

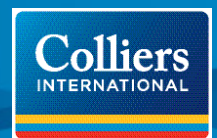
FOR LEASE
929 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA

929

MARY WINTER TEASTER

803 401 4308

mary.teaster@colliers.com



THE OPPORTUNITY

Today's workers want to experience a vibrant, creative work space – and that's what you'll encounter at 929 Gervais Street. With historic nuances and modern flourishes like marble flooring, glittering chandeliers and exposed brick walls, this office space matches the old with the new for a harmonious working environment. And with its proximity to the University of South Carolina, Columbia's Business District and the South Carolina State Capitol, you and your team will have a front-row seat to all the great things happening in the area.

OFFICE SPACE

- › Second Floor: ±4,934 SF Available (subdividable up to 3 suites)
- › New dedicated front entries for both ground floor and second floor
- › Large outdoor private courtyard
- › On-site parking available
- › Unmatched finishes and architectural detail

RENTABLE AREAS (APPOX)

SECOND FLOOR

±4,934 SF (AVAILABLE)

TOTAL

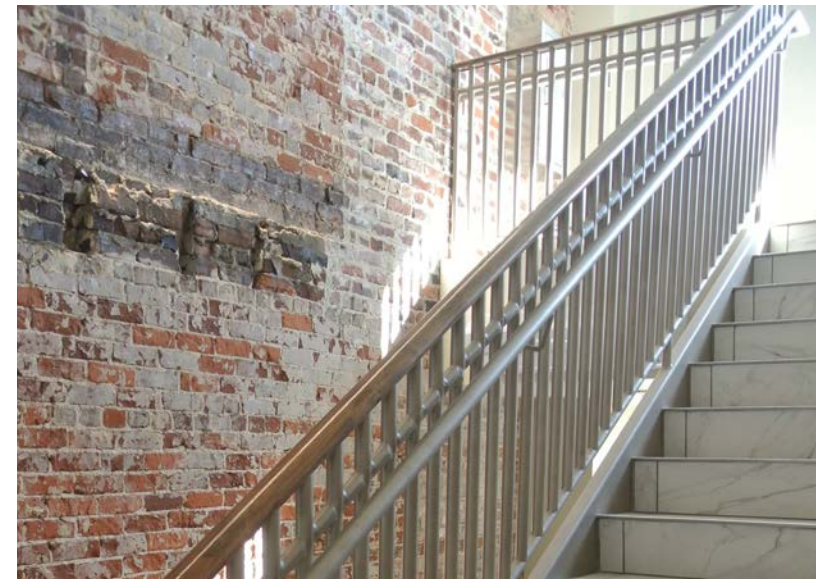
±4,934 SF

LEASE RATE

- › \$22.00/SF/NN
- › (2% Annual Increases)



Mary Winter Teaster
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Located within 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.

NEARBY AMENITIES

RESTAURANTS & RETAIL

- | | | | |
|----------------------|--------------------|---------------------|---------------------|
| • 1801 Grille | • Gervais & Vine | • Mexican | • Starbucks |
| • The Aristocrat | • Grill Marks | • Motor Supply Co. | • Sure Fire Tacos |
| • Art Bar | • Hickory Tavern | • Newk's Eatery | • TakoSushi |
| • Barberitos | • IHOP | • Nonnah's | • Tin Lizzy's |
| • Black Bean Company | • Jason's Deli | • Old Chicago Pizza | • Tin Roof |
| • Blue Marlin | • Jimmy John's | • The Oyster Bar | • Tropical Smoothie |
| • Carolina Ale House | • Kaminsky's | • Panera Bread | • Tsunami |
| • The Casual Pint | • Liberty Tap Room | • Pearlz | • Twin Peaks |
| • Chipotle | • Longhorn | • Ristorante Divino | • Twisted Spur |
| • Cola's Restaurant | • Marble Slab | • Ruth's Chris | • Wet Willie's |
| • Five Guys | • McDonald's | • Sakitumi | • Wild Wing Cafe |
| • Flying Saucer | • Mellow Mushroom | • Smoothie King | • The Wired Goat |
| | • Monterrey | | • World of Beer |
| | | | • and more! |

SERVICES & BUSINESSES

- | | | | |
|------------------------------------|-----------------------------|--|-------------------------------|
| • 52INC | • Cruise & Travel VIP | • Lambert Architecture + Construction Services | • Regions Bank |
| • Aloft | • Drs Eyecare | • Let's Cook Culinary Studio | • Robert Jeffrey Salon |
| • Bliss Massage | • Eye on Gervais | • McCory Construction | • Roxy on the Corner |
| • B. Coiffure | • First Citizens | • Mojo City Salon | • SC State Credit Union |
| • By Farr Design | • Frank's Gentleman's Salon | • Nick's Tailoring | • SC Pedal Parlor |
| • Capelli Salon | • Garvin Design Group | • OCCO Skin Studio | • SOCO Vista |
| • Carol Saunders Gallery | • George Fulton Productions | • Palmetto Twist Vista | • South State Bank |
| • Carolina Collegiate Credit Union | • Glowout Salon | • Paul Mitchell The School | • Southeaster Esthetics Inst. |
| • City Art | • Hampton Inn | • Personally Fit | • Springhill Suites |
| • Cline's Salon | • Hertz | • PNC Bank | • Studio Cellar |
| • Colonial Printing | • Holiday Inn Express | • Pura Wellness Spa | • Studio O2 |
| • Ellen Taylor Interiors | • Hyatt Place | | • The UPS Store |
| • Experience Columbia SC | • Joshua Aaron Photography | | • Unbound Dance |
| • CPR Cell Phone Repair | | | • Vista Bank |
| | | | • Vista Smiles |



2ND FLOOR OFFICE
PLAN



Conceptual renderings provided by Watson Tate Savory

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