

FOR LEASE | FIRE STATION



1001 SENATE STREET, COLUMBIA, SC

FOR LEASE ±1,500 - 35,000 SF PRIME VISTA LOCATION



FOR LEASE | VISTA MIXED-USE OPPORTUNITY

The Columbia Central Fire Station, built between 1949 and 1951, boasts a significant Moderne architectural presence. The Fire Station originally consisted of two buildings and a drill tower structure.

The main building, a two-story masonry building on the northwest corner, and the fire truck garage building, a one-story masonry building on the northeast corner of the property served as the Columbia Fire Department's Headquarters from 1950 until 1995. This property is listed in the National Register and is available for lease.

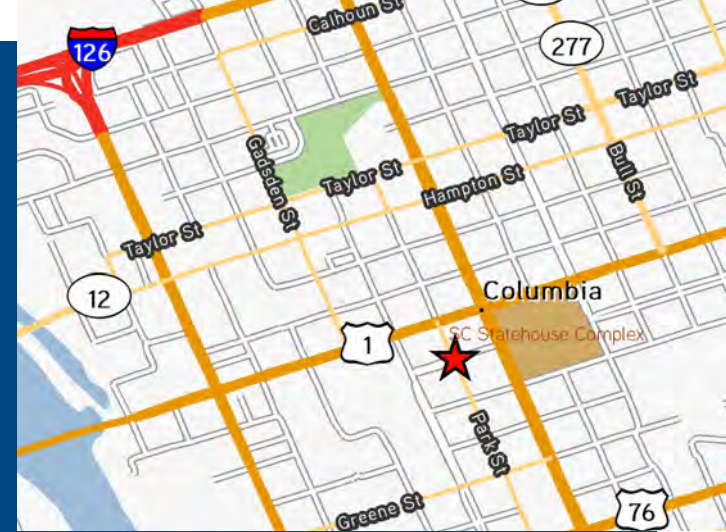
Located at the corner of Park Street and Senate Street and in the heart of the Vista, the property offers unique mixed-use restaurant/retail and office opportunities.

- Great parking; on site parking available, and approximately 13 on-street parking spaces with a ±800 car garage across the street.
- Within immediate proximity to the University of South Carolina (Enrollment: 32,000+), the State Capitol and the Columbia CBD.
- Nearby businesses include Urban Outfitters, Starbucks, Ruth's Chris, Hickory Tavern, Hilton, USC Alumni Center and Columbia Metropolitan Convention Center
- Available: ±1,500 - 35,000 SF
- Contact Broker for lease rates



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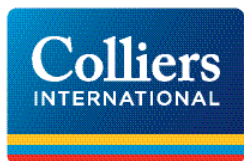


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DOWNTOWN COLUMBIA HOUSING MAP

Columbia, South Carolina



PROPOSED STUDENT HOUSING

1	University SC Tower	848 Beds
2	The Flats - Edwards (Under Construction)	524 Beds
3	710 Pulaski - Edwards (Under Construction)	214 Beds
4	Pulaski Square	249 Beds
5	Park 7 (Under Construction)	700 Beds
6	Holder - USC (Under Construction)	203 Beds
7	Holder- USC (Under Construction)	716 Beds
8	Peak Campus (Under Construction)	660 Beds
9	Lovett Properties (Proposed)	792 Beds
10	EdR (Proposed)	
TOTAL		4,906 Beds

EXISTING STUDENT HOUSING

1	Hub at USC	800 Beds
2	Aspyre	760 Beds
3	Lofts at USC	330 Beds
4	Copper Beach	1,002 Beds
5	Woodlands of Columbia	1,200 Beds
6	Stadium Suites	930 Beds
7	University Oaks	622 Beds
8	Pointe West	485 Beds
9	Riverside Estates	700 Beds
10	Garnet at Riverwalk	472 Beds
11	Mills	180 Beds
TOTAL		7,481 Beds

