

DuPre Building

807 Gervais Street, Columbia, South Carolina

Historic Past, Urban Presence



For more
information

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AVANT
HOLDINGS

Property Features

- Circa 1919 with Extensive Renovations Completed in 2014
- The Congaree Vista's Mixed-Use Rehabilitated Icon
- Heart of the Vista's Views and Vantages
- Several blocks from USC (enrollment 35,000+), Columbia's Main Street, and the State Capital
- Exposed Historic Brick and Antique Heart Pine Beams
- Authentic Loft-Style, Featuring 13-16 Foot Ceilings
- Large Beautiful Ventilator Windows Flood Spaces with Natural Light
- Unmatched Finishes and Architectural Detail
- Metal Coffered Ceilings with Exposed Ductwork & Sprinkler Lines

Location



Key Features

Property Highlights

The Congaree Vista is a renovated textile mill and trainyard district transformed into one-stop entertainment hub of art galleries, national clothing stores, Class-A office, urban dwellings and hotels, many lined along brick streets and all surrounded by downtown eateries and historic landmarks. This Vista icon was built in 1919 for the DuPre Motor Company, a Ford dealership, and was the centerpiece of the Capital City's "Automobile Row". Today, this historic award-winning, rehabilitated landmark is known as the Vista's best urban mixed-use redevelopment sensitively blending original details with modern amenities. Comprised of approximately 38,000 square feet gross and 31,000 square feet of rentable space, the building boasts a lively mix of retail, restaurant and sleek Class-A office space. The property also includes a live/work loft with a rooftop garden terrace. The existing and targeted tenant mix includes progressive, urban clientele who value architectural history and its dynamic influence on their business.

- Extraordinary retail and office spaces available.
- Much of the office space is authentic loft style, featuring 13 to 16 foot ceilings, exposed historic brick, beautiful antique heart pine beams, exposed ductwork, sprinkler lines, abundant natural light with large ventilator windows and original hardwood floors.
- Preliminary renovation plans include a possible future roof top garden terrace along the building front to capitalize on the expansive views of the State House, Vista skyline, and perspective towards the Congaree river. Two balconies currently overlook the Vista and Dupre alley on the second and third floors.
- The three-story structure (plus a basement) is accessible by an elevator and two stairwells. The stairwell off the main common area (entrance on the side of the building) features balustrades salvaged and reclaimed from Brooklyn and mahogany hand rails.
- The DuPre building is on the National Register list in the West Gervais Street Historic District.
- The first floor retail space offers a chic vibe with metal coffered ceilings, original tile floors and large showroom windows.
- The building is located in the heart of Columbia's vibrant Congaree Vista on Gervais near Lincoln Street providing excellent access to the University of South Carolina (enrollment: 35,000+), Columbia's downtown Main Street and the State Capitol.
- Parking is limited on-site but 807 Gervais provides easy access to the City's 675-car \$11 million parking garage with availability (approximately a block and a half away on Lady Street).
- 807 Gervais has a pedestrian access easement along the Hyatt Place hotel brick promenade to Lady Street. A City pedestrian access easement leads directly to Lady Street and the beautified pathway to the City Garage adjacent to Aloft.
- 24-hour secured key pad access to building and two curb cuts accessing Gervais Street and pedestrian easement to Lady Street (see aerial site plan).
- Unmatched finishes and architectural details throughout.
- The thriving Vista boasts nearly \$1 billion in major projects completed, under construction or planned over the last few years alone.

Key Features

Property Highlights

- Salvaged and reclaimed treasures were reintroduced into the award-winning renovations including the west lobby with its canopy that was cobbled together from an original copper awning from Harlem and brackets from Brooklyn. The double brass doors in the west lobby are from the front doors of a bank on Lexington Avenue in New York and the three-foot high copper cornices in the ceiling are from Christies on 5th Avenue.
- The building has excellent visibility on Gervais Street with over 27,600 vehicles passing per day.
- The right address for brand building and recruiting top talent.
- Building is sprinklered throughout.
- Gervais Street retail businesses include Urban Outfitters, Chipotle, Starbucks, Publix, Hyatt Place, Panera Bread, Hampton Inn, Pearlz, Motor Supply, AT&T and many local boutiques and galleries.



