

AARON DUPREE, CCIM First Vice President

+1 803 744 6859 aaron.dupree@cbre.com MARIE DIECKMANN Senior Associate

+1 803 744 5091 marie.dieckmann@cbre.com CBRE, INC.

1333 Main Street, Suite 210 Columbia, SC 29201



PROPERTY HIGHLIGHTS

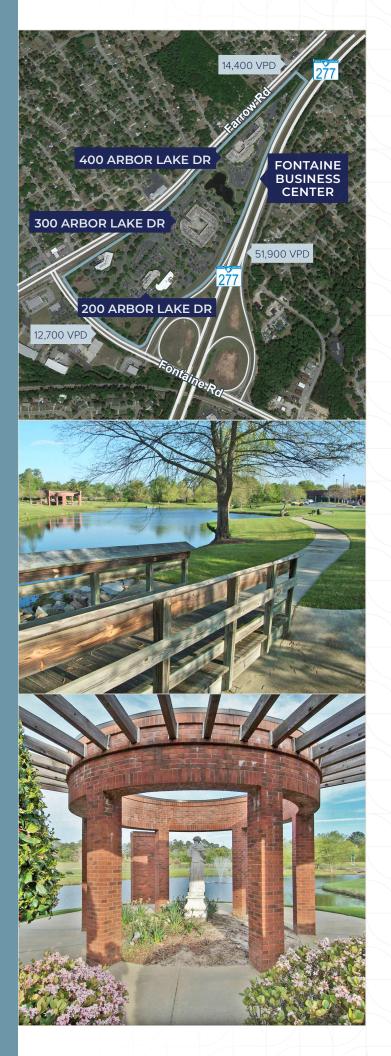
- + ASKING RATE \$12 - \$12.75/SF NNN
- + AREA AVAILABLE
 Minimum: 3,000 SF Maximum: 40.479 SF
- DOORS
 Dock High and Drive In doors vary based on suite size and location

PARK OVERVIEW

Fontaine Business Center is a premier, centrally located suburban office complex in Columbia's popular Northeast submarket.

The park is in close proximity to numerous amenities and offers remarkable accessibility and interstate visibility.

- Professional park setting features a fitness path, garden plaza, and a 2.4 acre lake
- Building maintenance engineer and security personnel on-site
- Substantial surface parking at no additional cost
- + Weekly farmers market and food vendors on-site
- Numerous amenities nearby, including shopping, dining, and professional services
- Great access and visibility along Hwy 277
- Convenient to and within minutes of Downtown Columbia, I-77, I-20, and I-26



SPECULATIVE PLAN FOR FLEX CONVERSION

AT 300 ARBOR LAKE DRIVE

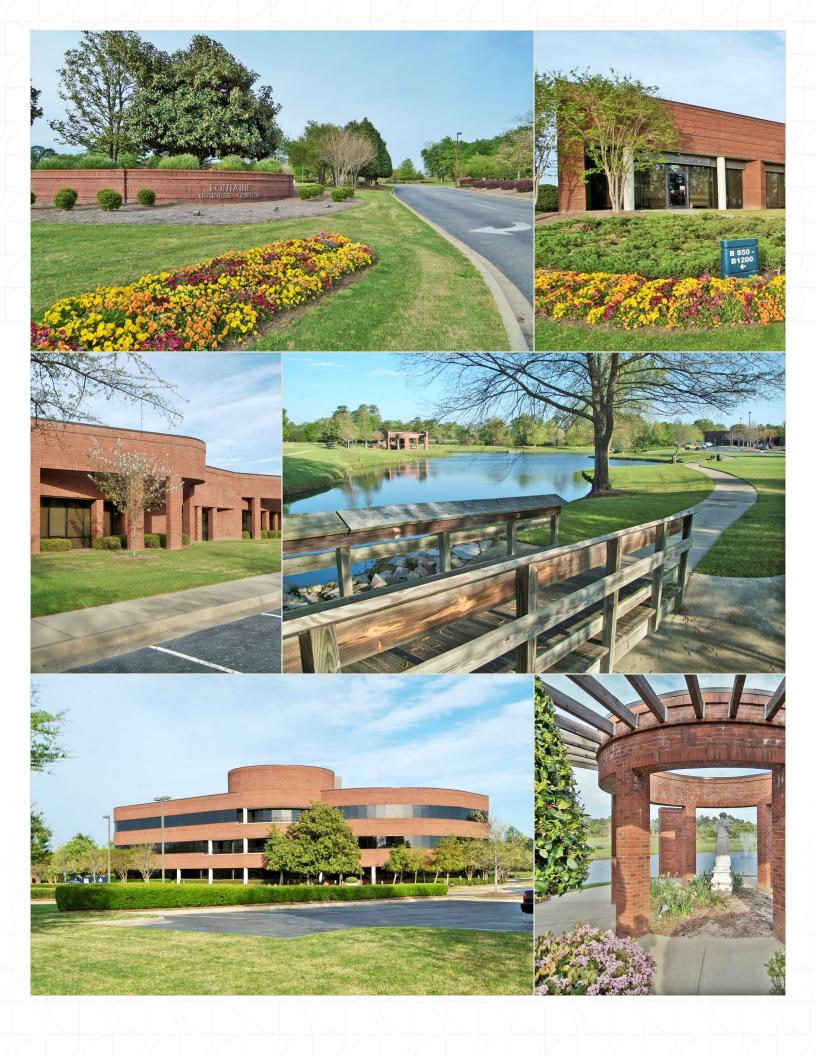




Columbia offers users a strategic, central location, both in the southeast and along the east coast, and boasts excellent access via multiple interstates.

