

915
lady street

NOW LEASING
UP TO 12,160 SF AUTHENTIC LOFT STYLE
BUILDING IN THE HEART OF THE VISTA
COLUMBIA, SOUTH CAROLINA



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Contact Developer:

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807 Gervais Street, Box 15
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PROPERTY HIGHLIGHTS

- Circa 1932 for the National Biscuit Company (the company known as Nabisco today), a one-story brick warehouse with Art Deco motifs (National Historic Register)
- Exposed spiral ductwork and fire sprinkler lines, original refurbished operable steel sash windows, historic roll-up doors with operable high-quality glass garage doors behind for flexibility, and skylights flood space with natural light
- Features towering ceilings as high as 18 feet with historic wood ceiling decking, original concrete floors (exposed brick in Suite A and original hardwood floors in Suite C Mezzanine)
- Heart of the Vista's views and vantages
- Ample convenient parking
- Two blocks from Columbia's Main Street and the State Capital, several blocks from USC (enrollment 35,000+)
- Steps from Gervais Street's many restaurants, shopping and entertainment venues
- Total rentable square feet available is 12,160 comprised of 3 suites (any of which can be combined):
 - Suite A (front of building): 5,218 RSF
 - Suite B: 3,239 RSF
 - Suite C: 3,703 RSF
- Extensive Renovations Recently Completed.

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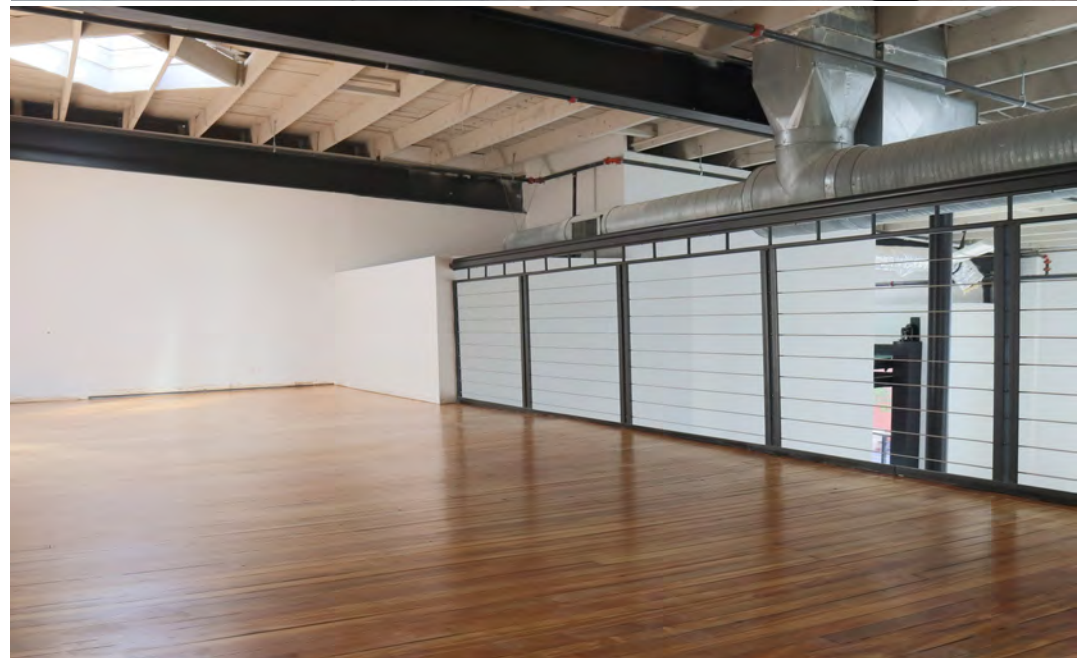
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915 LADY STREET

