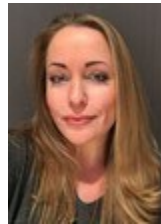




2200 Sumter St

2200 Sumter St, Columbia, SC 29201



Nicole Johnson

YIP Premier Real Estate
1608 Taylor St, Columbia, SC 29201
nicole_johnson@mac.com
(803) 388-8798

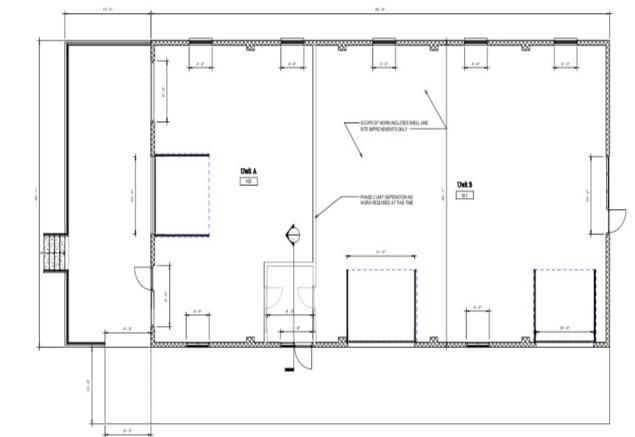


2200 Sumter St

\$25.00 /SF/Yr

Premier Office or Retail Space for Lease in Cottontown/ NOMA District of Downtown Columbia. This Upscale Redevelopment Welcomes Many Different Usages with C-3 Zoning. The Building Offers Tenants Flexible and Modern Design Possibilities and can Accommodate an Open Layout or a Segmented Plan. Up to 3,200 SF Continuous Space Available or can be Divided into 2 Separate Lease Spaces. 5 Onsite Parking Spaces with Ample Street Parking. Located in the Heart of Downtown, A Historic yet Trendy Business District. Close to the Vista, Bull Street District and Revitalized North Main District....

- Great Location for an Office, Restaurant or Grocery/Convenience Store.
- Lots of Natural Light
- 5 Onsite Parking Spaces with Ample Street Parking.



Rental Rate: \$25.00 /SF/Yr

Property Type: Retail

Property Subtype: Freestanding

Gross Leasable Area: 3,200 SF

Year Built: 1964

Walk Score ®: 53 (Somewhat Walkable)

Transit Score ®: 51 (Good Transit)

Rental Rate Mo: \$2.08 USD/SF/Mo

1st Floor

Space Available	3,200 SF
Rental Rate	\$25.00 /SF/Yr
Date Available	30 Days
Service Type	Plus All Utilities
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