Aerial Photo



Property Availability

Available Space Suite 100

- This space features high profile Gervais Street ground floor retail exposure with large showroom windows, metal coffered ceilings, exposed ductwork & sprinkler lines, original historic tile floors and two restrooms. Comprising 2,361 rentable square feet, current space configuration is predominantly wide open with a bar, prep kitchen and full walk-in cooler.
- Rental Rate \$28 NNN

Aerial Site Plan

(Planned Vista Greenway Plaza)

Vista Greenway Tunnel (Pedestrian & Bike)

Lady Street
Parking Garage
675 Spaces

Aloft
Boutique
Hotel

Hyatt Brick Promenade Walkway
(Pedestrian Access Easement)

Starbucks

Miller Valentine
Offices

Jason's Deli

Hyatt Place Hotel
89,500 SF Building & AT&T
130 Rooms

Liberty Tap
Room & Grill

Hampton
Inn

±405' (Pedestrian Easement)

807 Gervais Street →

Primary Entrance

Sowell Gray
Law Firm

Ristorante
Divino

Old Chicago
Pizza & Taproom
(Mixed-Use)

Beautified pedestrian pathway to the
City Garage.

Gadsden St

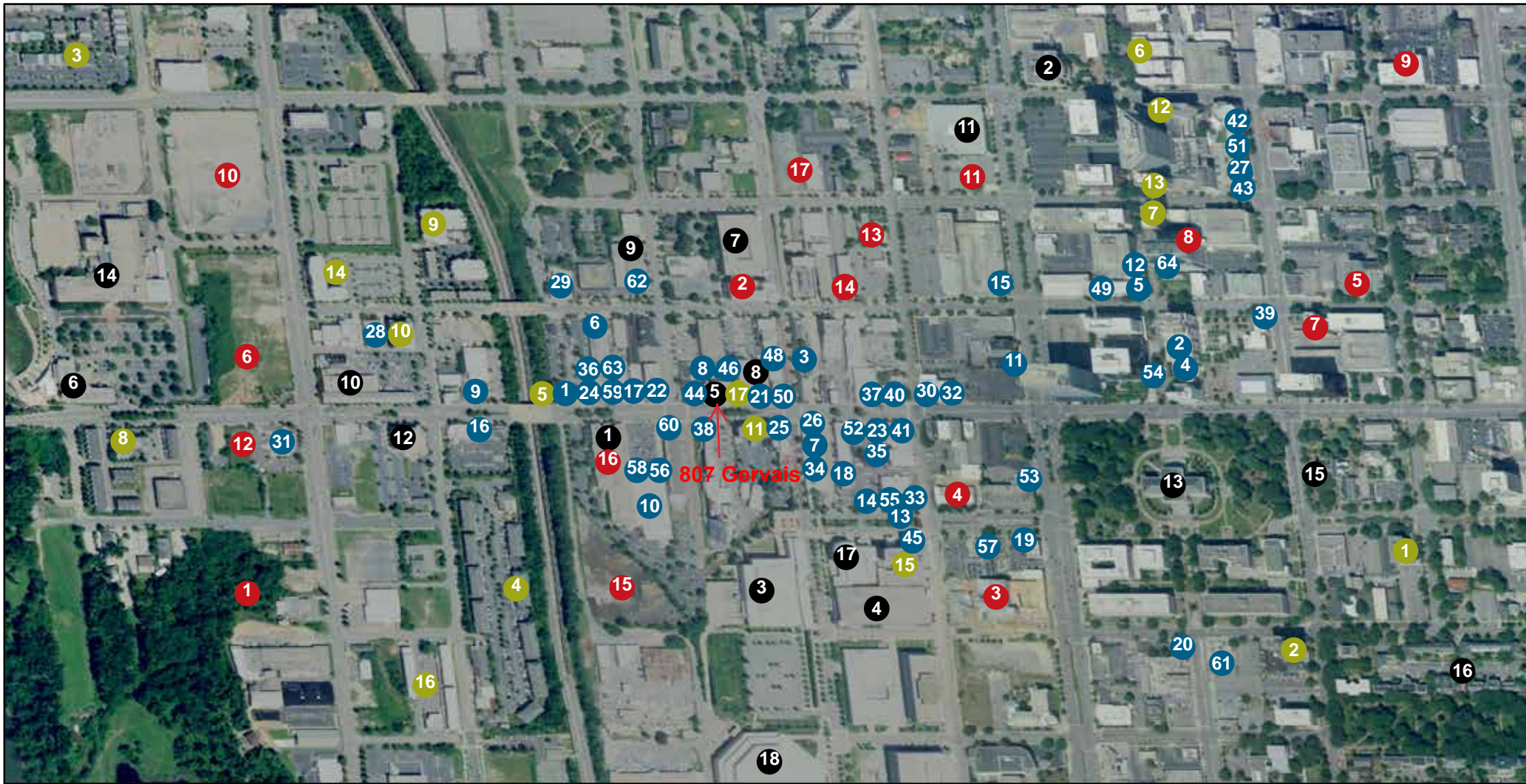
Jimmy John's

Tsunami at
700 Gervais

Lady Street

City Market
Mixed-Use





Market Intel

- 1. COMPLETED: Stormwater Artist Studio
- 2. COMPLETED: Aloft Hotel & Retail Space
- 3. COMPLETED: The Empire Student Housing (684 Beds)
- 4. UNDERWAY: Historic Vista Fire Station Mixed-Use Renovation
- 5. UNDERWAY: 1321 Lady (130 Apartment Units)
- 6. PLANNED: Kline City Center Mixed-Use
- 7. CLOSED ON BUILDING: Keenan Complex Historic Restoration
- 8. UNDERWAY: Arcade Mall Renovation
- 9. COMPLETED: Land Bank Apartments (114 Units)
- 10. PROPOSED: Mixed-Use SCANA Property (Under Contract)
- 11. PLANNED: Student Apartments (126 Units | 486 Beds)
- 12. CLOSED ON LAND: Hotel
- 13. COMPLETED: 1325 Park Historic Renovation
- 14. UNDERWAY: 915 Lady Mixed-Use Historic Renovation
- 15. CLOSED ON LAND: Planned High Density, Mixed-Use
- 16. COMPLETED: Craft Axe Throwing at 700 Gervais
- 17. UNDERWAY: 5-Story Hotel at 911 Washington

Points of Interest

- 1. 700 Gervais
- 2. Columbia Art Museum
- 3. Columbia Metropolitan Convention Center
- 4. Convention Center Garage
- 5. Dupre Building
- 6. EdVenture
- 7. Lady Street Garage: 675 Spaces
- 8. Miller Valentine Offices
- 9. Personally Fit Gym
- 10. Publix
- 11. Richland County Public Library