HOTELS

1	aloft hotel
2	Home2Suites/HiltonGarden Inn
3	Staybridge Suites
4	Holiday Inn Express
5	Spring Hill Suites
6	Hyatt Place
7	Hampton Inn
8	Hilton
9	Marriott
10	Sheraton
11	Courtyard by Marriott
12	Inn at USC
13	Inn at Claussens

USC DORMITORIES 7,309 Beds

A	Colonial Life Arena	D	Colonial Life Arena
B	USC Baseball Stadium	E	USC Baseball Stadium
C	Williams Brice Stadium		

CONDOS

1	The Retreat
2	Carolina Walk
3	Spur at Williams Brice
4	Stadium Village Lofts
5	Gates at Williams Brice
6	Plaza Centre
7	Plaza on Greene
8	Park Circle
9	Adesso
10	Flow on the River (Proposed)

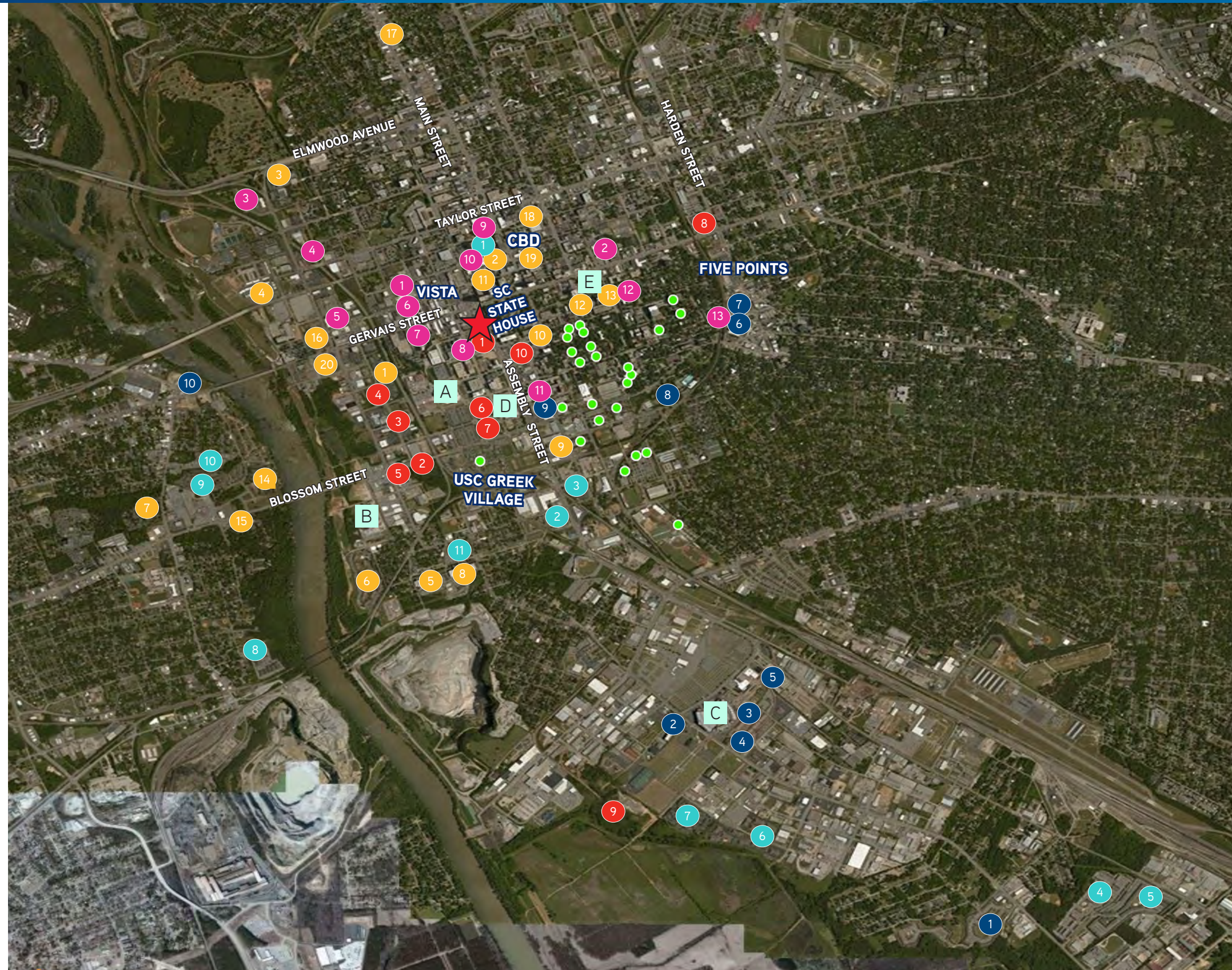
APARTMENTS

1	Vista Commons	184 Units
2	Barringer Building	75 Units
3	Pavilion Towers	240 Units
4	Canalside Lofts	374 Units
5	Granby Mills	145 Units
6	Club at Carolina Stadium	240 Units
7	Granby Oaks	148 Units
8	Olympia Mills	200 Units
9	Wilshire House	70 Units
10	Cornell Arms	136 Units
11	Palms on Main	53 Units
12	Claire Tower	121 Units
13	Senate Plaza	158 Units
14	Granby Crossing	168 Units
15	One Eleven (Proposed)	230 Units
16	Kline City Center (Proposed)	280 Units
17	Main Street Flats (Proposed)	100 Units
18	Federal Lank Bank (Under Construction)	114 Units
19	Thirteen 21 Lofts	130 Units
20	410 Gervais/411 Senate (Proposed)	
TOTAL		3,166 Units



