



FOR SALE OR LEASE

Redevelopment Opportunity Two ±20,000 SF Buildings in St. Andrews Submarket

800 Dutch Square Blvd. | Building A & B

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Dutch Plaza

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Totaling $\pm 40,000$ SF, these buildings are located just off Bush River Road and Broad River Road in the St. Andrews submarket of Columbia. The buildings' location is ideally situated minutes from Interstate 26 and Interstate 20 with convenient access to the downtown Central Business District.

HIGHLIGHTS

- Former office layouts are ideal for residential conversion with abundant parking
- Two-story buildings
- Landscaped courtyard
- Numerous surrounding restaurants and retail shops
- Convenient central location to Downtown Columbia, CBD, Cayce-West Columbia and Irmo areas

REDUCED Sale Price

\$850,000 each

Lease Rate

\$17.00

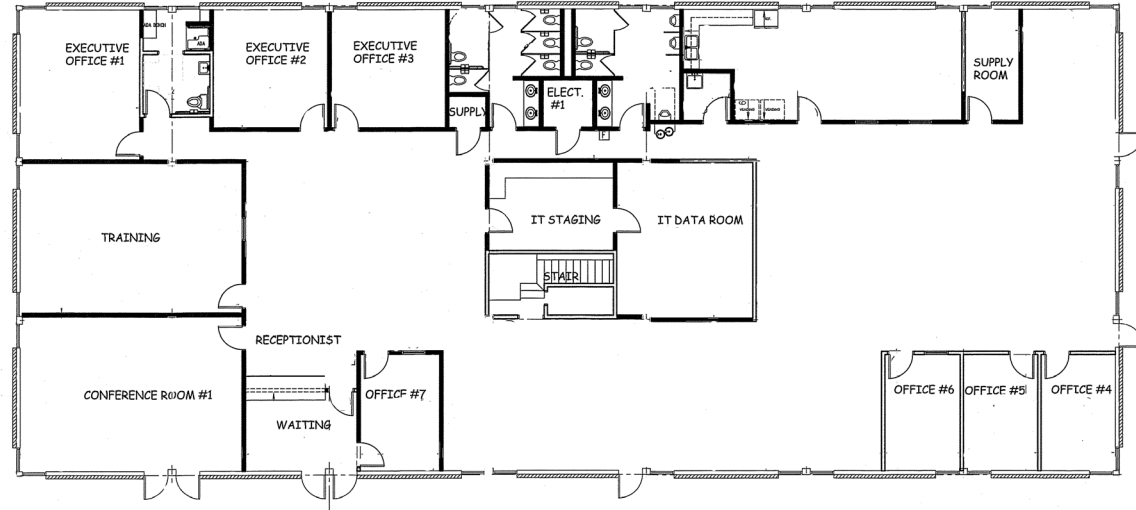
PSF Full Service



Dutch Plaza

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FIRST FLOOR



Courtyard

SECOND FLOOR





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