

700 GERVAIS STREET

AVAILABLE FOR LEASE

VISTA OFFICE SPACE FROM ±6,587 TP TO ±12,800 RSF



- ▶ Highly **visible and accessible** office building located in the Historical Vista District of Downtown Columbia
- ▶ Blocks from the **Central Business District, State Capitol, and USC Campus**
- ▶ **Proximity to** more than 100 restaurants, entertainment venues, art galleries, and specialty retail shops
- ▶ **Parking:** 4 spaces per 1,000 SF

LEASE RATE ▶ \$23.00 PSF FULL SERVICE

CONTACT

MACON LOVELACE, SIOR | Partner | mlovelace@trinity-partners.com | 803-567-1431

PAUL HARTLEY, SIOR | Director, Office Properties | phartley@trinity-partners.com | 803-567-1388

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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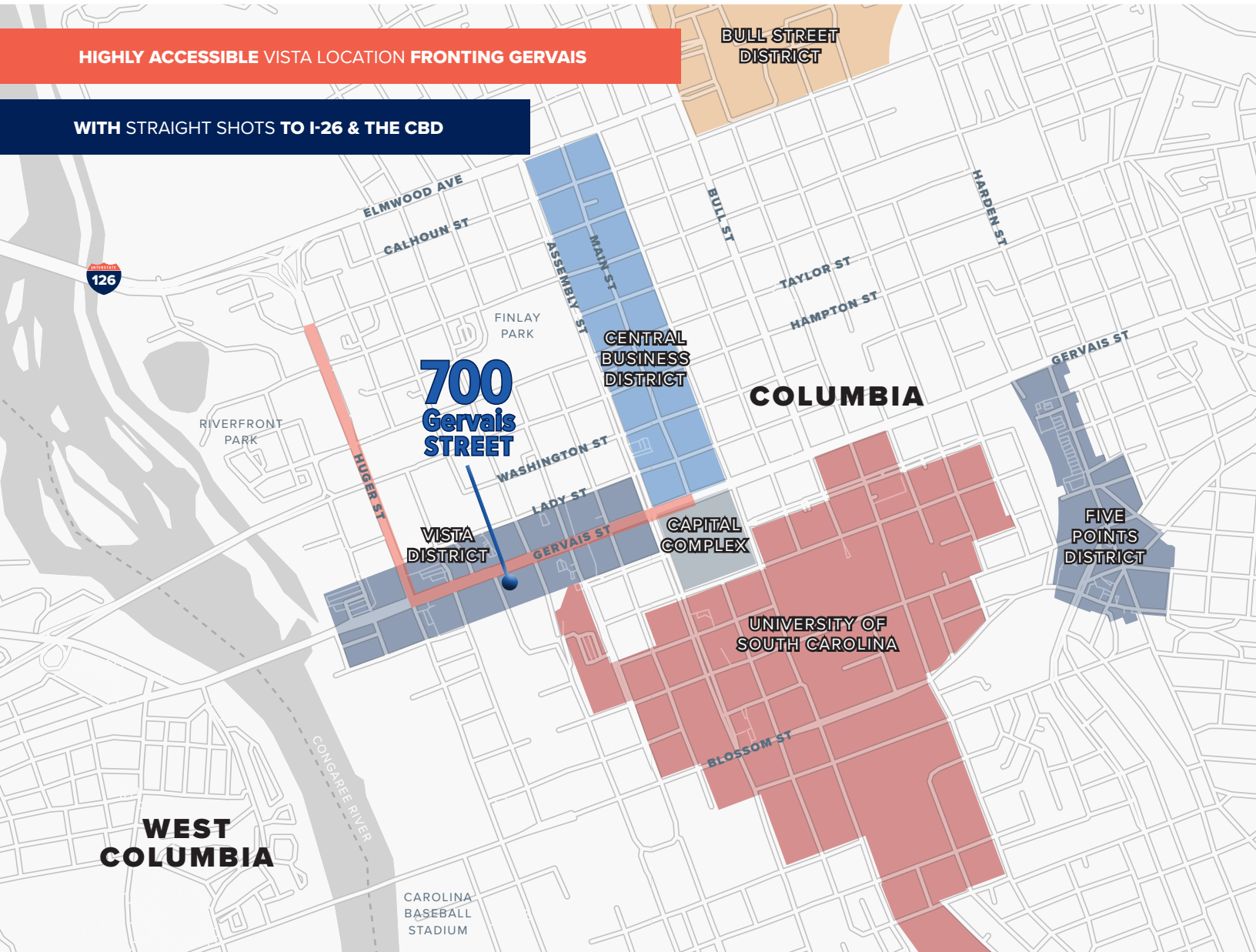
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HIGHLY ACCESSIBLE VISTA LOCATION FRONTING GERVAIS