Property Highlights

- Recently extensively renovated into Class A authentic loft office spaces. 2019 new roof, R-30 insulation, several new HVAC units, installed fire sprinkler system, 4 new ADA restrooms, parking and landscaping beatification, etc.
- The 4 historic roll-up doors are left intact (repaired and refurbished) and left in current operational state. Roll-up door areas will remain operational (locked or unlocked from the inside) with an offset (directly behind) with high quality operable glass door installed to flood space with natural light when roll-up door is upright. The operable glass door will give the tenants flexibility to open and let in fresh air on nice weather days, doors actually folds away up into the ceiling. Steel and cable railings were installed where the roll-up door openings are present.
- Secure key pad access will be installed for front and rear doors.
- **Suite A** (the front suite) comprises 5,218 RSF featuring 2 private offices overlooking Lady Street, larger rooms for multiple workstation efficiency, mezzanine level (carpet allowance for mezz) with steel cable railings, 3 high quality operable glass rollup doors, exposed historic brick and wood decking, the plumbing in place for a private bathroom if desired. Basement space to accommodate storage needs.
Suite B is approximately 3,239 RSF with a predominantly open layout, mezzanine level (carpet allowance for mezz), soaring ceilings and a high-quality operable glass door.
Suite C is approximately 3,703 RSF also with a predominantly open layout, mezzanine level with beautiful historic hardwood floors and steel cable railing overlooking the space with a high-quality glass operable door. Convenient to the parking in the rear surface lot.
Rental Rate: \$24.50 full service not including parking. Ample parking available at per space market rates.
Any of the 3 suites can be combined or 1 tenant could lease the entire 12,160 RSF.

