



FOR SUBLEASE:

±1,821 SF OFFICE IN DOWNTOWN COLUMBIA

514 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA

For more Information:

Ryan Causey

+1 803 744 9836 • rcausey@naicolumbia.com

Peyton Bryant

+1 803 744 9876 • pbryant@naicolumbia.com

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100

www.naicolumbia.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

PROPERTY OVERVIEW

514 GERVAIS STREET
COLUMBIA, SOUTH CAROLINA



- ±1,821 square foot office sublease in Columbia's Central Business District (CBD)
- Available January 15, 2020
- Initial lease expires December 31, 2020
- Potential for longer lease and up to ±3,700 SF (direct deal with landlord)
- Traffic Counts (Station 104): 27,600 VPD
- Demographics (2018):

	<u>1-mile:</u>	<u>3-miles:</u>	<u>5-miles:</u>
Population:	7,787	79,840	167,161
Households:	3,568	33,221	71,324
Avg. Household Income:	\$64,013	\$66,852	\$72,610
- **Lease rate:** \$3,900/month