



1501 MAIN STREET

Columbia, SC

1501 Main Street is an approximately 154,600 square foot premier, Class-A Office Building in the heart of Downtown Columbia. Suites are available on the Garden level and 4th floor ranging in size from $\pm 4,560$ to $\pm 20,669$ square feet.

Amenities & high-quality services include:

- On-site security, maintenance and management
- 24-hour building access
- 24-hour fitness center (recently renovated)
- Convenient parking with a ratio of 3 spaces per 1,000 square feet

Jeff Hein, SIOR

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807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100

www.naicolumbia.com

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PROPERTY FEATURES:

- Class-A Office Building located on Main Street
- ±154,600 SF (Total Building)
- Excellent views overlooking Boyd Plaza and Downtown Columbia
- ±4,560 - ±20,669 square feet available
 - Garden Level: ±4,560 SF
 - 4th Floor: ±10,000 - ±20,669 SF (Entire Floor)
- The 4th floor suite has an existing Data Center (see picture above)
- Excellent location on Main Street next to the Columbia Museum of Art and overlooking Boyd Plaza (Home of First Thursday on Main in Columbia)
- Convenient parking with a ratio of 3 spaces per 1,000 square feet
- Efficient floorplans designed for Tenant's use
- Walking distance from numerous restaurants, banks and retail establishments
- Garden Level Plaza available for company functions
- Tenant upfit allowance negotiable

Lease rate: \$21.00 PSF, Full Service

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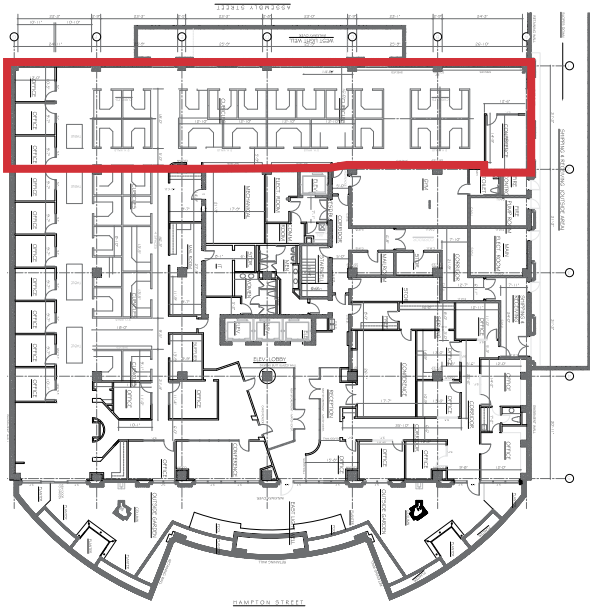
FLOOR PLANS

1501 Main Street, Columbia, SC

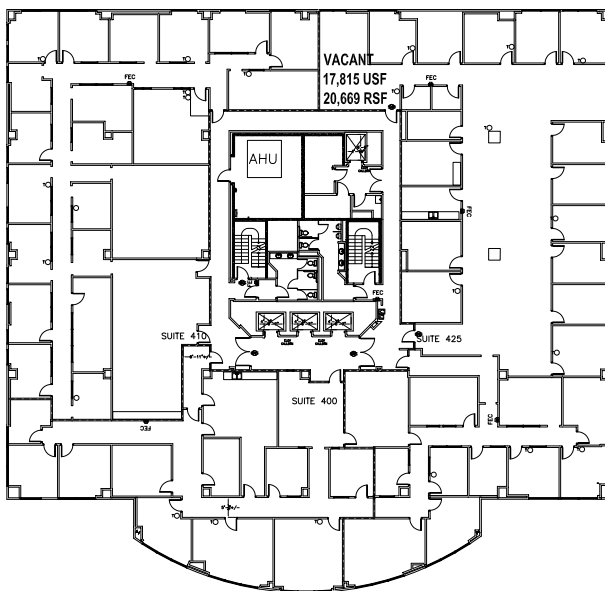
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AVAILABLE SUITES

- Garden Level: ±4,560 SF



- 4th Floor: ±10,000 - ±20,669 SF (Entire Floor)



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