



FOR LEASE

# Office space available in the heart of the Vista District

1010 Gervais Street  
Columbia, SC 29201

- ±4,478 SF third floor suite
- Located in the heart of the Vista
- Flat surface parking available



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## LOCATION

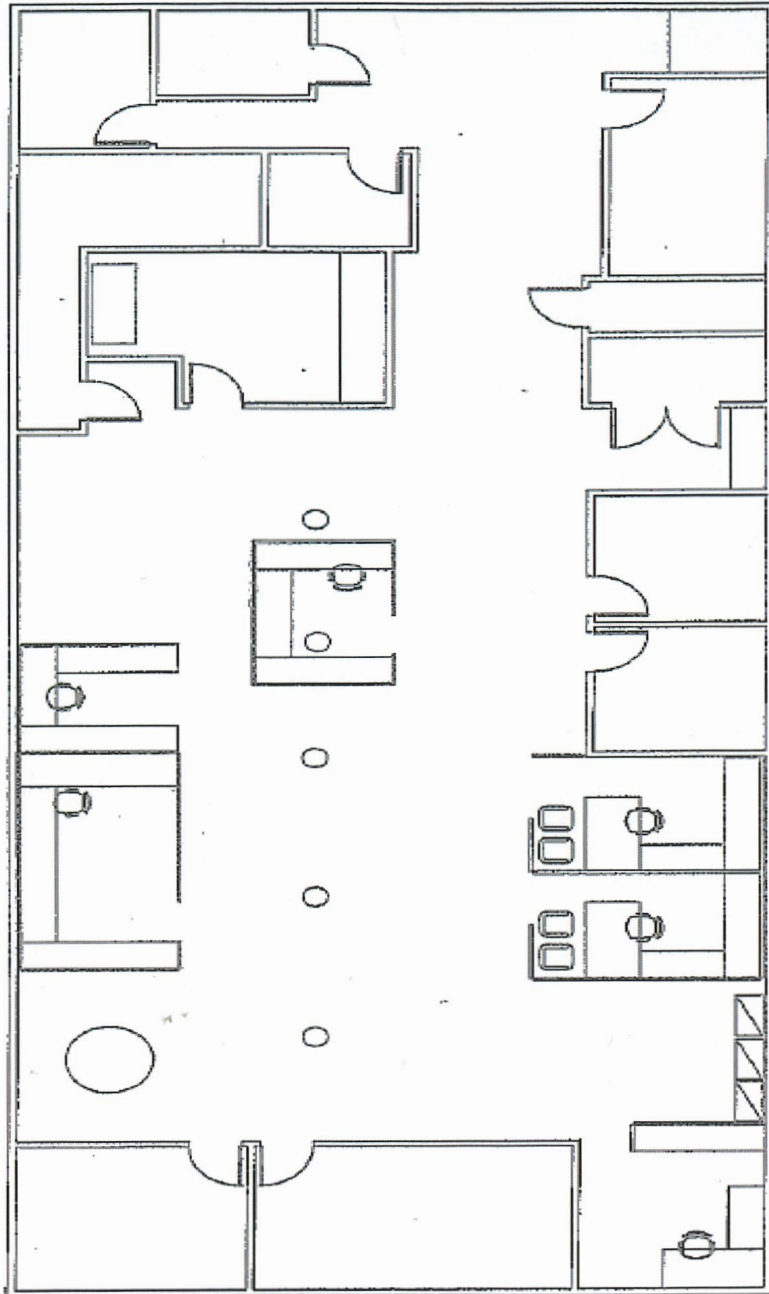
1010 Gervais is located in the heart of the Vista with Gervais Street frontage. Gervais Street businesses include Hyatt Place, Hampton Inn, South State Bank, TD Ameritrade, Publix, Mellow Mushroom, Urban Outfitters, Cava and many more businesses, local boutiques and galleries. The property is within close proximity to the SC State house, the University of South Carolina and Columbia's Central Business District.

