

1931
Assembly Street

1022
Calhoun Street

1931 Assembly Street | ±6,144 SF
1022 Calhoun Street | ±15,615 SF

Downtown Columbia Office Buildings **for Sale or Lease**

Excellent location at the signalized corner of Assembly and
Calhoun Streets in Downtown Columbia with ample parking.

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1931 Assembly Street

This ±6,144 SF two-story mid-century modern office building is situated at the signalized corner of Assembly and Calhoun Streets and can be accessed from either street. The location offers convenient access to Interstate 126 and the variety of dining, retail and entertainment options in Downtown Columbia, the Vista and Riverfront Park.

Highlights

- Generous on-site parking
- Two building entrances including ground level access
- Prominent signage opportunity
- Upper and lower level features an open plan and large windows
- Great professional office location and suites

Sale Price:

\$895,000

Lease Rate:

\$18.00/SF

Net of Janitorial and Utilities

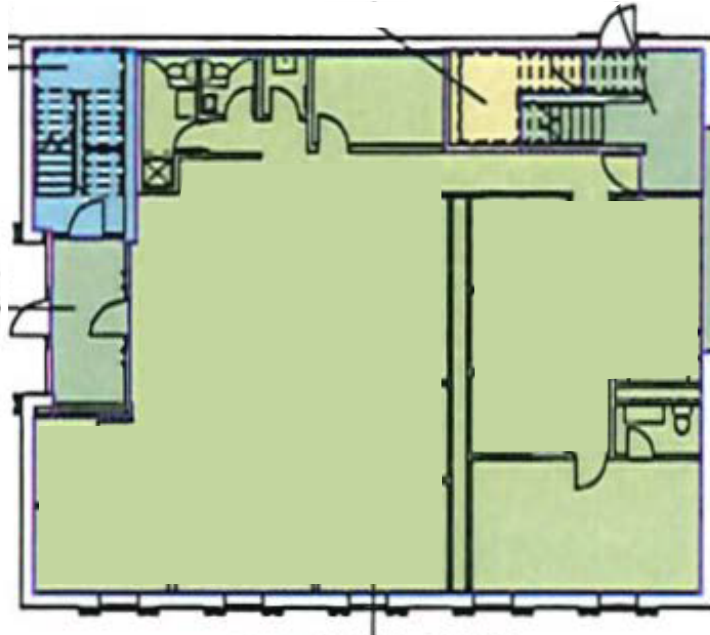


1931 Assembly Street

Available suites & floor plans

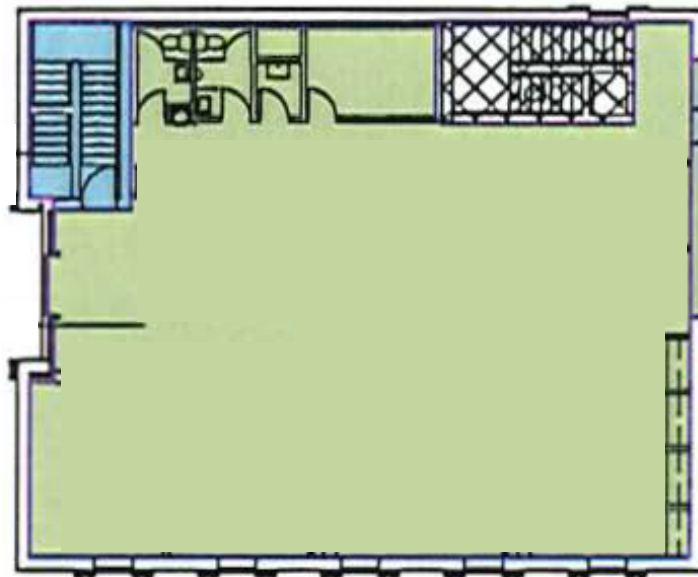
Level 1

Suite 101 | Open floor plan
±2,616 SF available



Level 2

Suite 201 | Open floor plan
±2,809 SF available



1022 Calhoun Street

This is a ±15,615 SF three-level mid-century modern office building with covered parking on the first level. The building is situated at the corner of Assembly and Calhoun Streets and can be accessed from either street. The location offers convenient access to Interstate 126 and the variety of dining, retail and entertainment options in Downtown Columbia, the Vista and Riverfront Park.

Highlights

- Generous on-site parking
- Three building entrances including ground level access
- Large subdividable suites featuring multiple offices and large windows
- Second level renovated medical Class A space

Sale Price:

\$1,950,000

Lease Rate:

\$18.00/SF

Net of Janitorial and Utilities

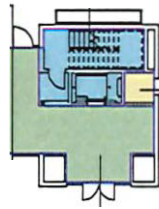


1022 Calhoun Street

Available suites & floor plans

Level 1

Covered parking

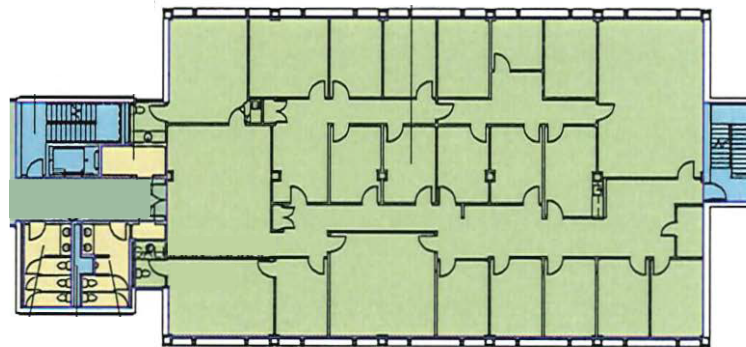


Covered Parking



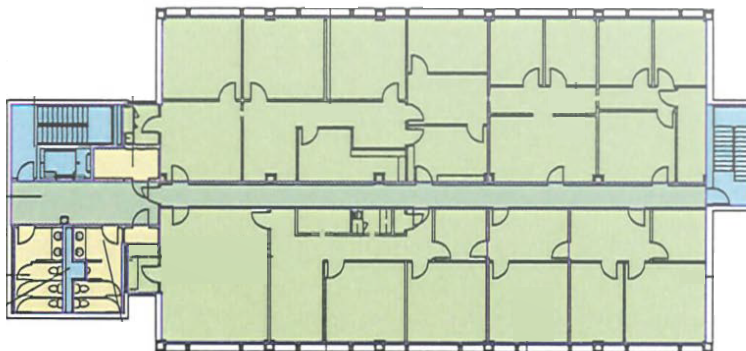
Level 2

Suite 202 | Renovated Class A
medical space
±7,145 SF available (subdividable)



Level 3

Suite 300
±7,145 SF available (subdividable)



Property Tax Map





Location & Access

- Easy building access points from Assembly and Calhoun Streets
- Convenient access to I-126 and minutes to I-20/I-26 interchange
- Proximate to the Vista, Central Business District, Downtown Columbia and USC's main campus
- Tenants will enjoy the wide variety of dining, retail and entertainment options in Downtown Columbia!

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