

COMMERCIAL SPACE
BUILDING FOR LEASE



Exclusively Presented By

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PROPERTY SUMMARY

Available SF:	10,560 - 12,936 SF
Lease Rate:	\$8.00 - 20.00 SF/yr (NNN)
Lot Size:	0 Acres
Building Size:	23,496 SF
Building Class:	A
Cross Streets:	Main St. & Blanding St.

AVAILABLE SPACES

Suite	SF Available	Lease Rate
Street Level	10,560	\$20.00 SF/yr
Lower Level	12,936	\$8.00 SF/yr

LOCATION OVERVIEW

Located in Downtown Columbia on the busy corner of Main Blanding St, walking distance to the capital and USC

PROPERTY HIGHLIGHTS

- 23,496 SF prime street and lower level Class 'A'
- commercial space within 42-unit loft-style apartment building
- Street level: 10,560 SF with 18' Ceilings
- Lower level: 12,936 SF
- Each floor can be adapted for virtually any use
- LEASE RATE: Street Level: \$20/SF NNN
- Lower Level: \$8/SF NNN



