



FOR LEASE



1333 MAIN
STREET

CBRE

PROPERTY OVERVIEW

CONVENIENCE IN THE HEART OF COLUMBIA

1333 Main offers excellent access in a prominent downtown Columbia location. Less than two blocks from the South Carolina State House, 1333 Main is in the heart of the CBD and walkable to many of the best dining, shopping, and entertainment amenities Columbia has to offer.

- **Easy Parking**

1333 Main offers ample parking in its adjacent surface lot and owned parking garage on Assembly Street with gated access.

- **Professional Management & Security**

The property is professionally managed on-site, including a building engineer and 24/7 staffed security.

- **Modern Space**

1333 Main has been beautifully updated with modern finishes and large building conference center, with future improvements and additional amenities planned.

PRIME MAIN STREET RETAIL OPPORTUNITY

Available ground floor suites can be combined to offer up to $\pm 6,834$ rentable square feet of space on Main Street that is ideal for retailers, restaurants, and professional services. The full-length window line provides unrivaled Main Street presence and visibility.

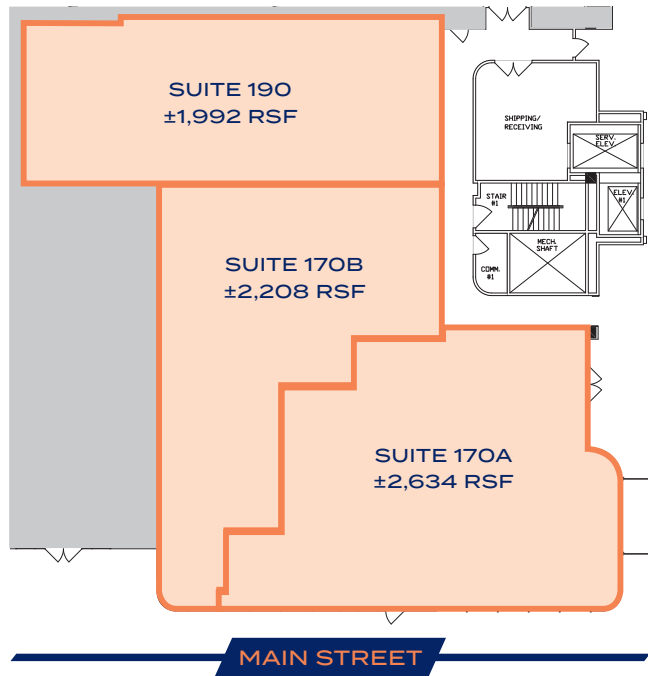
AVAILABLE SUITES

FLOOR SUITE	RSF	LEASE RATE
GROUND SUITE 170A	$\pm 2,634$	\$18.00- \$20.00, NNN
GROUND SUITE 170B	$\pm 2,208$	\$18.00- \$20.00, NNN
GROUND SUITE 190	$\pm 1,992$	\$18.00- \$20.00, NNN
6TH FLOOR FULL FLOOR AVAILABLE	$\pm 4,041$ - $\pm 28,963$	\$21.50, FSG