- 12. South State Corporate HQ
- 13. State House
- 14. State Museum
- 15. Town Theatre
- 16. USC Horseshoe
- 17. USC Alumni Center

Restaurants

- 1. Black Bean
- 2. Blue Flour Bakery
- 3. Blue Marlin
- 4. Bourbon
- 5. Cantina 76
- 6. Carolina Ale House
- 7. Carolina Strip Club Restaurant
- 8. Casual Pint
- 9. Chipotle
- 10. City Bar & Fondu
- 11. Cola's
- 12. Famous Toastery
- 13. Five Guys
- 14. Flying Saucer
- 15. Garden Bistro
- 16. Gervais & Vine
- 17. Grill Marks
- 18. Hickory Tavern
- 19. IHOP
- 20. Immaculate Consumption
- 21. Jason's Deli
- 22. Jimmy John's
- 23. Kaminsky's Baking Company
- 24. Le Peep
- 25. Liberty Tap Room & Grill
- 26. Longhorn Steahouse
- 27. M Cafe
- 28. M Grille
- 29. M Vista
- 30. Marble Slab Creamery
- 31. McDonald's
- 32. Mellow Mushroom
- 33. Monterrey
- 34. Moriarty's Irish Pub
- 35. Motor Supply
- 36. Newt's Eatery
- 37. Nonnah's
- 38. Old Chicago Pizza & Taproom
- 39. Palmetto Club Tavern
- 40. Panera Bread
- 41. Pearlz
- 42. Pizza Hut
- 43. Quizno's

Residential & Lodging

- 1. Claire Towers
- 2. Cornell Arms
- 3. Lofts at Canalside
- 4. Vista Commons
- 5. Vista Lofts
- 6. Capitol Places I (1520 Main)
- 7. Capitol Places IV
- 8. City Club
- 9. Renaissance Plaza
- 10. The Lofts at Printers Square
- 11. Hampton Inn
- 12. Marriott
- 13. Sheraton
- 14. SpringHill Suites
- 15. The Hilton
- 16. Pulaski Square
- 17. Hyatt Place & AT&T

The Vista



Art Galleries

Hotels & Entertainment

Boutiques

Award-Winning

Restaurants

Class-A Office

The Vista

The building is located in the heart of Columbia's vibrant Congaree Vista on Gervais near Lincoln Street and provides easy, convenient access to the University of South Carolina and Columbia's downtown Main Street. Rich in history and forward-thinking, the Vista is known as Columbia's top arts and entertainment district for a reason. While Columbia's industrial and rail hub once gathered dust, today the rustic warehouses and mills enjoy new lives as music and entertainment venues, art galleries, Class-A office, delightful boutiques, urban dwelling places, and award-winning restaurants. New and renovated buildings mesh rustic details with sleek, downtown style. The Vista area continues to experience a surge of new construction and rehabilitated projects.