WITH STRAIGHT SHOTS TO I-26 & THE CBD



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SUITE 250 ▶ 6,587 RSF ▶ UP TO ±12,800 RSF AVAILABLE



CONFIGURATION ▶ NINE (9) OFFICES WITH EXPANSIVE OPEN AREA

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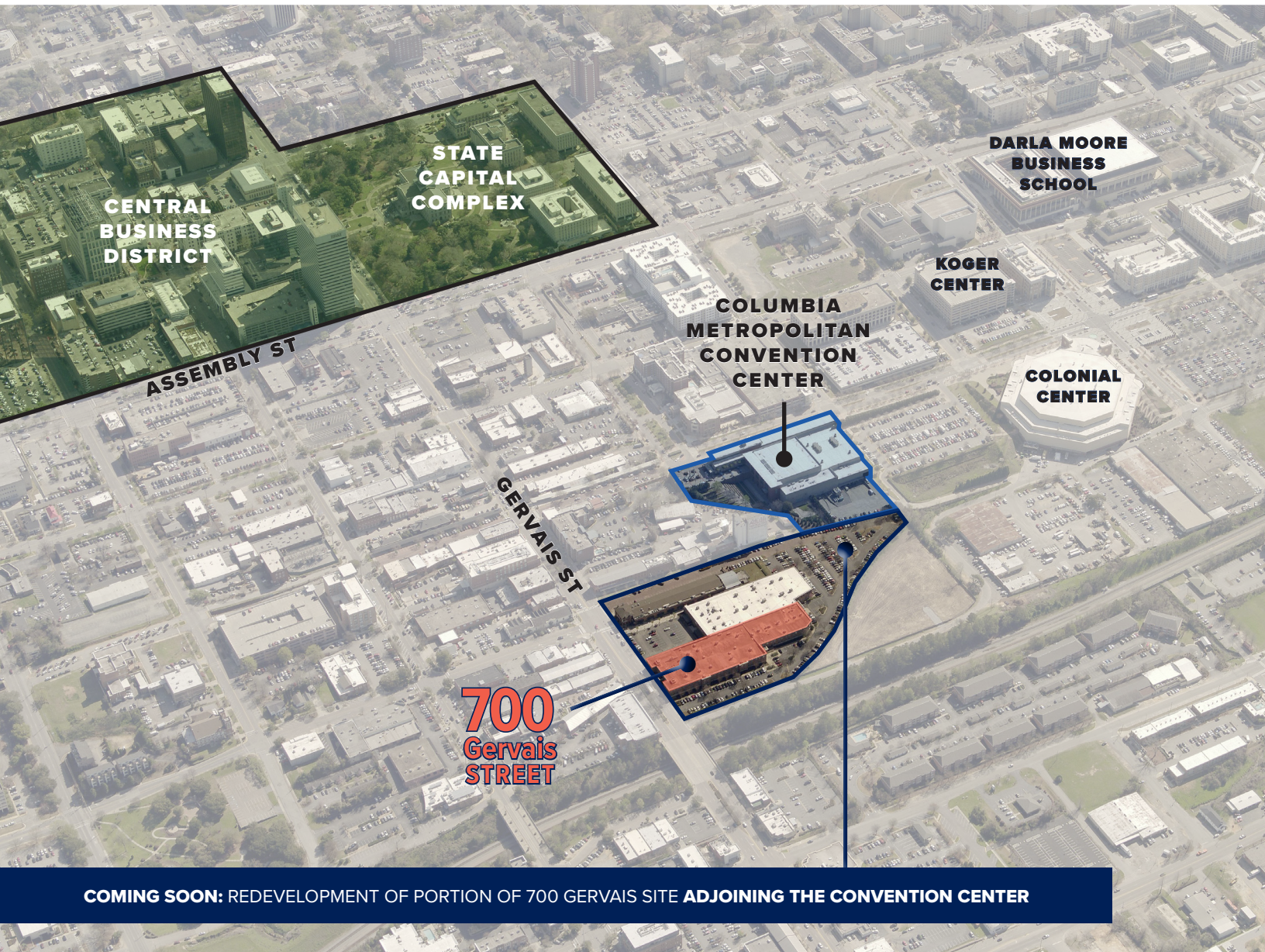
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COMING SOON: REDEVELOPMENT OF PORTION OF 700 GERVAIS SITE ADJOINING THE CONVENTION CENTER

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