

FOR LEASE

# OFFICE SPACE

1520 Laurel St (Suite B)  
Columbia, SC 29201

**DAVID BROCK**

803.312.1908

REALTOR1691@GMAIL.COM



# Executive Summary



Lease Rate	<b>\$14.00 SF/YR</b>
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## OFFERING SUMMARY

Building Size:	9,030 SF
Available SF:	4,000 SF
Lot Size:	1 Acres
Year Built:	1967
Zoning:	C-1

## PROPERTY OVERVIEW

The office space is a total of 4,000 SF that is available for lease and can be subdivided on the corner of Laurel and Pickens St in Downtown Columbia. The space is suitable for general office with existing plumbing infrastructure. It is currently in shell condition, less hard walls. Tenant to build out to accommodate tenant needs. Plenty of on-site parking with 30 surface spaces adjacent to suite with immediate accessibility with additional 28 spaces available during business hours.

## PROPERTY HIGHLIGHTS

- Up to 4,000 SF available
- Can be subdivided
- Suitable for general office with existing plumbing infrastructure
- Shell condition, less hard walls; build out to accommodate tenant needs
- Great location in Downtown Columbia

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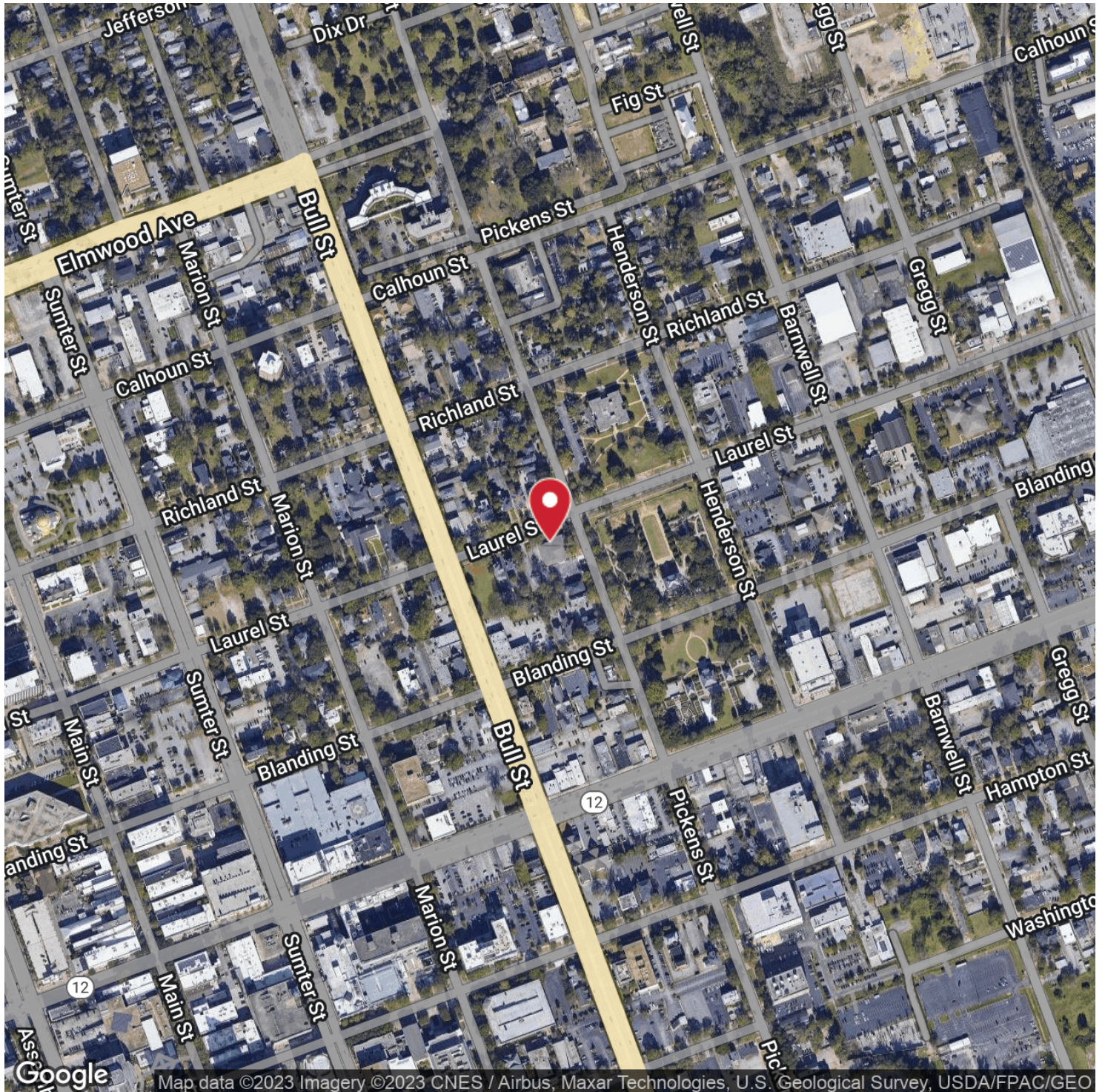