The Vista



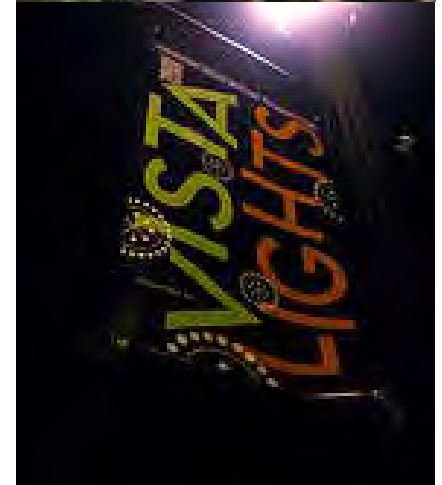
807 Gervais is situated within:

- The Columbia CBD with approximately 60,000 person workforce and Columbia's over 800,000 MSA
- Several blocks from the State House office complex
- Several blocks from the University of South Carolina campus with its 35,000 students - enrollment has increased 25% in the past decade and growth plans are accelerating
- The InnoVista District, the University of South Carolina's planned 5 million square foot research campus



Numerous Vista public venues:

- Over 60 restaurants/entertainment venues and approximately 40 art galleries and specialty shops
- Columbia Convention Center and adjoining 222-room Hilton Hotel
- 9,000 seat University of South Carolina baseball park
- 18,000 seat Colonial Life Arena
- Three Rivers Greenway with its planned Vista linkages and the centerpiece, the Congaree Regional Riverfront Park
- State Museum with annual attendance exceeding 185,000 visitors
- EdVenture, South Carolina's 92,000 square foot children's museum with its 200,000+ annual attendance



Interior & Exterior Property Photo Overview



Interior & Exterior Property Photo Overview

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Interior & Exterior Property Photo Overview



Interior & Exterior Property Photo Overview



Demographic Profile

Gervais and Lincoln Streets - The Vista - Columbia, SC

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	10,057	76,266	158,016	0 - 4	1.1%	4.8%	5.3%	2018 Estimate	\$36,128	\$37,390	\$41,595
2018 Estimate	10,950	82,209	168,955	5 - 9	0.7%	4.2%	4.9%	2023 Projection	\$42,133	\$42,237	\$47,163
2023 Projection	11,664	86,663	176,984	10 - 14	0.6%	3.7%	4.5%				
% Chg. 2018-2023	6.5%	5.4%	4.8%	15 - 19	33.2%	10.9%	8.4%	Average Household Income			
				20 - 24	29.2%	18.4%	14.0%	2018 Estimate	\$60,987	\$59,417	\$64,090
Households				25 - 34	14.2%	16.9%	15.8%	2023 Projection	\$69,443	\$66,665	\$71,842
2010 Census	2,526	31,547	66,853	35 - 44	5.0%	9.9%	10.6%				
2018 Estimate	3,170	34,373	71,834	45 - 54	5.0%	9.2%	10.2%	Per Capita Household Income			
2023 Projection	3,604	36,505	75,512	55 - 64	5.5%	10.0%	11.3%	2018 Estimate	\$22,758	\$26,676	\$28,281
				65 - 74	3.1%	6.6%	8.2%	2023 Projection	\$26,163	\$29,840	\$31,632
Families				75 - 84	1.7%	3.4%	4.3%				
2010 Census	516	12,919	32,314	85+	0.7%	2.1%	2.4%	2018 Household Income Dist.			
2018 Estimate	621	13,408	33,442					Less than \$15,000	23.0%	21.6%	17.5%
2023 Projection	699	13,951	34,607	Median Age				\$15,000 - \$24,999	13.3%	12.7%	12.2%
				2010 Census	21.7	27.9	31.2	\$25,000 - \$34,999	12.5%	12.8%	12.4%
2018 Dist. by Race & Ethnicity				2018 Estimate	22.5	29.1	32.9	\$35,000 - \$49,999	11.8%	14.0%	15.1%
White Alone	71.2%	55.3%	54.5%	2023 Projection	22.9	29.6	33.7	\$50,000 - \$74,999	14.4%	15.2%	16.2%
Black Alone	20.0%	36.7%	38.2%					\$75,000 - \$99,999	7.8%	8.3%	9.6%
American Indian Alone	0.2%	0.3%	0.3%	Average Household Size				\$100,000 - \$149,999	7.9%	8.5%	9.4%
Asian Alone	5.4%	2.7%	2.1%	2010 Census	1.84	2.08	2.17	\$150,000 - \$199,999	5.0%	3.4%	3.5%
Pacific Islander Alone	0.0%	0.1%	0.1%	2018 Estimate	1.78	2.09	2.17	\$200,000 and Up	4.2%	3.5%	4.1%
Some Other Race Alone	0.6%	2.9%	2.7%	2023 Projection	1.76	2.09	2.17				
Two or More Races	2.5%	2.2%	2.1%					2018 Business Data			
Hispanic Origin (Any Race)	3.2%	5.6%	5.5%	2018 Housing Data				Total Businesses:	2,360	5,804	9,060
				Owner Occ. Housing Units	624	12,602	32,730	Total Employees:	44,043	95,175	141,342
				Renter Occ. Housing Units	2,546	21,771	39,104				