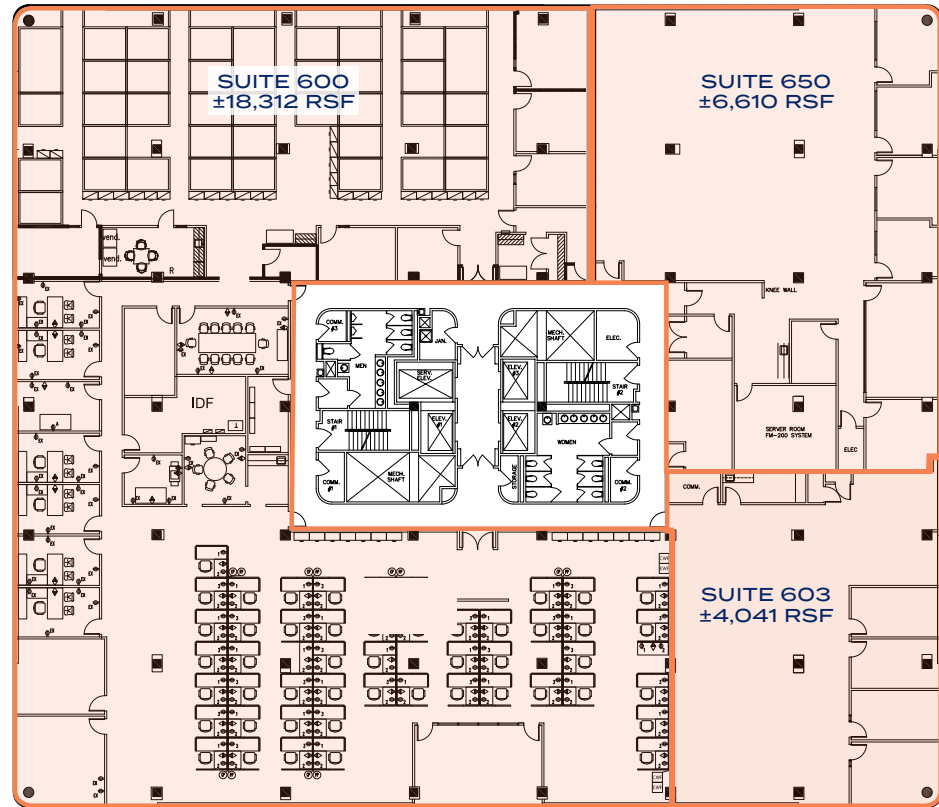


FLOOR PLANS

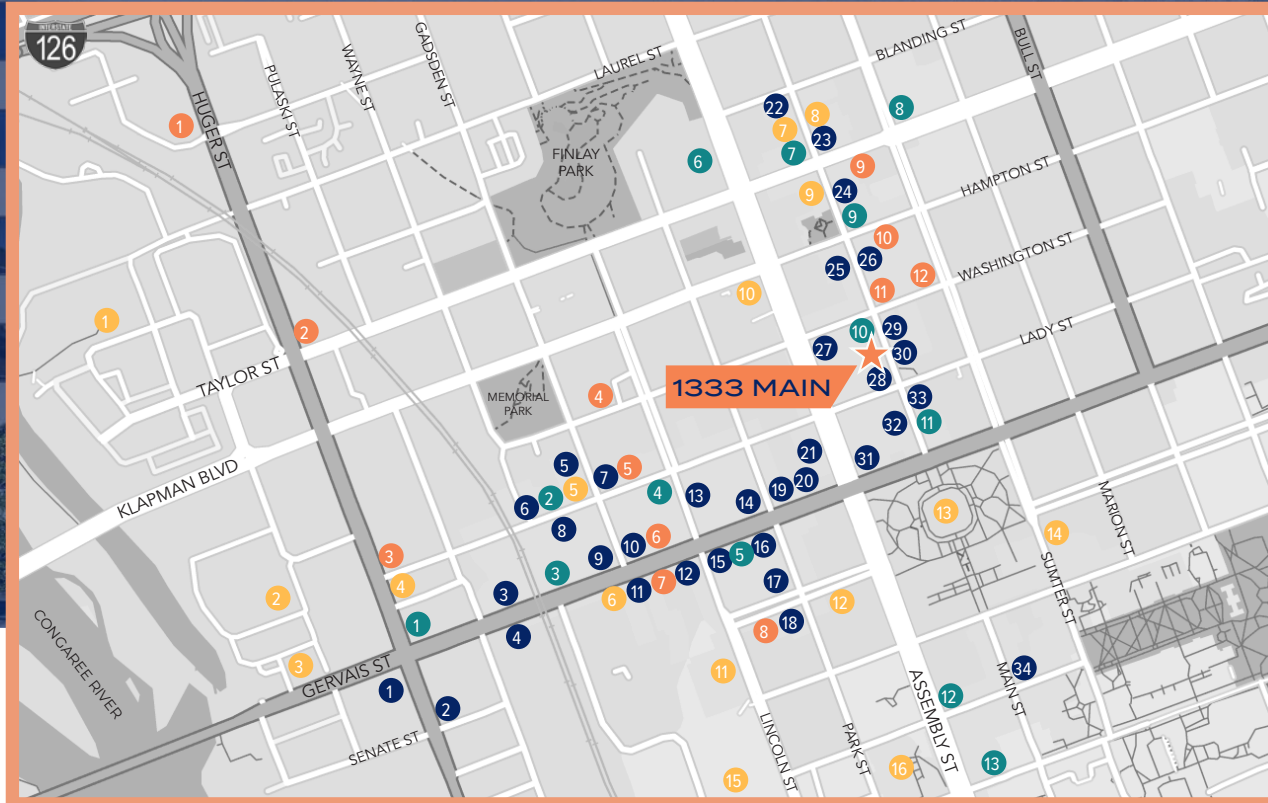
GROUND FLOOR
±6,834 SF Contiguous



SIXTH FLOOR
±28,963 SF Contiguous



AREA AMENITIES



DINING

- 1 McDonald's
- 2 Freshe Poke
- 3 Chipotle Mexican Grill
- 4 Gervais & Vine
- 5 Wild Wing Cafe
- 6 M Grille
- 7 COA Agaveria y Cocina
- 8 Carolina Ale House
- 9 Jimmy John's
- Grill Marks
- Twisted Spur Brewing
- 10 Jason's Deli