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OFFICE BUILDING  
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## Location Map



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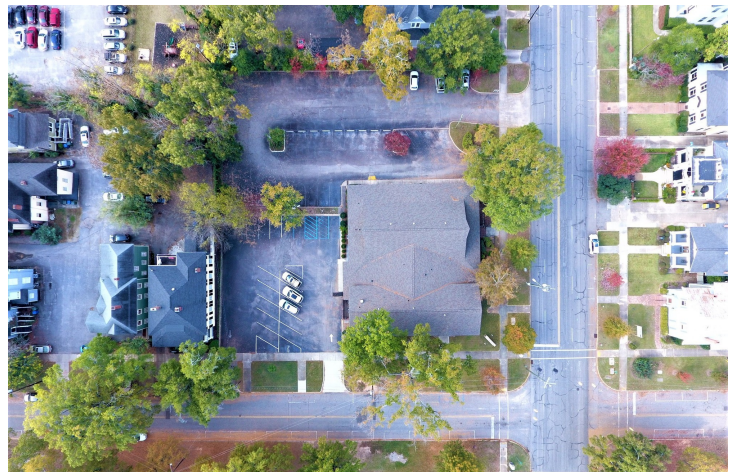
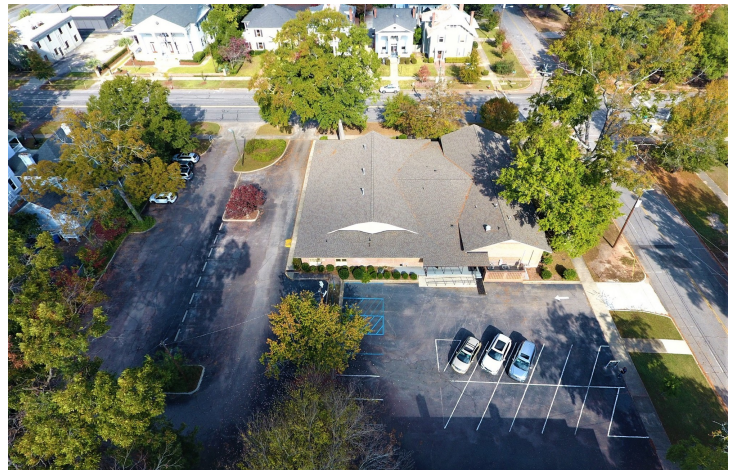
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## Additional Photos

