



FOR SALE OR LEASE

Redevelopment/Office Opportunity

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

Building A & B | 800 Dutch Square Blvd, Columbia, SC 29210

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BUILDING A & B | 800 DUTCH SQUARE BLVD

Dutch Plaza

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

- Open work space, various-sized office suites and conference/training rooms suitable for creative office use or redevelopment
- Ample 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
- Lease Rate: \$17.00/SF Full Service

REDUCED Sale Price

\$850,000 - Building A

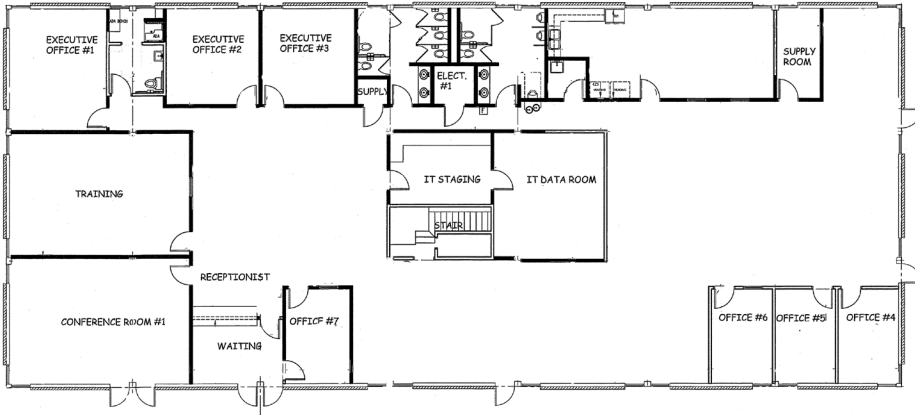
\$850,000 - Building B



Dutch Plaza

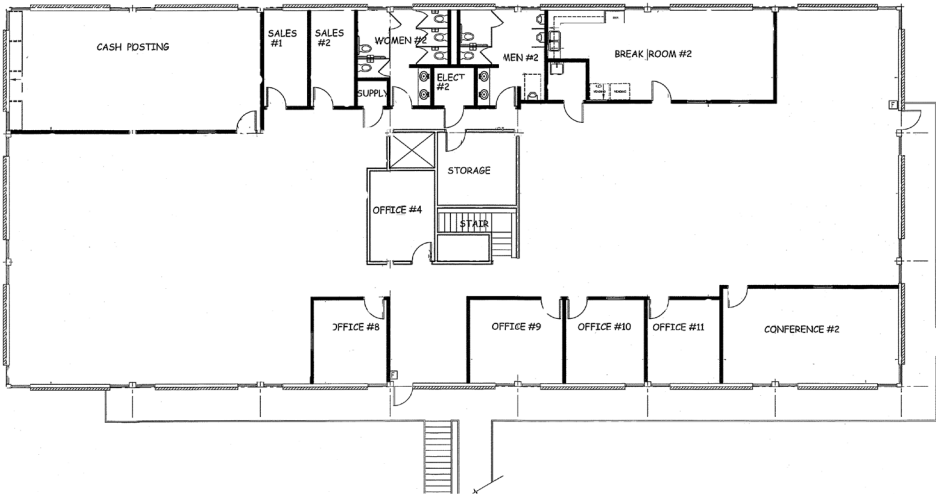
Building A

FIRST FLOOR



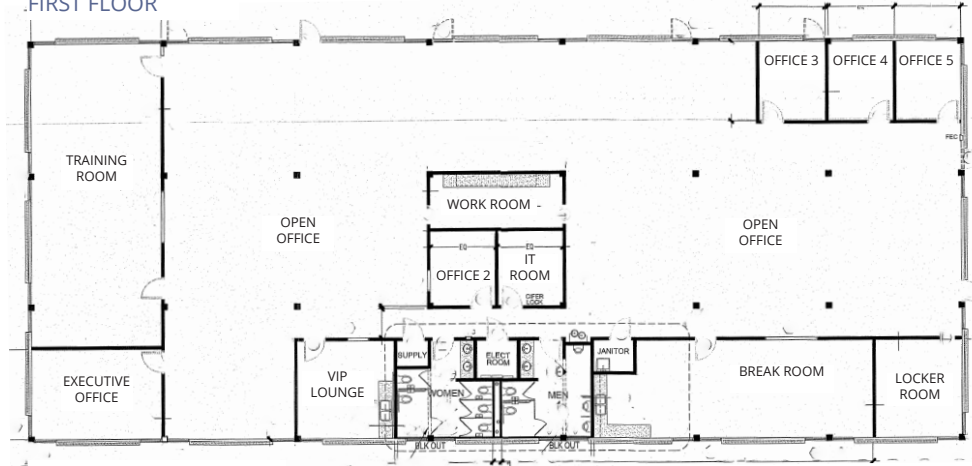
Courtyard

SECOND FLOOR

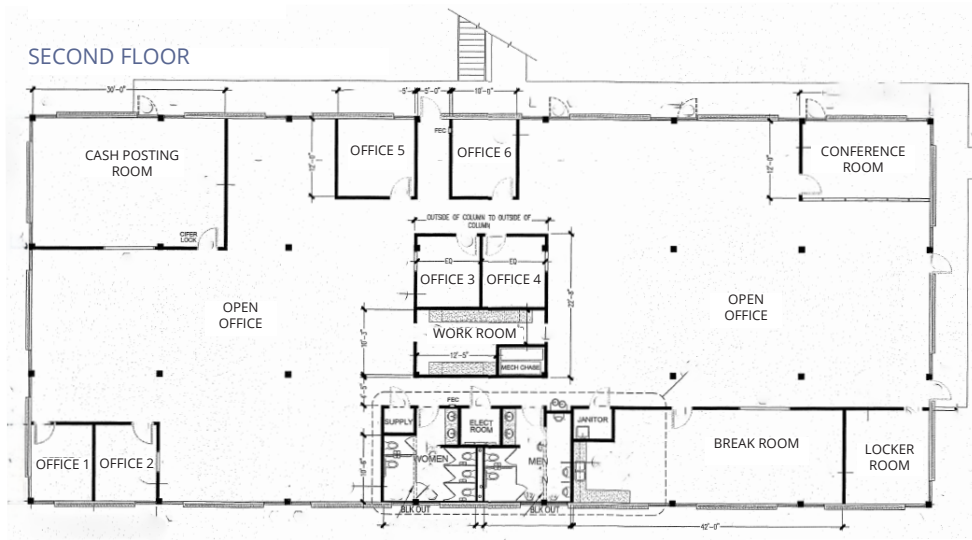


Building B

FIRST FLOOR



SECOND FLOOR





DRIVE TIMES	
I-20 and I-26	± 2 min
Downtown Columbia	±7 min
Cayce-West Columbia	±10 min
Irmo	±10 min

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