- 11 Old Chicago Pizza
- 12 Liberty Tap Room
- 13 Blue Marlin
- 14 Panera Bread
- 15 LongHorn Steakhouse
- 16 Pearlz Oyster Bar
- Motor Supply Co. Bistro
- Oyster Bar Columbia
- 17 Five Guys Burgers & Fries
- 18 Ruth's Chris Steakhouse
- 19 Marble Slab Creamery
- 20 Mellow Mushroom
- 21 Cola's Restaurant

- 22 Sweet Cream Company
- Hendrix Restaurant
- The Grand on Main
- 23 Michael's Cafe
- 24 Cowboy Brazilian Steakhouse
- 25 Drip Coffee & Cafe
- 26 East Bay Deli
- Starbucks
- 27 Camon Japanese
- 28 Cantina 76
- 29 Pita Pit
- Swanson's Deli
- Ally & Eloise

- 30 Market on Main
 - 31 Capital City Club
 - 32 Halls Chophouse
 - 33 Bourbon
 - 34 Hunter Gatherer Brewery
- ## SHOPPING & SERVICES
- 1 Publix
 - 2 Imagine This Boutique
 - Entourage Gifts & Clothing
 - Frank's Gentlemen Salon
 - 3 The UPS Store
 - 4 Peanut Man
 - 5 Urban Outfitters

- 6 United State Postal Service
 - 7 Mast General Store
 - 8 Prisma Health
 - 9 Sylvan Jewelers
 - 10 Granger Owings
 - 11 Uptown Gifts
 - 12 CVS Pharmacy
 - 13 FedEx Office
- ## LODGING
- 1 Staybridge Suites
 - 2 Holiday Inn Express & Suites
 - 3 SpringHill Suites
 - 4 Holiday Inn Express & Suites

- 5 Aloft Columbia
 - 6 Hyatt Place
 - 7 Hampton Inn by Hilton
 - 8 Hilton Columbia Center
 - 9 Hotel Trundle
 - 10 Marriott Columbia
 - 11 Sheraton Columbia
 - 12 Holiday Inn
- ## POINTS OF INTEREST
- 1 Canalside Development
 - Riverfront Park & Trails
 - 2 South Carolina State Museum
 - 3 EdVenture Children's Museum

- 4 Trustus Theater
- 5 Escapology Columbia
- 6 Craft Axe Throwing
- 7 Nickelodeon Theatre
- 8 TopGolf Swing Suite
- 9 Columbia Museum of Art
- 10 Richland County Library
- 11 Convention Center
- 12 The Senate
- 13 South Carolina State House
- 14 Town Theatre
- 15 Colonial Life Arena
- 16 Koger Center for the Arts