MOVE-IN 2013: BY THE NUMBERS
ENROLLMENT: 32,347
FRESHMAN CLASS: 4,900
ON-CAMPUS STUDENTS: 6,115
NUMBER OF ROOMS: 4,357

PROJECTED ENROLLMENT:
2015: 32,239 STUDENTS
2016: 33,686 STUDENTS
2017: 34,538 STUDENTS

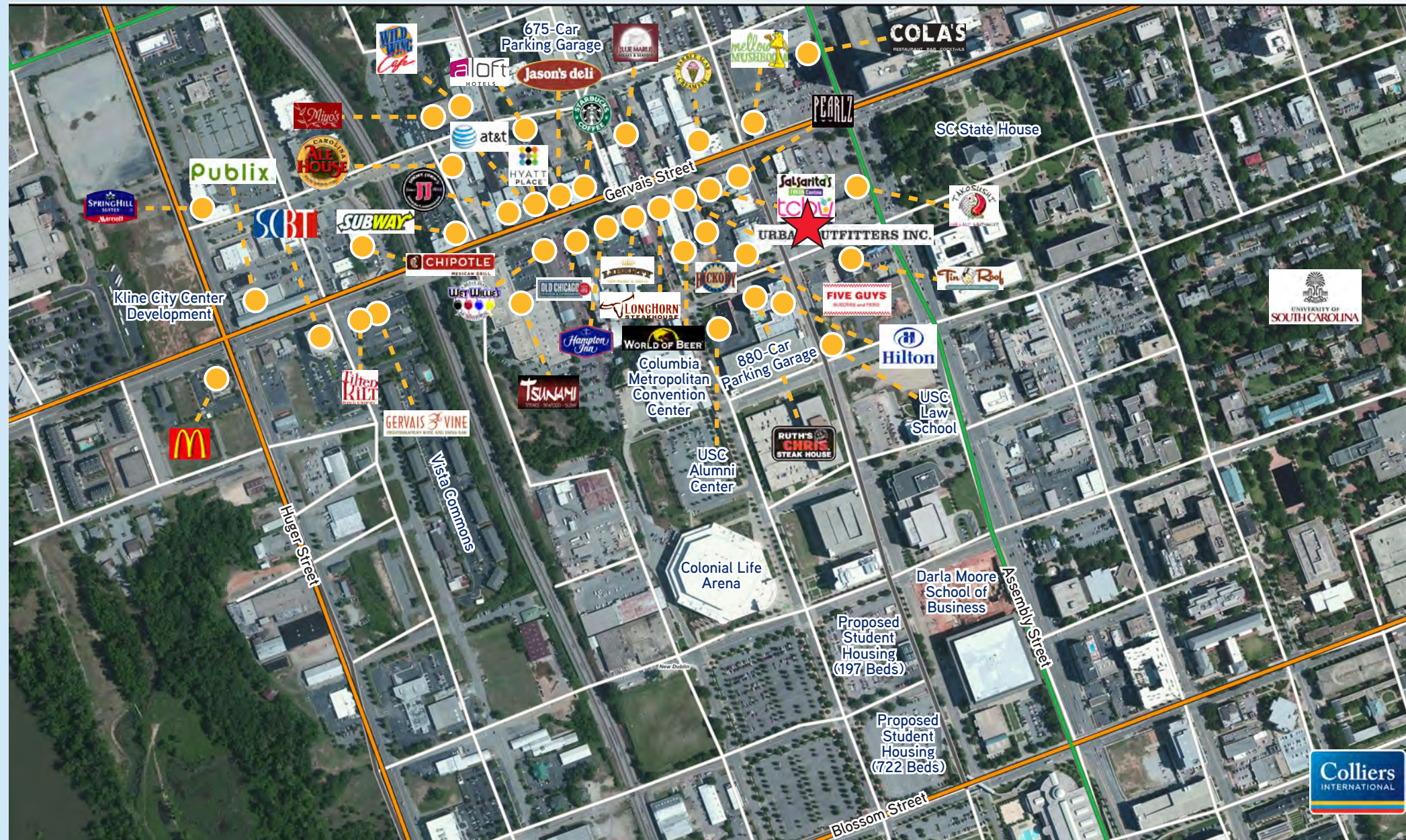


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The Congaree Vista

COLUMBIA, SC



- Columbia's premier urban entertainment, dining, and retail district
- With a dynamic mix of restaurants, bars, artists' galleries and specialty shops, the pedestrian-friendly Vista attracts visitors and residents alike.
- Ample parking is offered via on-street and two city parking garages.
- Countless cultural and entertainment opportunities, including college and professional sports, theater, ballet, concerts, live music and more, available through venues such as the Koger Center, EdVenture, SC State Museum, and the Colonial Life Arena.
- Close proximity to interstates, the Central Business District, the Columbia Metropolitan Convention Center, the SC State House, the National Advocacy Center, and the University of South Carolina.
- The SC State House is home to the South Carolina General Assembly Senate with 170 legislators and their numerous support staff, as well as the offices of the state's governor and lieutenant governor.
- The 142,500 square-foot Columbia Metropolitan Convention Center hosts an average of 350 events per year and has approximately 125,000 visitors pass through its doors yearly.