## HIGHLIGHTS

- ±4,478 SF third floor suite
- Prominent location in the Vista, Columbia's Arts and Entertainment District - one block from the State Capitol
- Originally built in 1910 - received prestigious Design Preservation Award from Historic Columbia for building renovations
- Adjacent flat surface parking available with direct access to suite lobby
- Original hardwood floors, exposed beam ceilings, sky light, spiral HVAC ducting, separate energy efficient HVAC system and elevator service
- Regions Bank located on ground level
- Easy walking distance to multiple restaurants and shopping



# Floor Plan



## LEASE RATE

**\$17.00/SF**

- Tenant responsible for electricity and janitorial services
- 9 parking spaces included, additional parking available

# 1010 Gervais Street | Columbia, SC

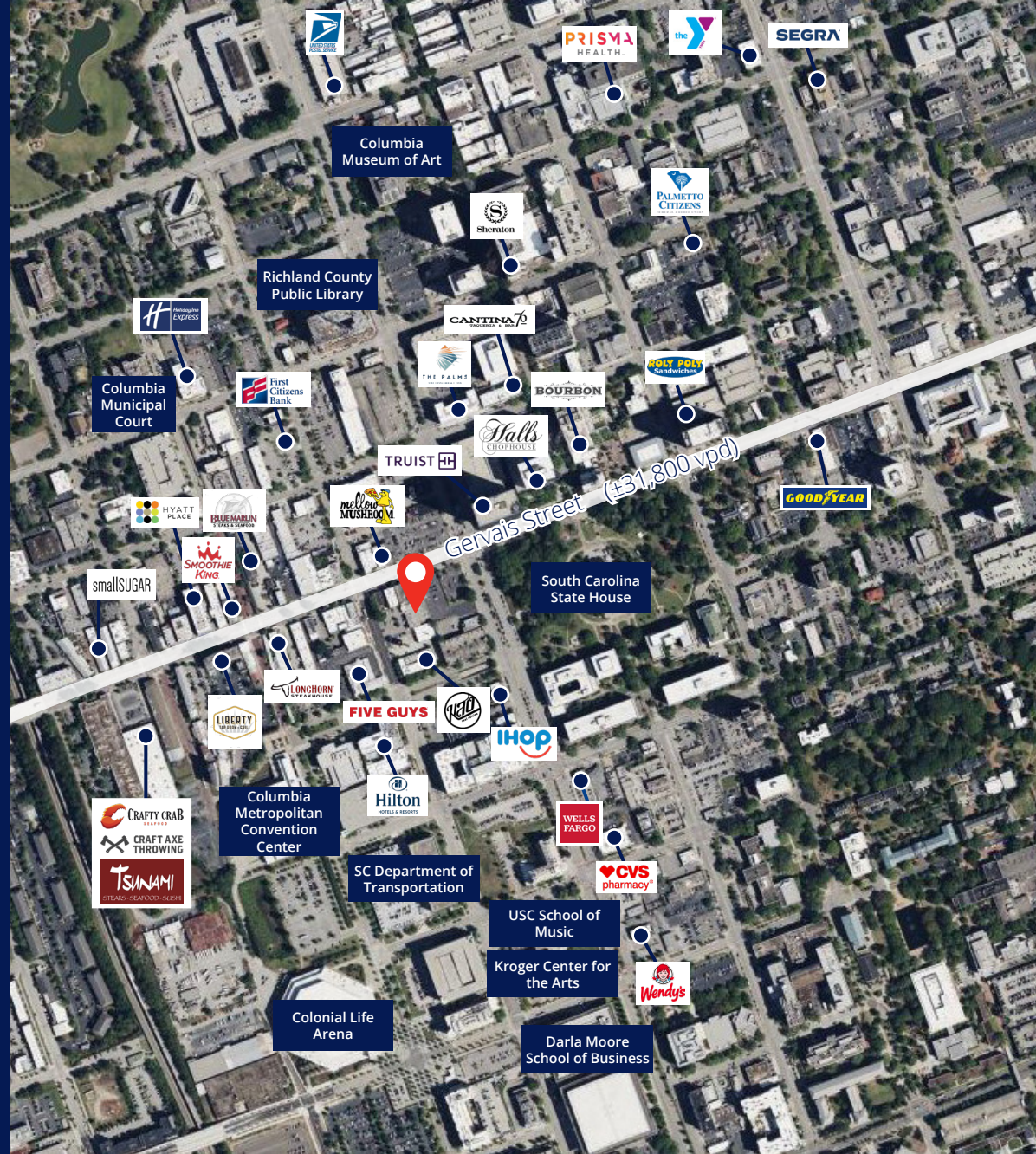
## CONTACT:

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