### Downtown Columbia



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## Additional Photos



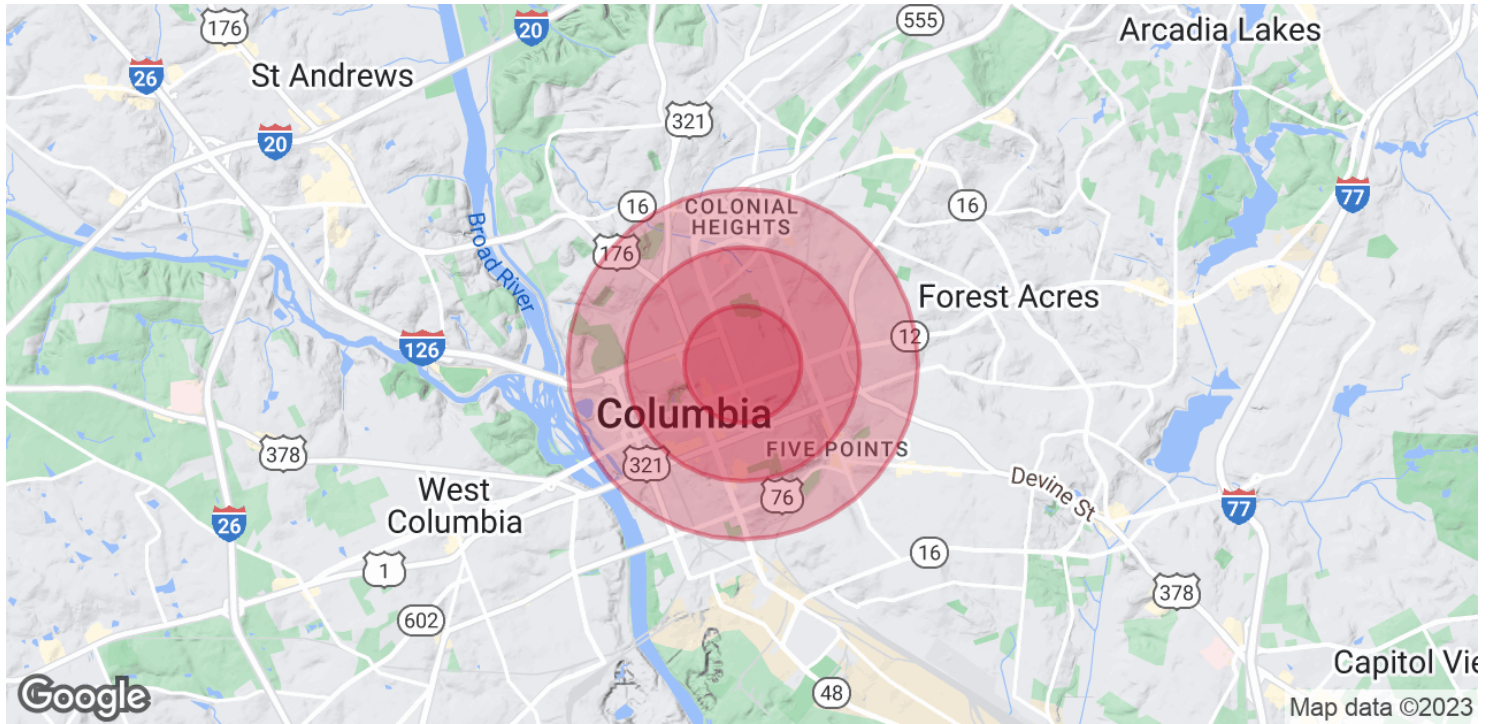
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# Demographics Map & Report



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,015	9,127	22,413
Average Age	32.0	28.5	28.5
Average Age (Male)	34.6	29.7	28.7
Average Age (Female)	26.3	27.2	28.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	542	3,725	9,390
# of Persons per HH	1.9	2.5	2.4
Average HH Income	\$37,701	\$44,830	\$49,811
Average House Value	\$53,489	\$167,861	\$185,755

\* Demographic data derived from 2020 ACS - US Census



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# FIRST CHURCH OF CHRIST-SCIENTIST

## FLOOR PLAN



B Design  
 Clint Burdett, AIA  
 7 Bilston Ct.  
 Irmo, SC 29063  
 Phone  
 803-422-5542  
 Email  
 cburdett3k@gmail.com

DATE: 10-24-2019  
 REV:

**A.2**  
 SHEET



- 4'-0" 7-1/4" Speedbase 600 lft
- 4'-0" 1" x 6" Cellular PVC 22 lft
- 4'-0" 12" Matching Tile Base 93 lft
- 3'-9 1/2" 1" x 6" Primed 93 lft
- Door Trim  
1 x 4" Primed 388 lft

### FLOOR PLAN

Square Footage	
CHURCH SIDE Gross Footage	3682.00 s.f.
LEASEHOLD SIDE Gross Footage	5435.00 s.f.
<b>Total Building</b>	<b>9,117.00 s.f.</b>

1/4" = 1'-0"