



700
HUGER

54,000 SF PURCHASE OPPORTUNITY

Steps from USC's campus in the heart of The Vista

TRINITY
PARTNERS



700 HUGER STREET



COLUMBIA, SC 29201



Property Highlights

54,081, three-story Class-A Office Building
Built in 2001

Potential corporate relocation opportunity

Surrounded by amenities and multifamily

Plenty of parking with exceptional access

Additional Development Opportunity

±3.45 acres including ±0.88 acre development pad
with Huger Street frontage

Leased to national credit tenant through 8/31/2021

Annual NOI: \$700,000 (approximately)

SALE PRICE: \$10,700,000

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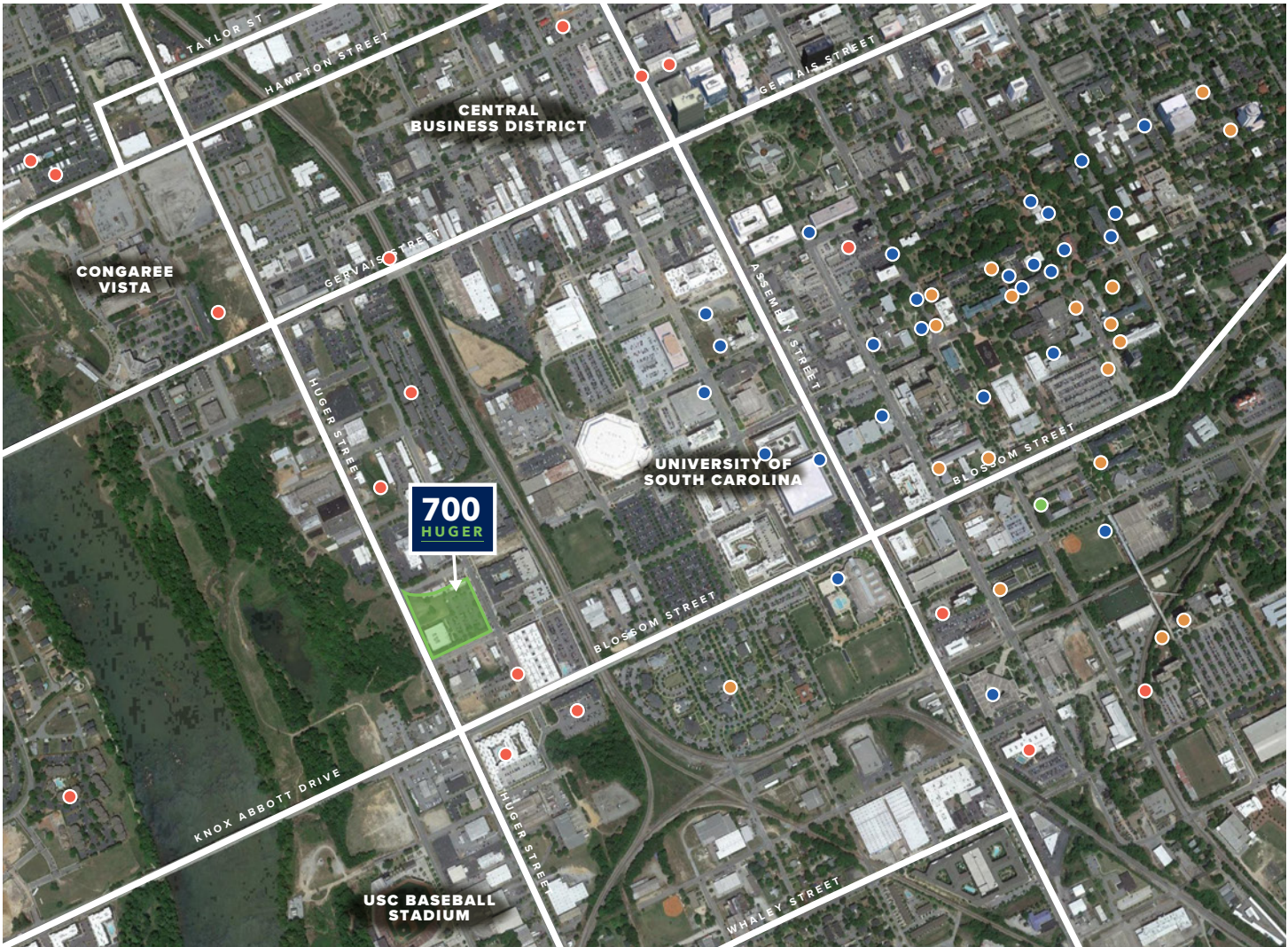
CONTACT

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455

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

BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

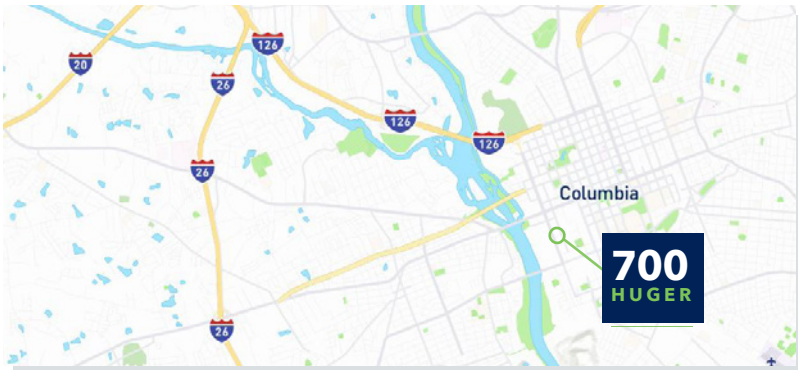




● ACADEMIC/RESEARCH BUILDINGS

● APARTMENTS

● COLLEGE DORMS/STUDENT HOUSING



Location

Site is centrally located within the downtown Columbia / Vista submarket and is squarely in the path of growth for the University of South Carolina.

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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