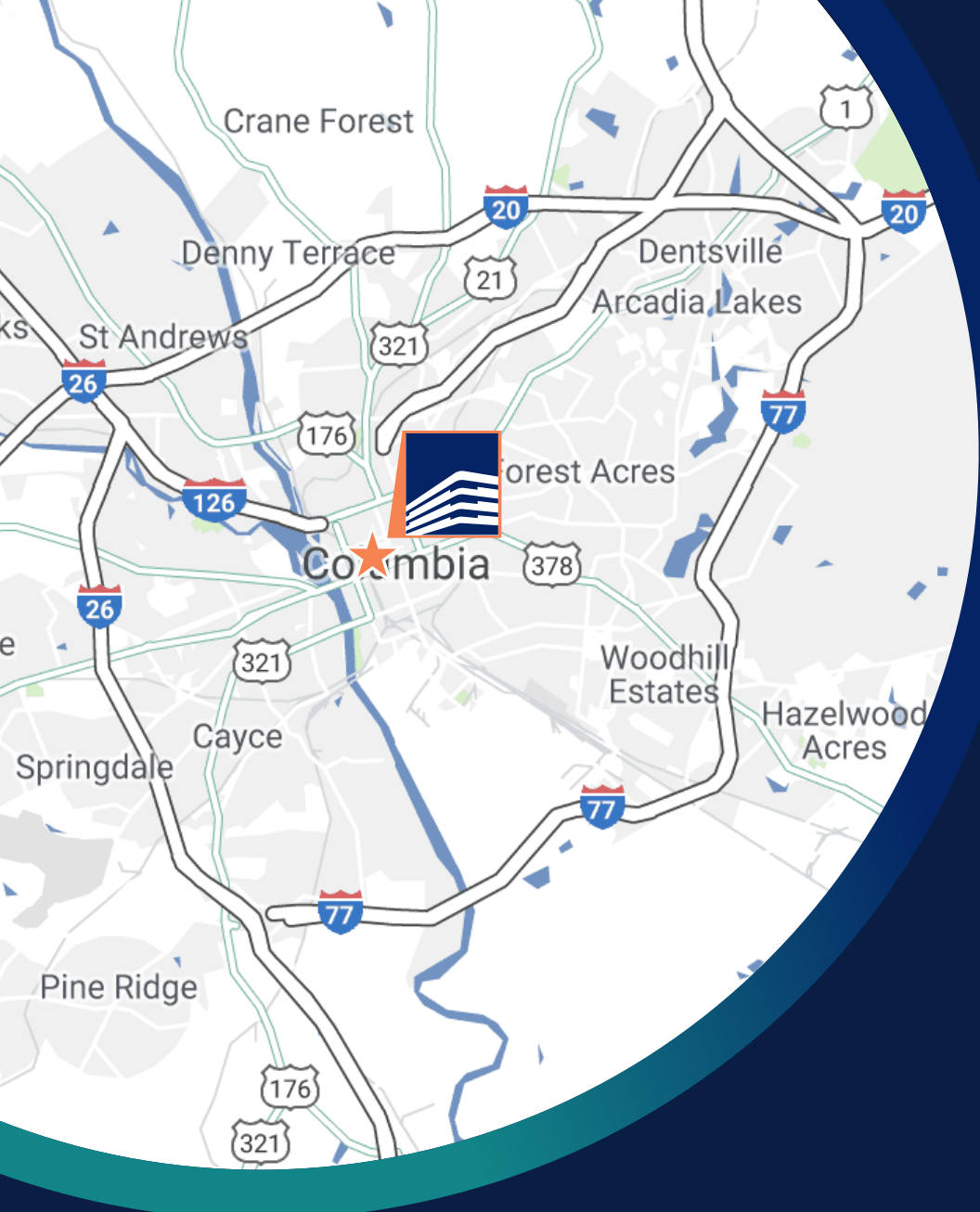
DEMOGRAPHICS

POPULATION	5 MIN	10 MIN	15 MIN
2019 Population (Current Year Estimate)	20,244	106,377	230,465
2024 Population (5-Year Projection)	21,285	111,485	241,133
HOUSEHOLDS			
2019 Households (Current Year Estimate)	6,606	45,233	96,711
2024 Households (5-Year Projection)	7,144	47,596	101,374
HOUSEHOLD INCOME			
2019 Average Household Income	\$55,544	\$63,734	\$64,408
2024 Average Household Income	\$62,898	\$72,586	\$73,902
2019 Median Household Income	\$32,322	\$37,750	\$41,021
2024 Median Household Income	\$38,608	\$44,359	\$48,472
EDUCATION (2019 POPULATION 25+)			
Some College or Associate Degree	23.2%	26.6%	19.7%
Bachelor Degree	25.9%	24.4%	22.1%
Graduate or Professional Degree	23.9%	18.6%	16.9%
EMPLOYMENT (CIVILIAN 16+)			
2019 Unemployment Population	6.6%	5.6%	5.2%
2019 Employed Population - White Collar	64.7%	62.8%	62.1%
2019 Employed Population - Services	24.9%	22.2%	21.8%
2019 Employed Population - Blue Collar	10.3%	15.1%	16.1%

MARKET OVERVIEW

Columbia is the capital, the second largest city, and the commercial, industrial, governmental, and educational hub for South Carolina. Also known as the Midlands of South Carolina, the greater Columbia area and MSA consist of six counties: Richland (of which the City of Columbia is the seat), Calhoun, Fairfield, Kershaw, Lexington, and Saluda. The 6,775 square mile region is rich in history and cultural amenities, and features a quickly growing population of well over 819,000. Columbia continues to receive consistent recognition for its outstanding quality of life, low cost of living and readily available supply of skilled labor. The Columbia region's economy is supported by a diverse industry landscape, and its low costs of doing business, pro-business policies, highly skilled workforce, high quality of life, and extensive transportation infrastructure make the region an ideal place to do business.





CBRE

CONTACT US

MARIE DIECKMANN

Senior Associate

+1 803 744 5091

marie.dieckmann@cbre.com

AARON DUPREE, CCIM

First Vice President

+1 803 744 6859

aaron.dupree@cbre.com

CBRE | COLUMBIA

1333 Main Street, Suite 210, Columbia, SC 29201

+1 803 779 7777 | www.cbre.us/columbia

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