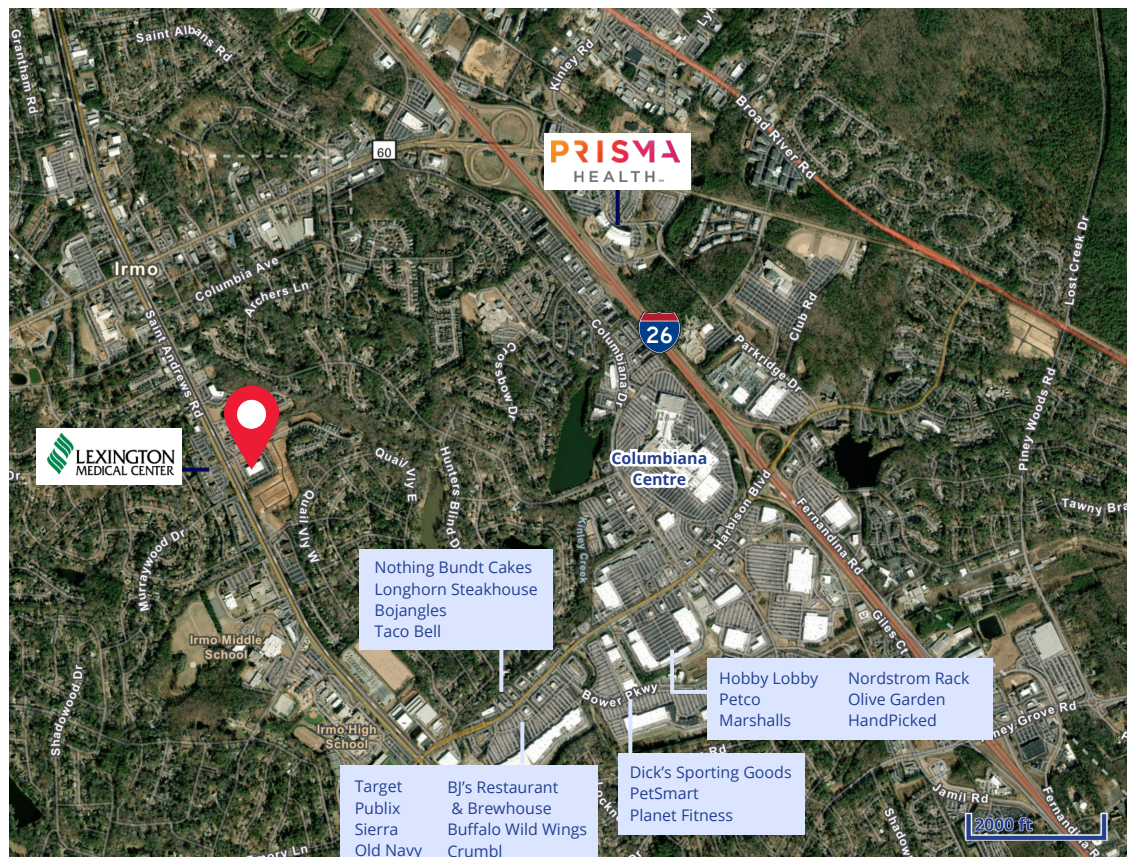
Matthew Pollard

Vice President
+1 803 401 4201
matthew.pollard@colliers.com



Colliers | South Carolina

1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300



Copyright © 2026 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.