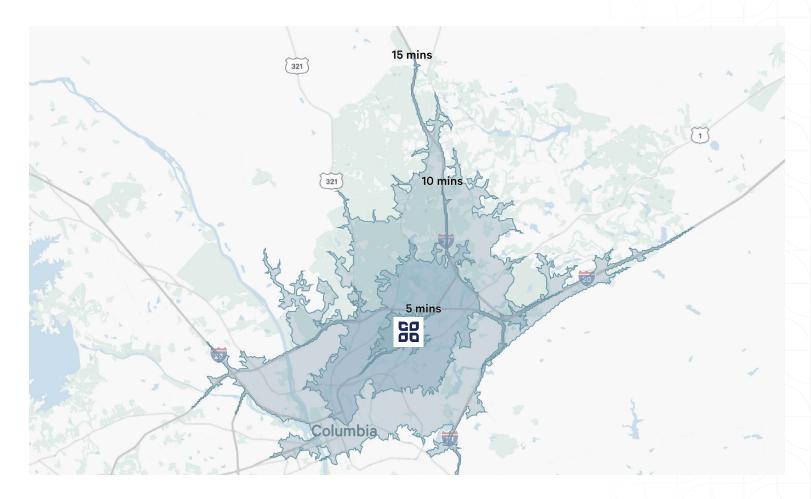
The region also features a variety of transportation options, including passenger and air cargo services at Columbia Metropolitan Airport (CAE), as well as passenger and freight rail service provided by CSX and Norfolk Southern.

Columbia is the midway point between New York City and Miami, and is less than three hours from the Port of Charleston and Port of Savannah.



DEMOGRAPHICS

POPULATION	5 MIN	10 MIN	15 MIN
2024 Population - Current Year Estimate	5,693	61,021	173,325
2029 Population - Five Year Projection	5,739	62,150	176,759
HOUSEHOLDS			
2024 Households - Current Year Estimate	2,432	26,820	75,708
2029 Households - Five Year Projection	2,498	27,893	78,750
HOUSEHOLD INCOME			
2024 Average Household Income	\$54,056	\$69,155	\$83,047
2029 Average Household Income	\$65,502	\$82,706	\$97,798
2024 Median Household Income	\$36,156	\$45,343	\$53,868
2029 Median Household Income	\$41,595	\$53,809	\$63,275
EDUCATION (2024 POPULATION 25+)			
Associate's Degree	469	3,919	9,530
Bachelor's Degree	533	8,262	28,050
Graduate or Professional Degree	263	6,317	21,914
EMPLOYMENT (CIVILIAN POPULATION	16+)		
2024 Unemployed Population	209	1,749	4,057
2024 Employed Population - White Collar	1,052	16,518	54,414
2024 Employed Population - Services	616	5,790	14,541
2024 Employed Population - Blue Collar	489	4,925	14,110





MARKET OVERVIEW

COLUMBIA

Columbia is the capital, the second largest city, and the commercial, industrial, governmental, and educational hub for South Carolina.

Also known as the Midlands of South Carolina, the greater Columbia area and MSA consist of six counties: Richland (of which the City of Columbia is the seat), Calhoun, Fairfield, Kershaw, Lexington, and Saluda. The 6,775 square mile region is rich in history and cultural amenities, and features a quickly growing population of well over 819,000.

Columbia continues to receive consistent recognition for its outstanding quality of life, low cost of living and readily available supply of skilled labor.

The Columbia region's economy is supported by a diverse industry landscape, and its low costs of doing business, pro-business policies, highly skilled workforce, high quality of life, and extensive transportation infrastructure make the region an ideal place to do business.

KEY INDUSTRIES

HEALTHCARE SERVICES



13.7%

RETAIL TRADE



12.1%

EDUCATION SERVICES



10.2%

MANUFACTURING



8.6%

ACCOMMODATION & FOOD SERVICES



6.6%

PUBLIC ADMINISTRATION



6.6%

CONSTRUCTION



6.1%

FINANCE & INSURANCE



6.6%



AARON DUPREE, CCIM First Vice President

+1 803 744 6859 aaron.dupree@cbre.com MARIE DIECKMANN Senior Associate

+1 803 744 5091 marie.dieckmann@cbre.com CBRE, INC. Columbia

1333 Main Street, Suite 210 Columbia, SC 29201

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.