

FOR SALE OR LEASE

1280

ASSEMBLY STREET



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- ± 16,000 RSF
- Excellent for retail, office or mixed-use space
- Prominent signage opportunity
- 35 guaranteed parking spaces in adjacent city garage
- Interior consists of partial private office and open expansive floor space suitable for a variety of flexible uses
- Located between Columbia's Main Street and the Vista District, Columbia's premier urban entertainment, shopping, dining and retail districts
- **Sale Price: \$2,245,000**
- **Lease Price: \$18.50/SF Net of Janitorial**

Columbia's pedestrian friendly city sits at the center of three rivers offering a modern urban lifestyle:

- Cultural and entertainment opportunities
- College and professional sports
- Live music venues, theater, arts, ballet
- City parks, walking trails and waterfront recreation
- Acclaimed city venues such as the Koger Performing Arts Center, EdVenture Children's Museum, SC State Museum and the Colonial Life sports and entertainment arena
- Nearby Columbia Metropolitan Convention Center hosts an average of 350 events per year
- The University of South Carolina is nestled in the heart of the city with a student enrollment of over 30,000







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