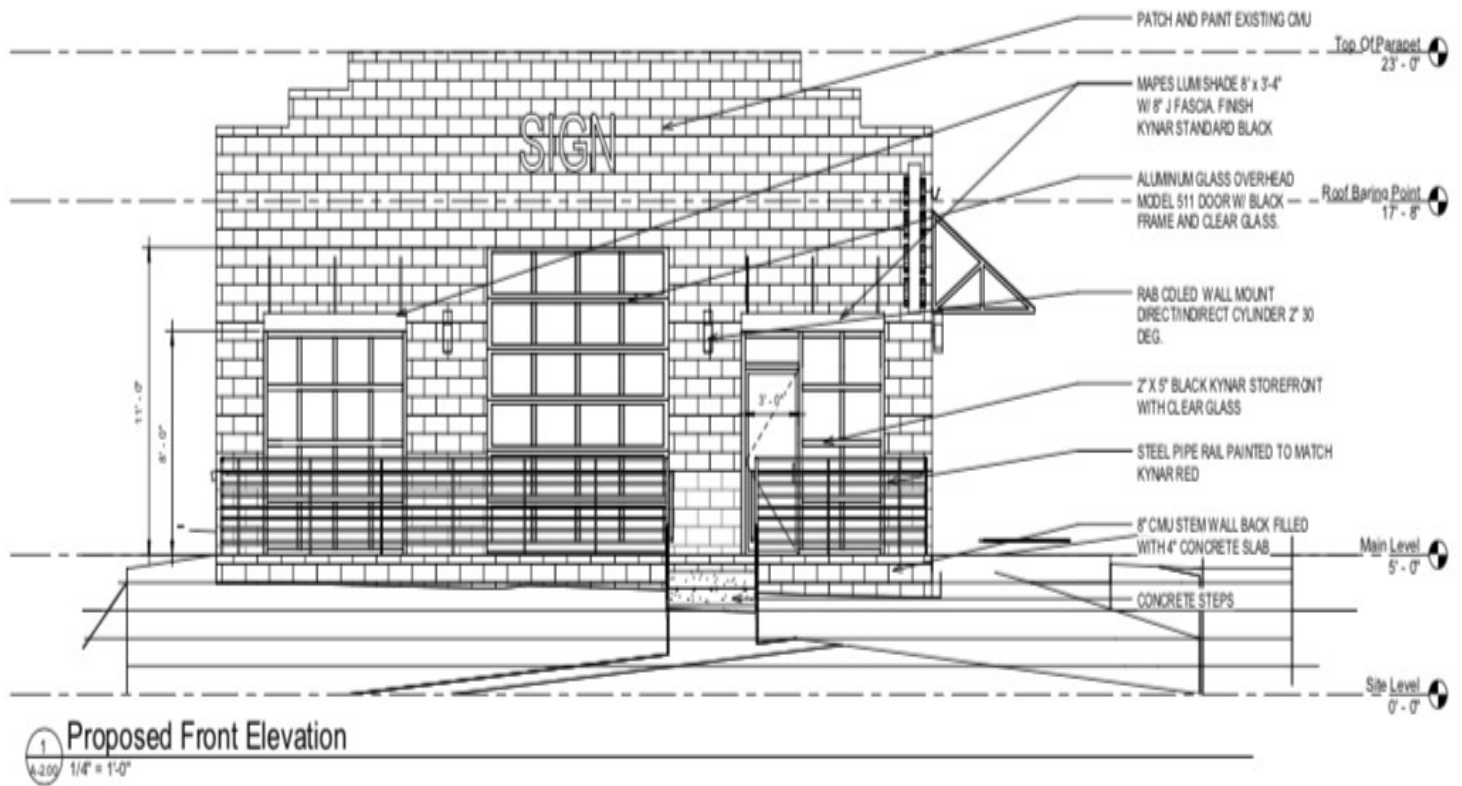
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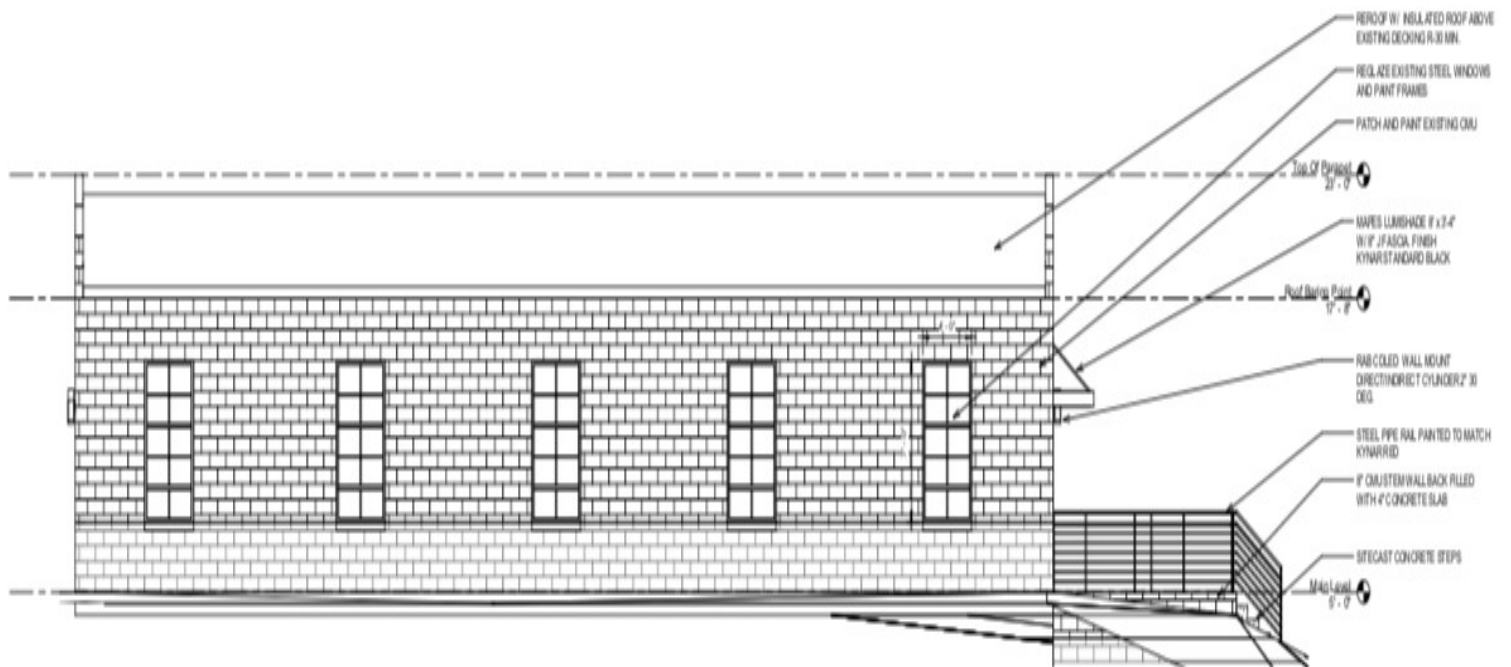
2200 Sumter St, Columbia, SC 29201

