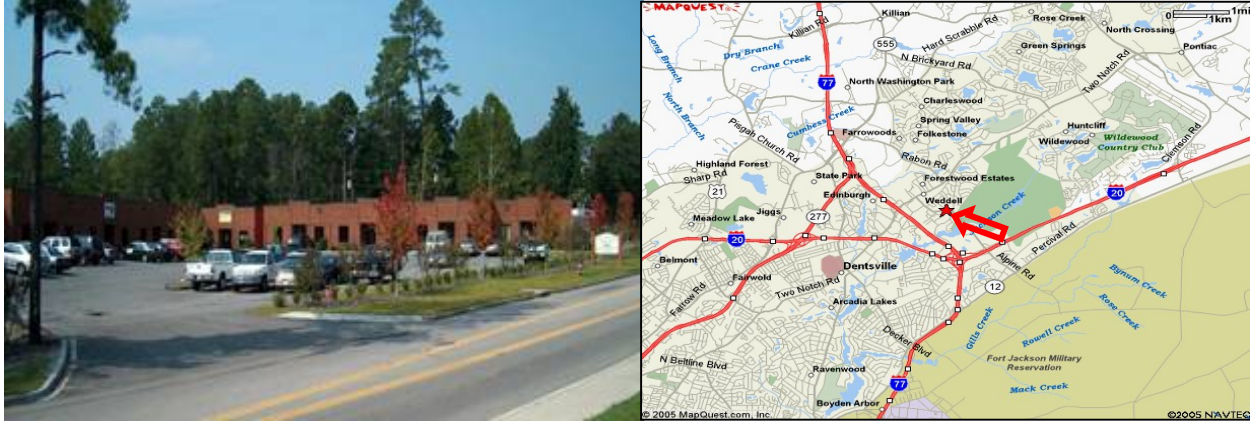


WINDSOR SQUARE

Business Center



2711 Alpine Road
Columbia, SC 29223

AN IDEAL BUSINESS LOCATION...

WINDSOR SQUARE is located in the heart of the bustling I-77 corridor of Northeast Columbia, which has recently been projected for “booming residential and commercial growth,” near one of the busiest interstate crossroads of South Carolina’s Central Midlands, with convenient access to downtown and suburban commercial and government facilities, housing, schools and recreation areas.

Access to Interstate Highways

Less than one mile from the interchange of I-77 and I-20, the Center offers unique access to all areas of Greater Columbia and the primary interstate routes to Charlotte, Charleston, Florence, Augusta and Atlanta.

Busy Commercial/Government Area

At the intersection of Alpine Road & Windsor Lake Blvd., traffic counts exceed 8,200 cars per day, and numerous commercial enterprises, hotels, offices and industrial facilities line the nearby roads. Only one mile south is Fort Jackson, the US Army’s largest training center, and just to the southwest is 1,200,000sf Columbia Place, the largest regional mall in SC.

High Income/High Growth

Over 30% of households in the immediate area earn over \$75k/yr., one of the highest income levels in SC, and those households are expected to grow 25% over the next five years, to a population of nearly 100,000 persons.

Housing, Schools and Recreation

Luxury and moderately-priced housing in all price ranges is available nearby, with numerous golf, tennis and other athletic facilities in close proximity. The site is directly across from EL Wright Middle School, ¼ mile from the new campus of Cardinal Newman High School, and less than a mile from two elementary schools and 1,400 acre Sesquicentennial State Park.

TOP-QUALITY DESIGN AND CONSTRUCTION...

Every effort has been made to provide affordable and professional-quality office/service/distribution space designed with your business needs in mind:

- √ Attractive facade and landscaping.
- √ Ample auto and truck parking
- √ Large, prominent sign locations.
- √ Bright, carpeted office/meeting areas, insulated with central air and heat. Convenient front door mail slots enable postal deliveries direct to your office.
- √ Oversized warehouse overhead doors, with drive-in or dock-height access.
- √ Efficient gas heat in warehouses.
- √ Skylite-brightened warehouse ceilings.
- √ Insulated floor-to-ceiling firewall separation between units, and between offices and warehouse.

RESOURCE

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