- The University of South Carolina is nestled in the heart of the city with a student enrollment of over 32,000. This economic powerhouse of the region recently completed construction on the new Moore School of Business, a 250,000 square-foot, \$106.5 million LEED-Platinum-Certified facility. Plans for a new law school facility are also in the proposal stage. Both facilities are part of University of South Carolina's Innovista campus, a research campus focused on technology, biomedical and future fuels.
- Construction is underway on the approximately 60,000 square-foot University of South Carolina Alumni Center, which is anticipated to complete by the end of 2015.
- Columbia's Central Business District has over 3,600 businesses and a daytime population of approximately 65,000. Main Street has the largest office concentration in SC with over 3.68 million square feet of space. The CBD office market is home to nearly 11.1 million square feet of space, a number that is expected to nearly double with the future development of University of South Carolina's Innovista campus.
- Hotels in the Vista, which include the Hampton Inn, Courtyard by Marriott, SpringHill Suites by Marriott, the Sheraton and Hilton Columbia Center total more than 1,500 hotel rooms.
- Construction is complete on the Hyatt Place hotel along Gervais Street. The hotel will offer street-level retail, including AT&T.
- The Clarion Hotel, located at 1615 Gervais Street, will be converting to a Hilton Garden Inn/Home2 Suites hotel and increase its capacity to 230 rooms.
- The aloft hotel, a five-story, 108-room planned development, will be located at the corner of Lady and Lincoln streets connected to the Washington Street parking Garage.

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