

# 101

## RESEARCH COURT



42,000 SF SINGLE TENANT OFFICE BUILDING FOR SALE

\$6,200,000 | \$147.62 PSF | 7.0% CAP RATE



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Bridge Commercial is pleased to present the opportunity to acquire 101 Research Court, a 42,000 SF single tenant suburban office building located in the corporate stronghold of Columbia, South Carolina. AECOM, the 100% tenant, is a Fortune 200 international design firm with over 87,000 employees globally, providing surety of cash flow.





# INVESTMENT HIGHLIGHTS

## > STABLE AND DEPENDABLE CASH FLOWS

101 Research Court offers approximately five and a half years of remaining lease term with AECOM, a multinational design firm. AECOM's tenancy provides investors with regular low risk cash flow.

## > AECOM

AECOM, a Fortune 200 international firm, is consistently rated as the top design firm both nationally and internationally. AECOM employs 87,000 people globally, produces \$18.0 billion in annual revenues, and has a market cap of \$5.0 billion.

## > THE COLUMBIA MARKET IS STABLE AND GROWING

Both the Columbia MSA economics and the office market are performing above national levels.

## > THE LOCATION PROVIDES ACCESS TO THE ENTIRE MARKET

Less than a mile from a four way interchange onto I-77, connecting 101 Research Court to the Columbia CBD (10 miles) including USC and several large employment bases.





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