915 Lady Photos

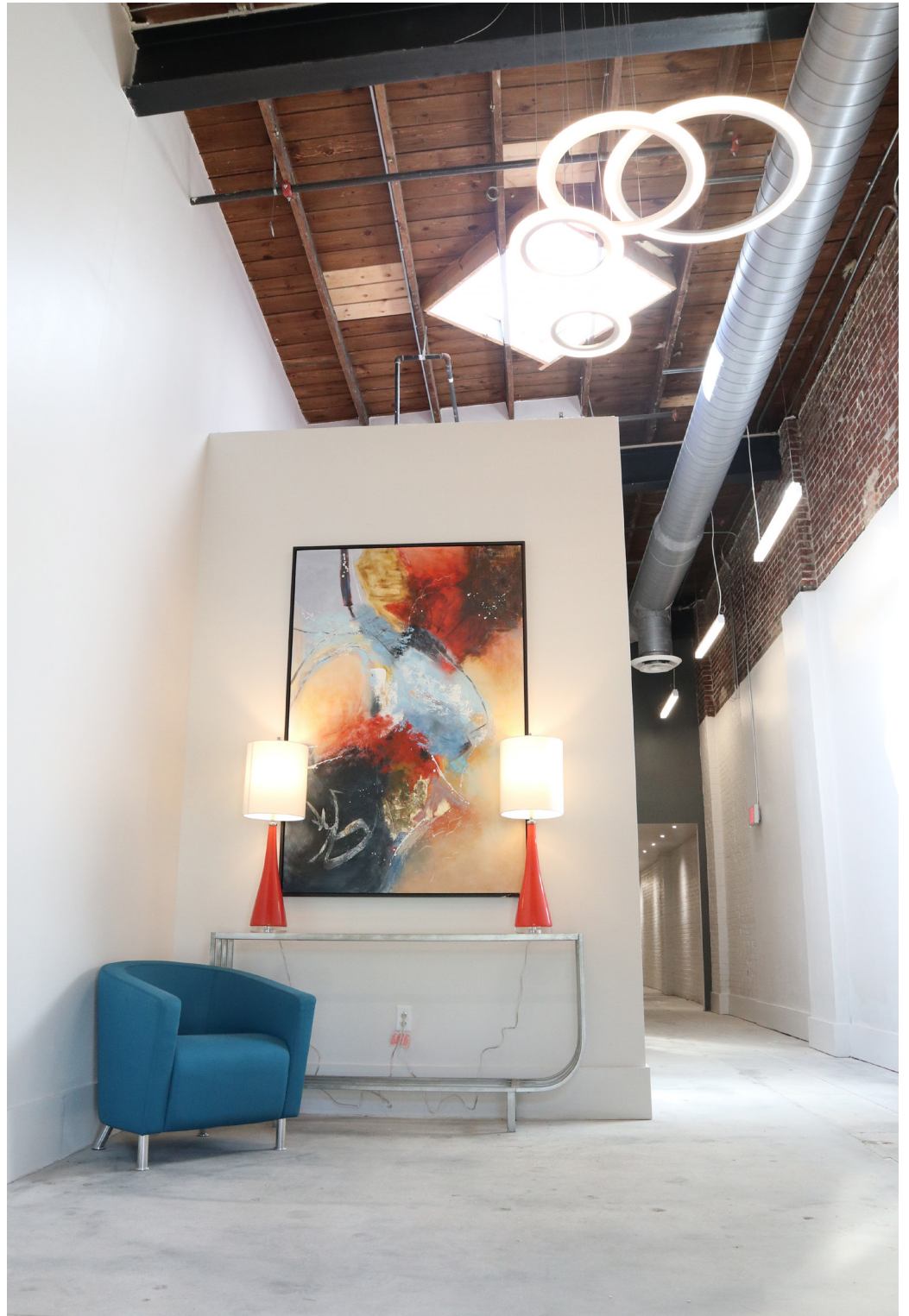












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Overview Building History & Exterior Architectural Details

Featuring Art Deco details on its facade, the building was constructed circa 1932 for the National Biscuit Company (the company known as Nabisco today). It is located within and contributes to the West Gervais Street Historic District, the city of Columbia's most intact collection of commercial and rail-related buildings. 915 Lady Street is one of several brick warehouse structures that were clustered around the original passenger and freight rail terminal that served as a hub for commerce and transportation when railway travel was at its prime. This building is typical in appearance and history with the other warehouse structures in the West Gervais Street Historic District. It mirrors a "sister" building across the alley which was originally the railway line. The scale and materials of the two buildings together contribute to the historic feel of the neighborhood and create the scale of time and place in the alley. The building is described in the National Register of Historic Places Inventory as a façade with four multi-light windows centered with reeded bands separating and framing each element. Where these reeded bands meet, octagonal bosses with reeded cross inserts are placed. The façade materials are composed of brick with pre-cast panels forming the reeded bands described above. The western side elevation, along an alley, is brick with four large cargo bay doors with pre-cast concrete lintels alternating with two metal-framed windows featuring pre-cast concrete lintels. A terra cotta coping runs along the western, northern (rear) and eastern elevations.

915

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Floor Plan



915

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Floor Plan

Suite C

Suite B

Suite A



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± 25 to 30
Parking
Spaces
919
Washington St.

Planned 5-Story Hotel
(Under Construction)

Washington St.

27
Parking
Spaces

915
Lady St.

First Citizens

First Citizens
Operation
Center

Park St.

City
Parking
Garage

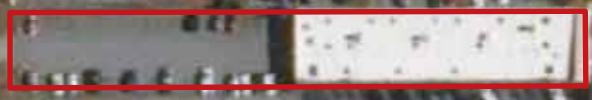
Aloft Hotel

Lady St.

Park St

• First Citizens

915 Lady Street



Panera Bread •

Nonnah's •

• Pearlz

Kaminsky's Bakery

• • Motor Supply

• Sure Fire Taco

• Urban Outfitters

• Longhorn Steakhouse

• 911 Washington
Underway: 5-Story Hotel

Blue
Marlin •

(Planned Vista Greenway Plaza)

Vista Greenway Tunnel (Pedestrian & Bike)

Lincoln St

• City Police
Headquarters

Lady Street
Parking Garage
675 Spaces

Aloft
Boutique
Hotel
110 Rooms

Starbucks •

Miller Valentine
Offices

• Jason's Deli

• Liberty Tap
Room & Grill

Hyatt Place & AT&T
130 Rooms

• Hampton
Inn

Washington St

807 Gervais •

Sowell Gray
Law Firm •

Ristorante •
Divino

• Old Chicago
Pizza & Taproom
(Mixed-Use)

Gadsden St

Wild Wing
Cafe •

Jimmy John's •

Tsunami & Tin Lizzy's at
700 Gervais •

915

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The Vista

The building is located in the heart of Columbia's vibrant Congaree Vista on Lady Street near Gervais 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.



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Situated Within:

- The Columbia CBD with approximately 60,000 person workforce and Columbia's over 837,092 MSA
- Two blocks from the State House office complex and Main Street
- 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



915

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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 and the 2,256 seat Koger Center for the Arts
- Three Rivers Greenway with its planned Vista linkages and the centerpiece, the planned 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