Located in the Heart of Downtown, A Historic yet Trendy Business District. Close to the Vista, Bull Street District and Revitalized North Main District. Walking Distance to the Following Businesses: Indah Coffee, The War Mouth, Cottontown Brew Lab, The Vino Garage, A Peace of Soul Vegan Kitchen, Curiosity Coffee Bar, Rambo's Fat Cat Biscuits, NoMa Bistro Mediterranean Grill.

Property Photos

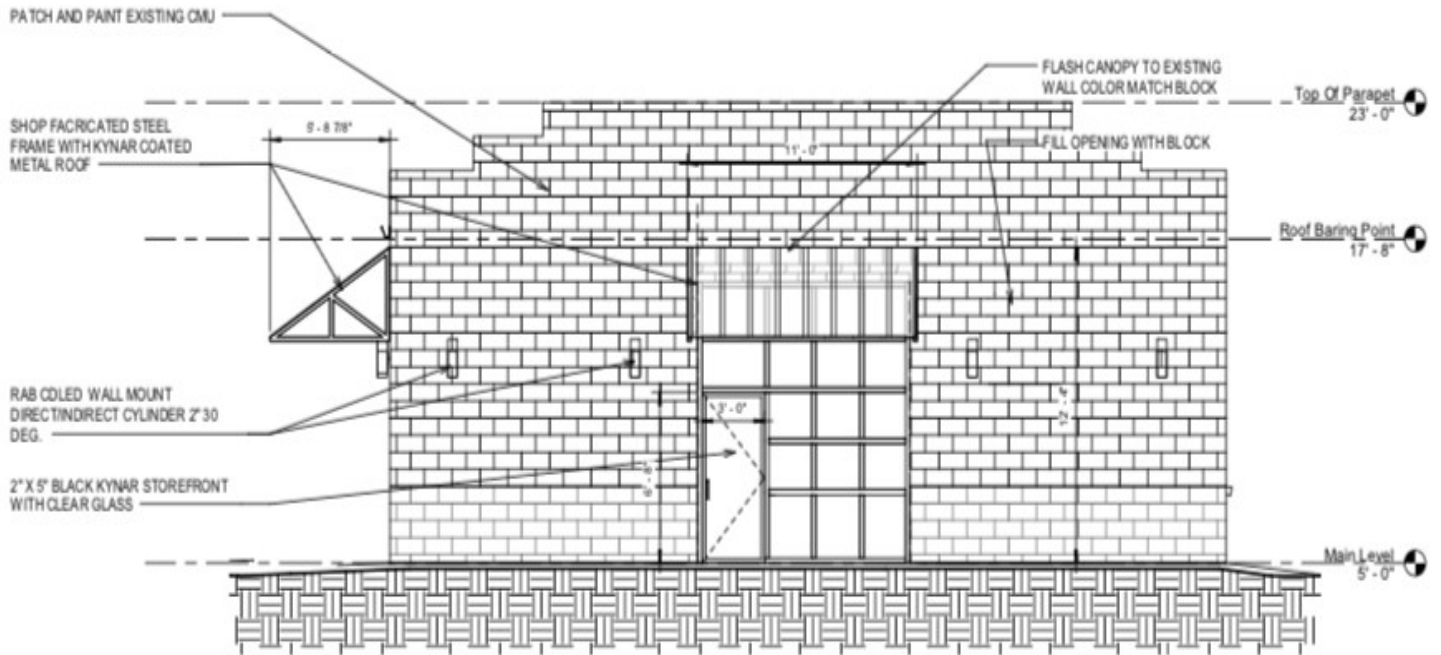


Sumter-Front Elevation



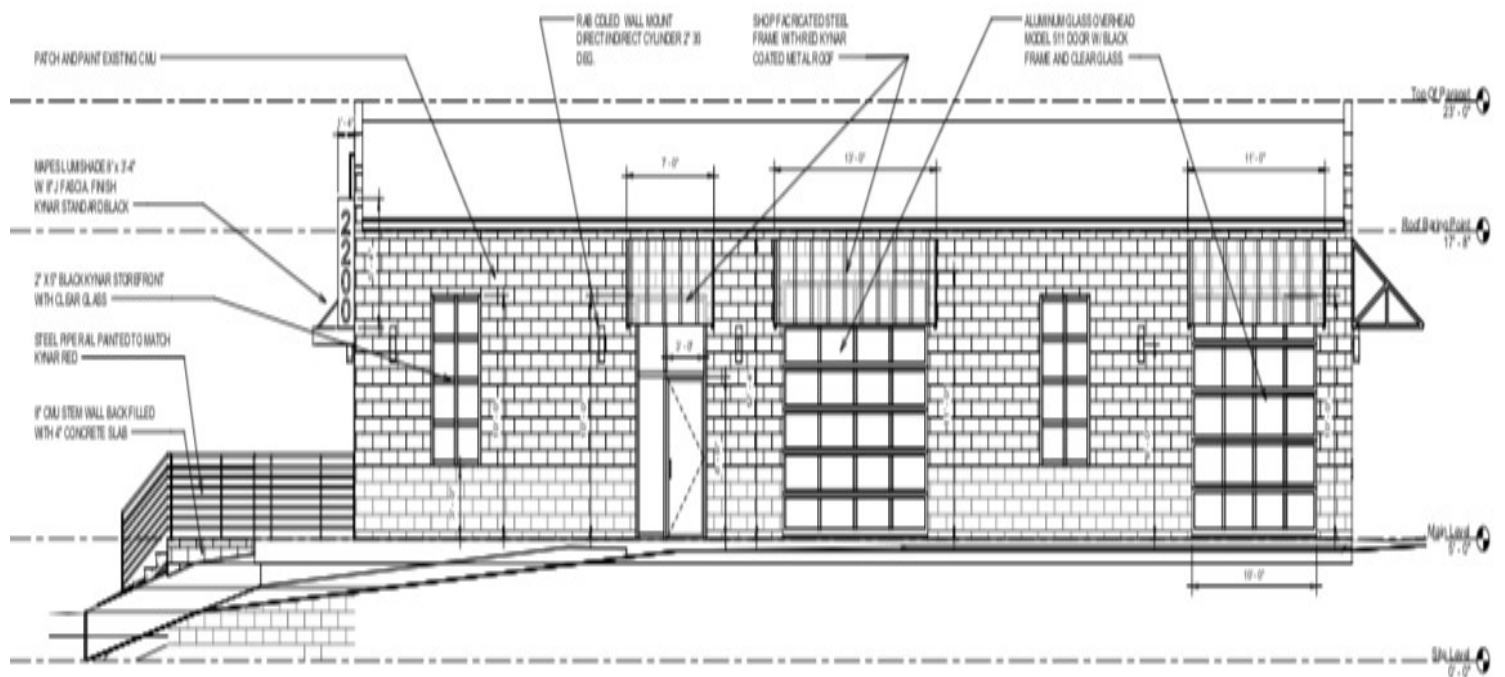
Sumter-Left Elevation

Property Photos



1 Proposed Rear Elevation
1/4" = 1'-0"

Sumter-Rear Elevation



4 Proposed Right Elevation
1/4" = 1'-0"

Sumter-Right Elevation