



RETAIL SPACE FOR LEASE

# PALMETTO COMPRESS

612 Devine Street  
Columbia, SC 29201

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**LOCATION:** Well-located in Columbia's Congaree Vista District and adjacent to the University of South Carolina campus. Close proximity to: Colonial Life Arena, the Historic Vista Entertainment & Arts District, University of South Carolina Baseball Stadium and Columbia Riverfront. Located two blocks east from ±120,000 SF office property that is home to IBM, Fluor and USC.

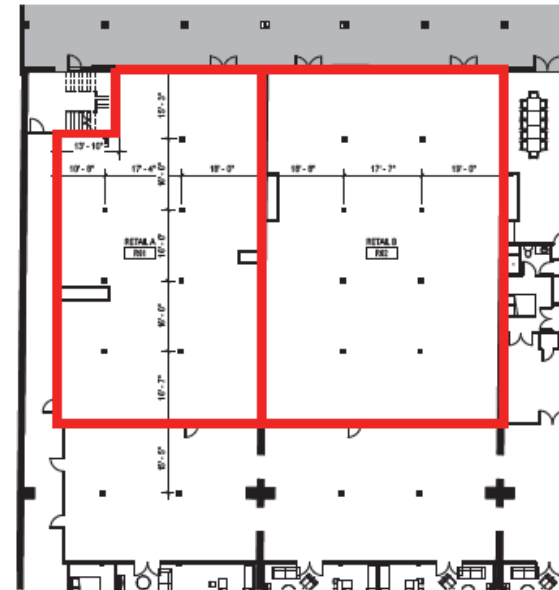
## BUILDING FEATURES:

- ◆ Exposed brick, wood beam ceilings
- ◆ Built in 1917 and recently renovated
- ◆ Multifamily component features 197 apartments (1, 2, and 3 bedroom)
- ◆ ±500 residents
- ◆ ±3,000 student beds within two blocks of property

## AVAILABILITY:

- ◆ ±8,000 SF total (suites can be combined)
- ◆ Suite R01: ±3,672
- ◆ Suite R02: ±4,411
- ◆ Grease trap already in place
- ◆ Access to front patio and rear courtyard

**LEASE RATE: \$26.00 PSF NNN**





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## Nearby Attractions - Aerial

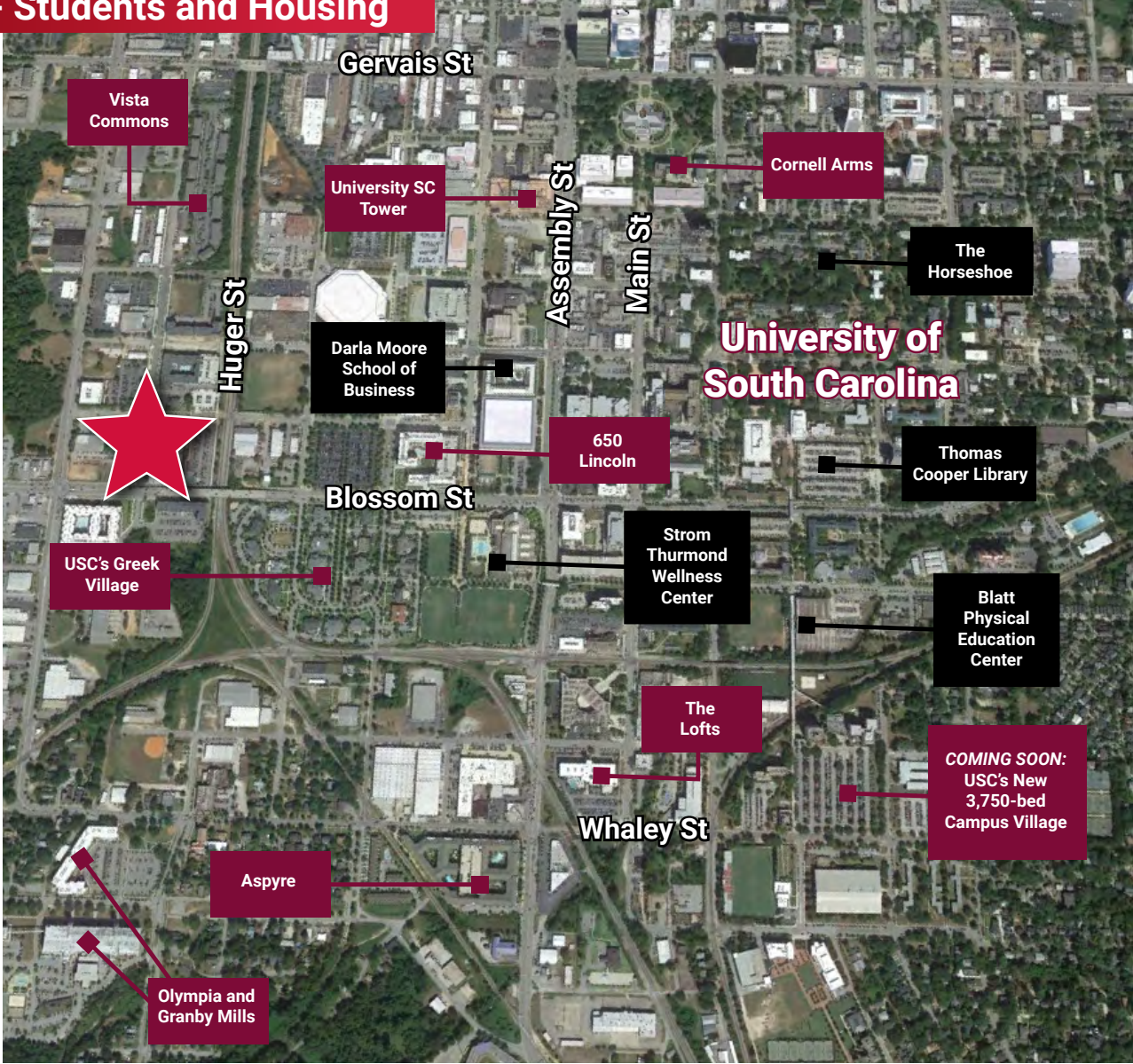




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## Nearby Attractions - Students and Housing





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## Nearby Attractions- USC

### UNIVERSITY OF SOUTH CAROLINA

With a 33,000 student population at the Columbia campus and a total enrollment of 50,000, the University of South Carolina has a major economic impact on the region as a whole. Boasting three-hundred twenty-four degree programs, and sitting on a 290-acre campus in the heart of Columbia, USC has recently received an award from US News & World Report for being one of the ten “most promising and innovative” colleges and universities.

Academically, the University of South Carolina is widely recognized as having one of the best International Business programs in the US, currently being ranked number one for its undergraduate program. Additionally, Kiplinger’s Personal Finance and The Princeton Review have both awarded USC with recognition of their quality academics and affordable costs, as being one of the best values in public universities. Other top ranked programs include engineering, exercise science, nursing, and health education.

